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Development Plan  
and Tax Increment  
Financing Plan for  
the Village of  
Bancroft  
Downtown  
Development Area

Adopted: January 9, 2019

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DEVELOPMENT PLAN AND TAX INCREMENT  
FINANCING PLAN FOR THE  
VILLAGE OF BANCROFT DOWNTOWN  
DEVELOPMENT AREA

Village of Bancroft Downtown Development Authority  
Village of Bancroft, Shiawassee County, Michigan

Updated with the assistance of:  
ROWE Professional Services Company  
540 S. Saginaw Street, Suite 200  
Flint, MI 48502



ROWE PROFESSIONAL  
SERVICES COMPANY

*List of Officials*

Downtown Development Authority Board

1. Matt Post
2. Linda Wert Fuller
3. Rick Wright, Chairman
4. Lisa Bible
5. Linda Sedlock
6. Kevin Bible, Village Council Representative

Village Council

1. Brian Barnum, President
2. Ashley Goodrich, Clerk
3. Linda Sedlock, Treasurer
4. Kevin Bible, Trustee
5. Robin Miller, Trustee
6. Ann Miller, Trustee
7. Tamie Terpening, Trustee
9. Michael St. Louis, Trustee
10. Linda Wert Fuller, Trustee
- Randy Beebe, Past President
- Karen Cole, Past Clerk

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## Introduction

The Village of Bancroft Downtown Development District (DDA) was established under PA 197 of 1975. The entire village is within the boundaries of the DDA. This was done to permit the DDA's Board to also serve as the Village Planning Commission. To ensure that the work performed by the DDA focuses on the commercial portions of the village, the boundary of the area covered by both the Development Plan and the Tax Increment Financing Plan is restricted to the downtown and the area along Lansing Road planned for future commercial development.

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 1: Downtown Bancroft*



The DDA Development and TIF District boundaries are shown on EXHIBIT B following the legal description, located in the appendices section near the end of this Development Plan. There are a variety of improvements that are part of the development plan for government facilities, infrastructure, and changing of land uses.

*Figure 2: Lions Park Bancroft*



## 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 Village of Bancroft 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 differ from the current Downtown Development District as described in EXHIBIT A and as shown on EXHIBIT B.

The boundaries of the development area begin in the northwest corner of the village boundaries and then run east along the village boundary the east lot line of parcels fronting Grand River Road north of Phillips Street and then south along the west line of lots fronting on the west side of Shiawassee Street, then northeast along the north side of the railroad right-of-way to Beach Street. The boundary then runs south on Beech Street to the south right-of-way of Robinson Street, then southwest on Robinson Street to the point mid-block between Beach Street and Main Street, south to the middle of the block, and then east to Beech Street. The boundary continues south on Beach Street to the south line of lots fronting on Warren Street, then west to mid-block and then south to the right-of-way of Sprague Street. From there, the boundary travels west along the right-of-way of Sprague Street and then north at the mid-block between Main Street and Shiawassee Street to the south line of lots fronting on the south side of Warren Street and then generally west to the railroad right-of-way. The boundary then travels north and then west along the village boundary to a point approximately 300 feet east of the village boundary, then north to the Lansing Road right-of-way the northwest to the west village boundary and north to the point of beginning.

#### 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 Development district. These include water lines shown on EXHIBIT D, and the village park located at the intersection of Grand River and Prior Roads. There are three public buildings downtown: Bancroft Village Hall, the Bancroft Department of Public Works Facility, and the United States Post Office. These and the village park are shown on EXHIBIT C.

The existing zoning of the proposed development area is shown on EXHIBIT F. The portion of the property along Lansing Road and the northern portion of Grand River Road are zoned a mix of B-2 Highway Service, M-1 Industrial, and R-1A Low Density Residential with Highway Commercial Overlay. This last classification was intended to permit property along Lansing Road and the northern portion of Grand River Road to be used for residential purposes but provide the owners to convert to commercial uses by right when the “market” dictates. The portion of the district between this commercial area and the downtown, between Prior Road and the railroad tracks, is zoned R-1A Low Density Residential. Almost all the property in the downtown portion of the development district is zoned B-1 Downtown Commercial.

The existing land use is shown on EXHIBIT G. The portion of the property along Lansing Road and the northern portion of Grand River Road are a mix of commercial, agricultural, public, residential, and park uses. The portion of the district between Prior Road and the railroad tracks, is a mix of public, residential, and industrial uses. The property in the downtown portion of the development district is a mix of commercial, public, and residential uses.

The future land use is shown on EXHIBIT H. The future land use map is very consistent with the zoning map, with the exception that public uses are listed on the future land use map, but they do not have a separate zoning classification.

#### 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.*

The project descriptions below are preliminary and more detail will be added to the plan by amendment before TIF funds were expended

- 1. Community Hall Restoration**

The current community hall is in a state of disrepair. The DDA proposes to work on complete restoration to the building.

*Estimated time for completion: 4 years*

*Estimated cost of project: \$250,000*

- 2. Acquisition and Restoration of Bank Building**

The former bank building in downtown is vacant and in disrepair. The DDA proposes to acquire the building and restore it for future reuse by the village or sale to a commercial business.

*Estimated time for completion: 5 years*

*Estimated cost of project: \$300,000*

- 3. Streetscape Improvements in Downtown**

The village downtown is currently lacking a unified streetscape. The DDA proposes to have a streetscape plan prepared and implement it to upgrade the appearance of downtown.

*Estimated time for completion: 4 years*

*Estimated cost of project: \$250,000*



4. **Facade Loan Program**

Many of the buildings downtown have been taken by the toll of time and have unsightly facades that effect the downtown's character. The DDA proposes to prepare a study identifying a unifying theme and provide loans to businesses updating facades in compliance with the study.

*Estimated time for completion: 30 years*

*Estimated cost of project: \$100,000*

5. **Improvements to Lions Park**

Lions Park is a gathering place for the community. The DDA proposes to assist by funding improvements to the park including the construction of a stage and installation of a skateboard park.

*Estimated time for completion: 3 years*

*Estimated cost of project: \$70,000*

6. **Extension of Utilities into Future Development Areas**

Some portions of the development area cannot be developed for commercial purposes. The DDA proposes to assist in funding the extension of such utilities to promote business development and job growth.

*Estimated time for completion: 30 years*

*Estimated cost of project: \$200,000*

7. **Marketing, Planning, Advertising, Promotion of Downtown Area**

To assist businesses in the downtown, the DDA proposes to fund marketing strategies and advertising activities.

*Estimated time for completion: 30 years*

*Estimated cost of project: \$60,000*

8. **Improvements to DDA Board Operations and Promotion of Best Practices**

To ensure that the DDA operates in a manner consistent with its responsibility to the residents and property owners of the Village of Bancroft, the DDA proposes to work with professionals and government agencies to establish and maintain operational best practices.

*Estimated time for completion: 30 years*

*Estimated cost of project: \$30,000*

9. **Miscellaneous Public Improvements**

To improve the appearance and enhance the functions of the downtown area, the DDA proposes to assist in the funding of miscellaneous public improvements, such as but not limited to:

- a. Bike lanes
- b. Wayfinding signage
- c. Community gardens
- d. Enclosures for municipal dumpsters
- e. Downtown pocket parks

*Estimated time for completion: 30 years*

*Estimated cost of project: \$250,000*

(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 village, 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.*

The principal changes would be in areas that are currently zoned R-1A with a B-2 overlay, where the owners may, after changing the use of the property to a commercial operation, wish to rezone to B-2.

### 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 village, 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 Village Council 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 66. 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 persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accord with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91- 646, 42 U.S.C. Sections 4601, et seq.*

Not applicable.

#### 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

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### *Why This Plan Will Result in the Development of Captured Assessed Value Which Could Not Otherwise be Expected*

The primary objective of the DDA concept is to create economic expansion. The major objective of the development plan is to provide the necessary public improvements with which to support property owners involved in their projects with a favorable climate for development. One of the constraints inherent in plans of this scale is the unavailability of the required amount of money for public improvements. It has been determined that tax increment financing would provide an appropriate source of funds within a reasonable time frame. Tax increment financing is considered an equitable method to help develop the projects identified herein and provide the DDA with some financial leverage that it previously did not have. A significant portion of the final financing package will consist of public participation through cooperative joint funding and the use of tax increment financing. The village's commitment to establish a downtown development authority is an important and necessary ingredient upon which to accomplish the development plan.

The successful financial packaging of the entire development over the intended 30-year period plan will serve to fulfill the objectives of the Village of Bancroft, but the entire project will not be completed without commitment through the tax increment finance and development plan. New commercial tenants will be able to locate using the improvements detailed in the development plan. In this way, revenue is captured from State Equalized Value increases that otherwise would not have occurred.

#### Determination of Initial Assessed Value

There are 64 real properties with a value of \$1,032,669 within the development area.

#### Detailed Explanation of the Tax Increment Procedure

The theory of tax increment financing is that investment in necessary public improvements of an area within the municipality will result in greater tax revenues from that area than would otherwise occur if no special development were undertaken. Therefore, it is important to earmark a portion of the resulting increased tax revenues for the purpose of paying the cost of providing public improvements in that area. A tax increment financing and development plan may earmark all or any portion of the tax increment revenues for use in paying the cost of the development plan.

The plan must be adopted by the local legislative body following consultation with the taxing units involved and a public hearing as required by statute. The essence of the tax increment financing procedure is as follows:

#### Implementing Public Improvements

The public makes an investment in public improvements and potentially in facilities to be leased or sold to private owners for the purpose of stimulating private investment in a specific development district. The investment may be made in response to a declining business climate and tax base or in response to a stable business climate and tax base which the public wishes to protect and develop.

#### Issuing Bonds

Bonds may be issued to finance the improvements. This is not mandatory, as tax increments received may be used in any manner the authority desires, provided those uses are described in this plan. Should increments be sufficient to warrant the selling of bonds (tax increment bonds), these bonds are retired in a manner prescribed by the authority.

#### Captured Assessed Value

The initial base year values for DDA properties are from 2018 for the original property within the DDA. Taxes generated from the subsequent growth in the tax base of the development district are retained and

utilized by the authority. This tax base growth is called the "captured assessed value" (CAV). Specifically, it is the increase in state taxable value (TV) of the project area in any given year over the valuation of that area at the time the tax increment financing development plan was adopted. The total captured taxable value shall be used by the authority. The DDA also has the authority to capture any future mills that would be placed on any properties within the DDA boundaries.

#### *Taxing Jurisdiction Agreements*

Tax increment revenues for the DDA result from the application of the general tax rates of the incorporated municipality and all other political subdivisions levying taxes in the development area to the captured assessed value.

Since the plan may provide for the use of part or all of the captured assessed value, the DDA may enter into agreements with each of the taxing units to share a portion of the captured assessed value of the district. At this time, no agreements with any of the taxing jurisdictions are on file.

#### *Release of Captured Assessed Value*

When the specified development/financing plan is accomplished, the captured assessed value is released, and the taxing units receive all the taxes levied on it from that point on.

#### *Justification for Tax Increment Financing*

Since only the growth in tax base (the captured taxable value) in the development district is used to finance the development plan, the taxing units continue to receive their full tax levy on the district tax base in existence the time of adoption of the development plan. In addition, any taxes generated by the captured taxable value beyond the amount required by the development plan are returned each year to the taxing jurisdiction.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the captured assessed value which is created, following implementation of a downtown development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation; and, therefore, the short-term investment made by the taxing units in foregoing part of the initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger tax base.

#### *Preparation of Tax Roll Worksheets*

Each year, within 30 days of the date that the state finally equalizes TV (fourth Monday in May), the local assessor prepares the "Tax Roll Worksheet." It includes a complete listing of all properties within the development area. The tax roll worksheet shall include the following required information.

Tax identification number  
Name of owner  
Base year SEV/TV  
Current year TV  
Total millage being levied by all applicable taxing jurisdictions  
Captured taxable value  
Tax revenue from CTV

This worksheet shall be prepared again 30 days prior to the day winter taxes are due.

#### *Preparation of Taxing Jurisdiction Reports*

A summary of the tax worksheet called the "Taxing Jurisdiction Report" shall be prepared for the appropriate taxing jurisdictions. It shall list each taxing jurisdiction in which the development area is located, the initial assessed value of all real and personal property in the development area, the current millage rates of each taxing jurisdiction on both real and personal property, the special tax rolls prepared for property for which facilities exemption certificates have been awarded, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on the property in the development area. The municipal treasurer shall transmit copies of the taxing jurisdiction report to the county treasurer, the downtown development authority, and each taxing jurisdiction, together with a notice that the report has been prepared in accordance with the tax increment financing plan contained in the development plan pursuant to Act 197, Public Acts of 1975, as amended.

#### *Annual Updates of Tax Roll Worksheets and Taxing Jurisdiction Reports*

Each tax collection period, no less than 30 days prior to the time tax bills are mailed to the owners of property in the development area, the municipal treasurer shall prepare an updated tax roll worksheet and taxing jurisdiction report. The updated reports shall show the information required above and, in addition, the captured assessed value for that year. Copies of the updated taxing jurisdiction reports shall be transmitted to the same persons as the base year report, together with a notice that it has been prepared in accordance with the development plan, pursuant to Act 197, P.A. 1975, as amended.

#### *Establishment of Project Fund; Approval of Depository*

The treasurer of the Downtown Development Authority shall establish a depository which is kept in a bank or banks or other financial institution or institutions, approved by the board of directors of the authority, and designated "Downtown Development Authority Fund." All monies received by the downtown development authority pursuant to the development plan are deposited in the fund. All monies in that fund and earnings thereon are used only in accordance with the development plan, the authority's by-laws, and related municipal ordinances and resolutions and the DDA's annual budget approval by the Village Council.

#### *Payment of Tax Increments to Downtown Development Authority*

The municipal and county treasurer shall, as ad valorem taxes are collected on the property in the development area, pay that proportion of the taxes, except for penalties and collection fees that the captured assessed value bears to the initial assessed value to the treasurer of the downtown development authority for deposit in the fund. The payments are made on the date or dates on which the municipal and county treasurers are required to remit taxes to each of the taxing jurisdictions.

#### *School Districts Exemption from Captured Taxable Value*

The local and regional school districts are exempt from capture under the terms of the Proposal A adopted in 1994 and the subsequent amendments to the Downtown Development Authority Act unless the DDA has eligible obligations entered into prior to the amendment of the act that requires the capture of the school funds to pay for.

Table 1: Village of Bancroft DDA 2018 Tax Roll Worksheet

Base Year	Owner	Tax Parcel ID	Current Taxable Value	Base Year Taxable Value	Captured Value	Millage Rate	TIF Revenue
2018	Camaur Crampton Living TR	011-60-007-005-01	\$ 300.00	\$ 300.00	\$ -	38.4511	\$ -
2018	Hawkins, Rocky	011-60-008-001-01	\$ 5,400.00	\$ 5,400.00	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-60-008-003	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-60-008-004	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-60-008-005	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-60-008-007	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-60-009-004	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-60-009-008	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Goul, Lorraine K	011-60-009-009	\$ 36,412.00	\$ 36,412.00	\$ -	38.4511	\$ -
2018	Roddy, James T	011-60-009-010	\$ 16,446.00	\$ 16,446.00	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-60-010-001	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-60-010-002	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-60-010-003	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Zettle, Steve & Sheri L	011-60-010-008	\$ 15,676.00	\$ 15,676.00	\$ -	38.4511	\$ -
2018	Lupu, George F III & Mary Ann	011-60-010-009	\$ 13,331.00	\$ 13,331.00	\$ -	38.4511	\$ -
2018	Lienau, Kathy & Etal	011-60-010-010	\$ 24,957.00	\$ 24,957.00	\$ -	38.4511	\$ -
2018	Drake, Douglas & Linzy	011-60-010-011	\$ 23,036.00	\$ 23,036.00	\$ -	38.4511	\$ -
2018	Lupu, Kenneth & Lori	011-60-010-012	\$ 600.00	\$ 600.00	\$ -	38.4511	\$ -
2018	Lupu, Kenneth & Lori	011-60-010-013	\$ 8,600.00	\$ 8,600.00	\$ -	38.4511	\$ -
2018	Street, Sherida	011-60-010-014	\$ 21,400.00	\$ 21,400.00	\$ -	38.4511	\$ -
2018	Bancroft Lions Club Inc	011-60-010-015	\$ 10,400.00	\$ 10,400.00	\$ -	38.4511	\$ -
2018	Bancroft Lions Club Inc	011-60-010-016	\$ 13,900.00	\$ 13,900.00	\$ -	38.4511	\$ -
2018	Bancroft Lions Club Inc	011-60-011-001	\$ 16,700.00	\$ 16,700.00	\$ -	38.4511	\$ -
2018	Woods, James	011-60-011-002	\$ 500.00	\$ 500.00	\$ -	38.4511	\$ -
2018	Guidotti, Gerard & Street, Sherida	011-60-011-003	\$ 10,600.00	\$ 10,600.00	\$ -	38.4511	\$ -
2018	Kallin, Arthur & Mary	011-60-011-004	\$ 2,500.00	\$ 2,500.00	\$ -	38.4511	\$ -
2018	Kallin, Arthur & Mary	011-60-011-005	\$ 23,700.00	\$ 23,700.00	\$ -	38.4511	\$ -
2018	Young, Charlene	011-60-011-006	\$ 29,115.00	\$ 29,115.00	\$ -	38.4511	\$ -
2018	Sedlock, John & Linda	011-60-011-007	\$ 38,076.00	\$ 38,076.00	\$ -	38.4511	\$ -
2018	Frontier Communications	011-60-011-014-01	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Woods, James	011-60-011-014-02	\$ 900.00	\$ 900.00	\$ -	38.4511	\$ -
2018	JG Woods Inc	011-60-011-014-03	\$ 32,200.00	\$ 32,200.00	\$ -	38.4511	\$ -
2018	Frontier Communications	011-60-011-017	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Jackson, Geraldine & Richard	011-60-012-001	\$ 800.00	\$ 800.00	\$ -	38.4511	\$ -
2018	Jackson, Richard & Susan J	011-60-012-002	\$ 28,476.00	\$ 28,476.00	\$ -	38.4511	\$ -
2018	Windmill Point Properties LLC	011-72-003-001	\$ 154,424.00	\$ 154,424.00	\$ -	38.4511	\$ -
2018	Braid Farms	011-72-004-001	\$ 20,646.00	\$ 20,646.00	\$ -	38.4511	\$ -
2018	Shiawassee Township	011-72-004-002	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-72-005-000	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Shiawassee Township	011-72-007-000	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Buckelew, Richard & Lois	011-72-008-000	\$ 42,555.00	\$ 42,555.00	\$ -	38.4511	\$ -
2018	Achey, Howard & Lois	011-72-009-000	\$ 60,368.00	\$ 60,368.00	\$ -	38.4511	\$ -
2018	Blight, Norman J -Trust	011-72-010-000	\$ 8,978.00	\$ 8,978.00	\$ -	38.4511	\$ -
2018	Riojas, Sarah	011-72-011-000	\$ 36,262.00	\$ 36,262.00	\$ -	38.4511	\$ -
2018	Miller, Robin & Ann	011-72-012-000	\$ 19,730.00	\$ 19,730.00	\$ -	38.4511	\$ -
2018	Paulson, Richard J & Kathy A	011-72-013-000	\$ 78,180.00	\$ 78,180.00	\$ -	38.4511	\$ -
2018	McLaren, Robert & Carol	011-72-014-000	\$ 2,000.00	\$ 2,000.00	\$ -	38.4511	\$ -
2018	December, Michael S & Brenda S	011-72-015-000	\$ 32,061.00	\$ 32,061.00	\$ -	38.4511	\$ -
2018	Smith, Gayle L	011-72-016-000	\$ 3,000.00	\$ 3,000.00	\$ -	38.4511	\$ -
2018	Blight, Norman J - Trustee	011-72-017-000	\$ 1,853.00	\$ 1,853.00	\$ -	38.4511	\$ -
2018	Oldham, Larry & Diana	011-72-018-002	\$ 11,100.00	\$ 11,100.00	\$ -	38.4511	\$ -
2018	Village of Bancroft	011-72-019-000	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Hall, Troy R & Donna M	011-72-020-000	\$ 23,459.00	\$ 23,459.00	\$ -	38.4511	\$ -
2018	Welcome Home Veteran Properties LLC	011-72-021-000	\$ 29,300.00	\$ 29,300.00	\$ -	38.4511	\$ -
2018	Frye, J C - Trust	011-72-031-000	\$ 25,169.00	\$ 25,169.00	\$ -	38.4511	\$ -
2018	First Baptist Church	011-72-039-000	\$ -	\$ -	\$ -	38.4511	\$ -
2018	Van Newkirk, Ernest, Joyce & Ralph	011-72-041-000	\$ 10,962.00	\$ 10,962.00	\$ -	38.4511	\$ -
2018	Holmwood, Donna E	011-72-043-000	\$ 14,289.00	\$ 14,289.00	\$ -	38.4511	\$ -
2018	Miller, Robin & Ann	011-72-044-000	\$ 19,089.00	\$ 19,089.00	\$ -	38.4511	\$ -
2018	West, Jeremy	011-72-049-000	\$ 34,300.00	\$ 34,300.00	\$ -	38.4511	\$ -
2018	Haag, Linda	011-72-049-001	\$ 200.00	\$ 200.00	\$ -	38.4511	\$ -
2018	McKnight, Keith & Karen	011-72-051-000	\$ 25,063.00	\$ 25,063.00	\$ -	38.4511	\$ -
2018	Labadie, Harold, Sally & Edward	011-72-052-001	\$ 5,656.00	\$ 5,656.00	\$ -	38.4511	\$ -
2018	Village of Bancroft	01172-054-000	\$ -	\$ -	\$ -	38.4511	\$ -
TOTAL			\$ 1,032,669.00	\$ 1,032,669.00	\$ -		\$ -

### Maximum Amount of Bonded Indebtedness

While PA 197 of 1975 allows a DDA to incur bonded indebtedness to pay for improvements, the current plan does not propose such indebtedness

### Duration of the Program

The duration of the program shall be 30 years. By this plan, the term of the Tax Increment Financing Plan will come to conclusion in 2049 unless the plan is amended with the approval of the Bancroft Village Council.

### Estimate of the Annual Captured Taxable Value and Tax Increment Revenues

The estimate for the total TIF revenue for a 30-year lifespan is \$480,502. The assumptions with regards to changes in taxable value that the TIF revenue projection is based are outlined in the following tables and are based on review of historic changes in taxable value and discussions with Shiawassee County regarding anticipated changes.

### Estimated Impact of Tax Increment Financing on the Taxing Jurisdictions

The impact of this TIF Plan amendment on taxing jurisdictions is calculated in following tables.

*Table 2: Bancroft DDA Assumptions Used in Estimating the Impact of TIF of Taxing Jurisdictions*

<b>Jurisdiction</b>	<b>2018 Taxable Value</b>	<b>Millage Rate</b>	<b>Taxable Value Growth Rate Projections</b>
Village of Bancroft Operating	\$ 6,276,483.00	10.2516	2.00%
Shiawassee Township Operating	\$ 81,354,995.00	0.9982	2.00%
Shiawassee Township Fire	\$ 81,354,995.00	0.9982	2.00%
Shiawassee County Operating	\$ 1,791,851,449.00	5.5404	2.00%
Shiawassee Co. MSU Extension	\$ 1,791,851,449.00	0.0757	2.00%
Pleasant View Medical	\$ 1,791,851,449.00	1.9948	2.00%
Shiawassee Council on Aging	\$ 1,791,851,449.00	0.4300	2.00%
Shiawassee Veterans Millage	\$ 1,791,851,449.00	0.1000	2.00%
Shiawassee Veterans Services	\$ 1,791,851,449.00	0.1994	2.00%
Shiawassee Library District	\$ 1,791,851,449.00	0.6959	2.00%
<i>note: Growth Rate = 2% b/w 2019-2049</i>			



Table 3: Bancroft DDA Projected TIF Revenue 30-Year Option

Year	Taxable Value	Base Year (2018)	Captured Value	Millage Rate	Captured TIF Revenue
2018	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	38.4511	\$ -
2019	\$ 1,053,322.38	\$ 1,032,669.00	\$ 20,653.38	38.4511	\$ 794.15
2020	\$ 1,074,388.83	\$ 1,032,669.00	\$ 41,719.83	38.4511	\$ 1,604.17
2021	\$ 1,095,876.60	\$ 1,032,669.00	\$ 63,207.60	38.4511	\$ 2,430.40
2022	\$ 1,117,794.14	\$ 1,032,669.00	\$ 85,125.14	38.4511	\$ 3,273.16
2023	\$ 1,140,150.02	\$ 1,032,669.00	\$ 107,481.02	38.4511	\$ 4,132.76
2024	\$ 1,162,953.02	\$ 1,032,669.00	\$ 130,284.02	38.4511	\$ 5,009.56
2025	\$ 1,186,212.08	\$ 1,032,669.00	\$ 153,543.08	38.4511	\$ 5,903.90
2026	\$ 1,209,936.32	\$ 1,032,669.00	\$ 177,267.32	38.4511	\$ 6,816.12
2027	\$ 1,234,135.05	\$ 1,032,669.00	\$ 201,466.05	38.4511	\$ 7,746.59
2028	\$ 1,258,817.75	\$ 1,032,669.00	\$ 226,148.75	38.4511	\$ 8,695.67
2029	\$ 1,283,994.10	\$ 1,032,669.00	\$ 251,325.10	38.4511	\$ 9,663.73
2030	\$ 1,309,673.99	\$ 1,032,669.00	\$ 277,004.99	38.4511	\$ 10,651.15
2031	\$ 1,335,867.47	\$ 1,032,669.00	\$ 303,198.47	38.4511	\$ 11,658.31
2032	\$ 1,362,584.81	\$ 1,032,669.00	\$ 329,915.81	38.4511	\$ 12,685.63
2033	\$ 1,389,836.51	\$ 1,032,669.00	\$ 357,167.51	38.4511	\$ 13,733.48
2034	\$ 1,417,633.24	\$ 1,032,669.00	\$ 384,964.24	38.4511	\$ 14,802.30
2035	\$ 1,445,985.91	\$ 1,032,669.00	\$ 413,316.91	38.4511	\$ 15,892.49
2036	\$ 1,474,905.62	\$ 1,032,669.00	\$ 442,236.62	38.4511	\$ 17,004.48
2037	\$ 1,504,403.74	\$ 1,032,669.00	\$ 471,734.74	38.4511	\$ 18,138.72
2038	\$ 1,534,491.81	\$ 1,032,669.00	\$ 501,822.81	38.4511	\$ 19,295.64
2039	\$ 1,565,181.65	\$ 1,032,669.00	\$ 532,512.65	38.4511	\$ 20,475.70
2040	\$ 1,596,485.28	\$ 1,032,669.00	\$ 563,816.28	38.4511	\$ 21,679.36
2041	\$ 1,628,414.99	\$ 1,032,669.00	\$ 595,745.99	38.4511	\$ 22,907.09
2042	\$ 1,660,983.29	\$ 1,032,669.00	\$ 628,314.29	38.4511	\$ 24,159.38
2043	\$ 1,694,202.95	\$ 1,032,669.00	\$ 661,533.95	38.4511	\$ 25,436.71
2044	\$ 1,728,087.01	\$ 1,032,669.00	\$ 695,418.01	38.4511	\$ 26,739.59
2045	\$ 1,762,648.75	\$ 1,032,669.00	\$ 729,979.75	38.4511	\$ 28,068.52
2046	\$ 1,797,901.73	\$ 1,032,669.00	\$ 765,232.73	38.4511	\$ 29,424.04
2047	\$ 1,833,859.76	\$ 1,032,669.00	\$ 801,190.76	38.4511	\$ 30,806.67
2048	\$ 1,870,536.96	\$ 1,032,669.00	\$ 837,867.96	38.4511	\$ 32,216.94
2049	\$ 1,907,947.69	\$ 1,032,669.00	\$ 875,278.69	38.4511	\$ 33,655.43
					\$ 485,501.83

Table 4: Shiawassee Township Operating Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	Township Operating Millage Rate	Projected Revenue from Propoerty Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 81,354,995.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	0.9982	\$ 81,208.56	\$ -	0.000%
2019	\$ 82,982,094.90	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	0.9982	\$ 82,832.73	\$ 20.62	0.025%
2020	\$ 84,641,736.80	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	0.9982	\$ 84,489.38	\$ 41.64	0.049%
2021	\$ 86,334,571.53	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	0.9982	\$ 86,179.17	\$ 63.09	0.073%
2022	\$ 88,061,262.96	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	0.9982	\$ 87,902.75	\$ 84.97	0.097%
2023	\$ 89,822,488.22	\$ 1,032,669.00	\$ 1,140,150.02	\$ 107,481.02	0.9982	\$ 89,660.81	\$ 107.29	0.120%
2024	\$ 91,618,937.99	\$ 1,032,669.00	\$ 1,162,953.02	\$ 130,284.02	0.9982	\$ 91,454.02	\$ 130.05	0.142%
2025	\$ 93,451,316.75	\$ 1,032,669.00	\$ 1,186,212.08	\$ 153,543.08	0.9982	\$ 93,283.10	\$ 153.27	0.164%
2026	\$ 95,320,343.08	\$ 1,032,669.00	\$ 1,209,936.32	\$ 177,267.32	0.9982	\$ 95,148.77	\$ 176.95	0.186%
2027	\$ 97,226,749.94	\$ 1,032,669.00	\$ 1,234,135.05	\$ 201,466.05	0.9982	\$ 97,051.74	\$ 201.10	0.207%
2028	\$ 99,171,284.94	\$ 1,032,669.00	\$ 1,258,817.75	\$ 226,148.75	0.9982	\$ 98,992.78	\$ 225.74	0.228%
2029	\$ 101,154,710.64	\$ 1,032,669.00	\$ 1,283,994.10	\$ 251,325.10	0.9982	\$ 100,972.63	\$ 250.87	0.248%
2030	\$ 103,177,804.86	\$ 1,032,669.00	\$ 1,309,673.99	\$ 277,004.99	0.9982	\$ 102,992.08	\$ 276.51	0.268%
2031	\$ 105,241,360.95	\$ 1,032,669.00	\$ 1,335,867.47	\$ 303,198.47	0.9982	\$ 105,051.93	\$ 302.65	0.288%
2032	\$ 107,346,188.17	\$ 1,032,669.00	\$ 1,362,584.81	\$ 329,915.81	0.9982	\$ 107,152.97	\$ 329.32	0.307%
2033	\$ 109,493,111.94	\$ 1,032,669.00	\$ 1,389,836.51	\$ 357,167.51	0.9982	\$ 109,296.02	\$ 356.52	0.326%
2034	\$ 111,682,974.17	\$ 1,032,669.00	\$ 1,417,633.24	\$ 384,964.24	0.9982	\$ 111,481.94	\$ 384.27	0.345%
2035	\$ 113,916,633.66	\$ 1,032,669.00	\$ 1,445,985.91	\$ 413,316.91	0.9982	\$ 113,711.58	\$ 412.57	0.363%
2036	\$ 116,194,966.33	\$ 1,032,669.00	\$ 1,474,905.62	\$ 442,236.62	0.9982	\$ 115,985.82	\$ 441.44	0.381%
2037	\$ 118,518,865.66	\$ 1,032,669.00	\$ 1,504,403.74	\$ 471,734.74	0.9982	\$ 118,305.53	\$ 470.89	0.398%
2038	\$ 120,889,242.97	\$ 1,032,669.00	\$ 1,534,491.81	\$ 501,822.81	0.9982	\$ 120,671.64	\$ 500.92	0.415%
2039	\$ 123,307,027.83	\$ 1,032,669.00	\$ 1,565,181.65	\$ 532,512.65	0.9982	\$ 123,085.08	\$ 531.55	0.432%
2040	\$ 125,773,168.39	\$ 1,032,669.00	\$ 1,596,485.28	\$ 563,816.28	0.9982	\$ 125,546.78	\$ 562.80	0.448%
2041	\$ 128,288,631.75	\$ 1,032,669.00	\$ 1,628,414.99	\$ 595,745.99	0.9982	\$ 128,057.71	\$ 594.67	0.464%
2042	\$ 130,854,404.39	\$ 1,032,669.00	\$ 1,660,983.29	\$ 628,314.29	0.9982	\$ 130,618.87	\$ 627.18	0.480%
2043	\$ 133,471,492.48	\$ 1,032,669.00	\$ 1,694,202.95	\$ 661,533.95	0.9982	\$ 133,231.24	\$ 660.34	0.496%
2044	\$ 136,140,922.33	\$ 1,032,669.00	\$ 1,728,087.01	\$ 695,418.01	0.9982	\$ 135,895.87	\$ 694.17	0.511%
2045	\$ 138,863,740.77	\$ 1,032,669.00	\$ 1,762,648.75	\$ 729,979.75	0.9982	\$ 138,613.79	\$ 728.67	0.526%
2046	\$ 141,641,015.59	\$ 1,032,669.00	\$ 1,797,901.73	\$ 765,232.73	0.9982	\$ 141,386.06	\$ 763.86	0.540%
2047	\$ 144,473,835.90	\$ 1,032,669.00	\$ 1,833,859.76	\$ 801,190.76	0.9982	\$ 144,213.78	\$ 799.75	0.555%
2048	\$ 147,363,312.62	\$ 1,032,669.00	\$ 1,870,536.96	\$ 837,867.96	0.9982	\$ 147,098.06	\$ 836.36	0.569%
2049	\$ 150,310,578.87	\$ 1,032,669.00	\$ 1,907,947.69	\$ 875,278.69	0.9982	\$ 150,040.02	\$ 873.70	0.582%

Table 5: Shiawassee Township Voted Fire Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	Township Voted Fire Millage Rate	Projected Revenue from Propoerty Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 81,354,995.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	0.9982	\$ 81,208.56	\$ -	0.000%
2019	\$ 82,982,094.90	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	0.9982	\$ 82,832.73	\$ 20.62	0.025%
2020	\$ 84,641,736.80	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	0.9982	\$ 84,489.38	\$ 41.64	0.049%
2021	\$ 86,334,571.53	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	0.9982	\$ 86,179.17	\$ 63.09	0.073%
2022	\$ 88,061,262.96	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	0.9982	\$ 87,902.75	\$ 84.97	0.097%
2023	\$ 89,822,488.22	\$ 1,032,669.00	\$ 1,140,150.02	\$ 107,481.02	0.9982	\$ 89,660.81	\$ 107.29	0.120%
2024	\$ 91,618,937.99	\$ 1,032,669.00	\$ 1,162,953.02	\$ 130,284.02	0.9982	\$ 91,454.02	\$ 130.05	0.142%
2025	\$ 93,451,316.75	\$ 1,032,669.00	\$ 1,186,212.08	\$ 153,543.08	0.9982	\$ 93,283.10	\$ 153.27	0.164%
2026	\$ 95,320,343.08	\$ 1,032,669.00	\$ 1,209,936.32	\$ 177,267.32	0.9982	\$ 95,148.77	\$ 176.95	0.186%
2027	\$ 97,226,749.94	\$ 1,032,669.00	\$ 1,234,135.05	\$ 201,466.05	0.9982	\$ 97,051.74	\$ 201.10	0.207%
2028	\$ 99,171,284.94	\$ 1,032,669.00	\$ 1,258,817.75	\$ 226,148.75	0.9982	\$ 98,992.78	\$ 225.74	0.228%
2029	\$ 101,154,710.64	\$ 1,032,669.00	\$ 1,283,994.10	\$ 251,325.10	0.9982	\$ 100,972.63	\$ 250.87	0.248%
2030	\$ 103,177,804.86	\$ 1,032,669.00	\$ 1,309,673.99	\$ 277,004.99	0.9982	\$ 102,992.08	\$ 276.51	0.268%
2031	\$ 105,241,360.95	\$ 1,032,669.00	\$ 1,335,867.47	\$ 303,198.47	0.9982	\$ 105,051.93	\$ 302.65	0.288%
2032	\$ 107,346,188.17	\$ 1,032,669.00	\$ 1,362,584.81	\$ 329,915.81	0.9982	\$ 107,152.97	\$ 329.32	0.307%
2033	\$ 109,493,111.94	\$ 1,032,669.00	\$ 1,389,836.51	\$ 357,167.51	0.9982	\$ 109,296.02	\$ 356.52	0.326%
2034	\$ 111,682,974.17	\$ 1,032,669.00	\$ 1,417,633.24	\$ 384,964.24	0.9982	\$ 111,481.94	\$ 384.27	0.345%
2035	\$ 113,916,633.66	\$ 1,032,669.00	\$ 1,445,985.91	\$ 413,316.91	0.9982	\$ 113,711.58	\$ 412.57	0.363%
2036	\$ 116,194,966.33	\$ 1,032,669.00	\$ 1,474,905.62	\$ 442,236.62	0.9982	\$ 115,985.82	\$ 441.44	0.381%
2037	\$ 118,518,865.66	\$ 1,032,669.00	\$ 1,504,403.74	\$ 471,734.74	0.9982	\$ 118,305.53	\$ 470.89	0.398%
2038	\$ 120,889,242.97	\$ 1,032,669.00	\$ 1,534,491.81	\$ 501,822.81	0.9982	\$ 120,671.64	\$ 500.92	0.415%
2039	\$ 123,307,027.83	\$ 1,032,669.00	\$ 1,565,181.65	\$ 532,512.65	0.9982	\$ 123,085.08	\$ 531.55	0.432%
2040	\$ 125,773,168.39	\$ 1,032,669.00	\$ 1,596,485.28	\$ 563,816.28	0.9982	\$ 125,546.78	\$ 562.80	0.448%
2041	\$ 128,288,631.75	\$ 1,032,669.00	\$ 1,628,414.99	\$ 595,745.99	0.9982	\$ 128,057.71	\$ 594.67	0.464%
2042	\$ 130,854,404.39	\$ 1,032,669.00	\$ 1,660,983.29	\$ 628,314.29	0.9982	\$ 130,618.87	\$ 627.18	0.480%
2043	\$ 133,471,492.48	\$ 1,032,669.00	\$ 1,694,202.95	\$ 661,533.95	0.9982	\$ 133,231.24	\$ 660.34	0.496%
2044	\$ 136,140,922.33	\$ 1,032,669.00	\$ 1,728,087.01	\$ 695,418.01	0.9982	\$ 135,895.87	\$ 694.17	0.511%
2045	\$ 138,863,740.77	\$ 1,032,669.00	\$ 1,762,648.75	\$ 729,979.75	0.9982	\$ 138,613.79	\$ 728.67	0.526%
2046	\$ 141,641,015.59	\$ 1,032,669.00	\$ 1,797,901.73	\$ 765,232.73	0.9982	\$ 141,386.06	\$ 763.86	0.540%
2047	\$ 144,473,835.90	\$ 1,032,669.00	\$ 1,833,859.76	\$ 801,190.76	0.9982	\$ 144,213.78	\$ 799.75	0.555%
2048	\$ 147,363,312.62	\$ 1,032,669.00	\$ 1,870,536.96	\$ 837,867.96	0.9982	\$ 147,098.06	\$ 836.36	0.569%
2049	\$ 150,310,578.87	\$ 1,032,669.00	\$ 1,907,947.69	\$ 875,278.69	0.9982	\$ 150,040.02	\$ 873.70	0.582%

Table 6: Village of Bancroft Operating Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	Village of Bancroft Operating Millage Rate	Projected Revenue from Propoerty Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 6,276,483.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	10.2516	\$ 64,343.99	\$ -	0.000%
2019	\$ 6,402,012.66	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	10.2516	\$ 65,630.87	\$ 211.73	0.323%
2020	\$ 6,530,052.91	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	10.2516	\$ 66,943.49	\$ 427.69	0.639%
2021	\$ 6,660,653.97	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	10.2516	\$ 68,282.36	\$ 647.98	0.949%
2022	\$ 6,793,867.05	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	10.2516	\$ 69,648.01	\$ 872.67	1.253%
2023	\$ 6,929,744.39	\$ 1,032,669.00	\$ 1,140,150.02	\$ 107,481.02	10.2516	\$ 71,040.97	\$ 1,101.85	1.551%
2024	\$ 7,068,339.28	\$ 1,032,669.00	\$ 1,162,953.02	\$ 130,284.02	10.2516	\$ 72,461.79	\$ 1,335.62	1.843%
2025	\$ 7,209,706.07	\$ 1,032,669.00	\$ 1,186,212.08	\$ 153,543.08	10.2516	\$ 73,911.02	\$ 1,574.06	2.130%
2026	\$ 7,353,900.19	\$ 1,032,669.00	\$ 1,209,936.32	\$ 177,267.32	10.2516	\$ 75,389.24	\$ 1,817.27	2.411%
2027	\$ 7,500,978.19	\$ 1,032,669.00	\$ 1,234,135.05	\$ 201,466.05	10.2516	\$ 76,897.03	\$ 2,065.35	2.686%
2028	\$ 7,650,997.75	\$ 1,032,669.00	\$ 1,258,817.75	\$ 226,148.75	10.2516	\$ 78,434.97	\$ 2,318.39	2.956%
2029	\$ 7,804,017.71	\$ 1,032,669.00	\$ 1,283,994.10	\$ 251,325.10	10.2516	\$ 80,003.67	\$ 2,576.48	3.220%
2030	\$ 7,960,098.06	\$ 1,032,669.00	\$ 1,309,673.99	\$ 277,004.99	10.2516	\$ 81,603.74	\$ 2,839.74	3.480%
2031	\$ 8,119,300.02	\$ 1,032,669.00	\$ 1,335,867.47	\$ 303,198.47	10.2516	\$ 83,235.82	\$ 3,108.27	3.734%
2032	\$ 8,281,686.03	\$ 1,032,669.00	\$ 1,362,584.81	\$ 329,915.81	10.2516	\$ 84,900.53	\$ 3,382.16	3.984%
2033	\$ 8,447,319.75	\$ 1,032,669.00	\$ 1,389,836.51	\$ 357,167.51	10.2516	\$ 86,598.54	\$ 3,661.54	4.228%
2034	\$ 8,616,266.14	\$ 1,032,669.00	\$ 1,417,633.24	\$ 384,964.24	10.2516	\$ 88,330.51	\$ 3,946.50	4.468%
2035	\$ 8,788,591.46	\$ 1,032,669.00	\$ 1,445,985.91	\$ 413,316.91	10.2516	\$ 90,097.12	\$ 4,237.16	4.703%
2036	\$ 8,964,363.29	\$ 1,032,669.00	\$ 1,474,905.62	\$ 442,236.62	10.2516	\$ 91,899.07	\$ 4,533.63	4.933%
2037	\$ 9,143,650.56	\$ 1,032,669.00	\$ 1,504,403.74	\$ 471,734.74	10.2516	\$ 93,737.05	\$ 4,836.04	5.159%
2038	\$ 9,326,523.57	\$ 1,032,669.00	\$ 1,534,491.81	\$ 501,822.81	10.2516	\$ 95,611.79	\$ 5,144.49	5.381%
2039	\$ 9,513,054.04	\$ 1,032,669.00	\$ 1,565,181.65	\$ 532,512.65	10.2516	\$ 97,524.02	\$ 5,459.11	5.598%
2040	\$ 9,703,315.12	\$ 1,032,669.00	\$ 1,596,485.28	\$ 563,816.28	10.2516	\$ 99,474.51	\$ 5,780.02	5.811%
2041	\$ 9,897,381.42	\$ 1,032,669.00	\$ 1,628,414.99	\$ 595,745.99	10.2516	\$ 101,464.00	\$ 6,107.35	6.019%
2042	\$ 10,095,329.05	\$ 1,032,669.00	\$ 1,660,983.29	\$ 628,314.29	10.2516	\$ 103,493.28	\$ 6,441.23	6.224%
2043	\$ 10,297,235.63	\$ 1,032,669.00	\$ 1,694,202.95	\$ 661,533.95	10.2516	\$ 105,563.14	\$ 6,781.78	6.424%
2044	\$ 10,503,180.35	\$ 1,032,669.00	\$ 1,728,087.01	\$ 695,418.01	10.2516	\$ 107,674.40	\$ 7,129.15	6.621%
2045	\$ 10,713,243.95	\$ 1,032,669.00	\$ 1,762,648.75	\$ 729,979.75	10.2516	\$ 109,827.89	\$ 7,483.46	6.814%
2046	\$ 10,927,508.83	\$ 1,032,669.00	\$ 1,797,901.73	\$ 765,232.73	10.2516	\$ 112,024.45	\$ 7,844.86	7.003%
2047	\$ 11,146,059.01	\$ 1,032,669.00	\$ 1,833,859.76	\$ 801,190.76	10.2516	\$ 114,264.94	\$ 8,213.49	7.188%
2048	\$ 11,368,980.19	\$ 1,032,669.00	\$ 1,870,536.96	\$ 837,867.96	10.2516	\$ 116,550.24	\$ 8,589.49	7.370%
2049	\$ 11,596,359.79	\$ 1,032,669.00	\$ 1,907,947.69	\$ 875,278.69	10.2516	\$ 118,881.24	\$ 8,973.01	7.548%

Table 7: Shiawassee County Operating Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	Shiawassee County Operating Millage Rate	Projected Revenue from Propoerty Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 1,791,851,449.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	5.5404	\$ 9,927,573.77	\$ -	0.000%
2019	\$ 1,827,688,477.98	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	5.5404	\$ 10,126,125.24	\$ 114.43	0.001%
2020	\$ 1,864,242,247.54	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	5.5404	\$ 10,328,647.75	\$ 231.14	0.002%
2021	\$ 1,901,527,092.49	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	5.5404	\$ 10,535,220.70	\$ 350.20	0.003%
2022	\$ 1,939,557,634.34	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	5.5404	\$ 10,745,925.12	\$ 471.63	0.004%
2023	\$ 1,978,348,787.03	\$ 1,032,669.00	\$ 1,140,150.02	\$ 107,481.02	5.5404	\$ 10,960,843.62	\$ 595.49	0.005%
2024	\$ 2,017,915,762.77	\$ 1,032,669.00	\$ 1,162,953.02	\$ 130,284.02	5.5404	\$ 11,180,060.49	\$ 721.83	0.006%
2025	\$ 2,058,274,078.02	\$ 1,032,669.00	\$ 1,186,212.08	\$ 153,543.08	5.5404	\$ 11,403,661.70	\$ 850.69	0.007%
2026	\$ 2,099,439,559.58	\$ 1,032,669.00	\$ 1,209,936.32	\$ 177,267.32	5.5404	\$ 11,631,734.94	\$ 982.13	0.008%
2027	\$ 2,141,428,350.78	\$ 1,032,669.00	\$ 1,234,135.05	\$ 201,466.05	5.5404	\$ 11,864,369.63	\$ 1,116.20	0.009%
2028	\$ 2,184,256,917.79	\$ 1,032,669.00	\$ 1,258,817.75	\$ 226,148.75	5.5404	\$ 12,101,657.03	\$ 1,252.95	0.010%
2029	\$ 2,227,942,056.15	\$ 1,032,669.00	\$ 1,283,994.10	\$ 251,325.10	5.5404	\$ 12,343,690.17	\$ 1,392.44	0.011%
2030	\$ 2,272,500,897.27	\$ 1,032,669.00	\$ 1,309,673.99	\$ 277,004.99	5.5404	\$ 12,590,563.97	\$ 1,534.72	0.012%
2031	\$ 2,317,950,915.21	\$ 1,032,669.00	\$ 1,335,867.47	\$ 303,198.47	5.5404	\$ 12,842,375.25	\$ 1,679.84	0.013%
2032	\$ 2,364,309,933.52	\$ 1,032,669.00	\$ 1,362,584.81	\$ 329,915.81	5.5404	\$ 13,099,222.76	\$ 1,827.87	0.014%
2033	\$ 2,411,596,132.19	\$ 1,032,669.00	\$ 1,389,836.51	\$ 357,167.51	5.5404	\$ 13,361,207.21	\$ 1,978.85	0.015%
2034	\$ 2,459,828,054.83	\$ 1,032,669.00	\$ 1,417,633.24	\$ 384,964.24	5.5404	\$ 13,628,431.35	\$ 2,132.86	0.016%
2035	\$ 2,509,024,615.93	\$ 1,032,669.00	\$ 1,445,985.91	\$ 413,316.91	5.5404	\$ 13,900,999.98	\$ 2,289.94	0.016%
2036	\$ 2,559,205,108.25	\$ 1,032,669.00	\$ 1,474,905.62	\$ 442,236.62	5.5404	\$ 14,179,019.98	\$ 2,450.17	0.017%
2037	\$ 2,610,389,210.41	\$ 1,032,669.00	\$ 1,504,403.74	\$ 471,734.74	5.5404	\$ 14,462,600.38	\$ 2,613.60	0.018%
2038	\$ 2,662,596,994.62	\$ 1,032,669.00	\$ 1,534,491.81	\$ 501,822.81	5.5404	\$ 14,751,852.39	\$ 2,780.30	0.019%
2039	\$ 2,715,848,934.51	\$ 1,032,669.00	\$ 1,565,181.65	\$ 532,512.65	5.5404	\$ 15,046,889.44	\$ 2,950.33	0.020%
2040	\$ 2,770,165,913.20	\$ 1,032,669.00	\$ 1,596,485.28	\$ 563,816.28	5.5404	\$ 15,347,827.23	\$ 3,123.77	0.020%
2041	\$ 2,825,569,231.47	\$ 1,032,669.00	\$ 1,628,414.99	\$ 595,745.99	5.5404	\$ 15,654,783.77	\$ 3,300.67	0.021%
2042	\$ 2,882,080,616.10	\$ 1,032,669.00	\$ 1,660,983.29	\$ 628,314.29	5.5404	\$ 15,967,879.45	\$ 3,481.11	0.022%
2043	\$ 2,939,722,228.42	\$ 1,032,669.00	\$ 1,694,202.95	\$ 661,533.95	5.5404	\$ 16,287,237.03	\$ 3,665.16	0.023%
2044	\$ 2,998,516,672.99	\$ 1,032,669.00	\$ 1,728,087.01	\$ 695,418.01	5.5404	\$ 16,612,981.78	\$ 3,852.89	0.023%
2045	\$ 3,058,487,006.45	\$ 1,032,669.00	\$ 1,762,648.75	\$ 729,979.75	5.5404	\$ 16,945,241.41	\$ 4,044.38	0.024%
2046	\$ 3,119,656,746.58	\$ 1,032,669.00	\$ 1,797,901.73	\$ 765,232.73	5.5404	\$ 17,284,146.24	\$ 4,239.70	0.025%
2047	\$ 3,182,049,881.51	\$ 1,032,669.00	\$ 1,833,859.76	\$ 801,190.76	5.5404	\$ 17,629,829.16	\$ 4,438.92	0.025%
2048	\$ 3,245,690,879.14	\$ 1,032,669.00	\$ 1,870,536.96	\$ 837,867.96	5.5404	\$ 17,982,425.75	\$ 4,642.12	0.026%
2049	\$ 3,310,604,696.72	\$ 1,032,669.00	\$ 1,907,947.69	\$ 875,278.69	5.5404	\$ 18,342,074.26	\$ 4,849.39	0.026%

Table 8: Pleasant View Medical Center County Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	Pleasant View Medical Millage Rate	Projected Revenue from Propoerty Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 1,791,851,449.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	1.9948	\$ 3,574,385.27	\$ -	0.000%
2019	\$ 1,827,688,477.98	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	1.9948	\$ 3,645,872.98	\$ 41.20	0.001%
2020	\$ 1,864,242,247.54	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	1.9948	\$ 3,718,790.44	\$ 83.22	0.002%
2021	\$ 1,901,527,092.49	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	1.9948	\$ 3,793,166.24	\$ 126.09	0.003%
2022	\$ 1,939,557,634.34	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	1.9948	\$ 3,869,029.57	\$ 169.81	0.004%
2023	\$ 1,978,348,787.03	\$ 1,032,669.00	\$ 1,140,150.02	\$ 107,481.02	1.9948	\$ 3,946,410.16	\$ 214.40	0.005%
2024	\$ 2,017,915,762.77	\$ 1,032,669.00	\$ 1,162,953.02	\$ 130,284.02	1.9948	\$ 4,025,338.36	\$ 259.89	0.006%
2025	\$ 2,058,274,078.02	\$ 1,032,669.00	\$ 1,186,212.08	\$ 153,543.08	1.9948	\$ 4,105,845.13	\$ 306.29	0.007%
2026	\$ 2,099,439,559.58	\$ 1,032,669.00	\$ 1,209,936.32	\$ 177,267.32	1.9948	\$ 4,187,962.03	\$ 353.61	0.008%
2027	\$ 2,141,428,350.78	\$ 1,032,669.00	\$ 1,234,135.05	\$ 201,466.05	1.9948	\$ 4,271,721.27	\$ 401.88	0.009%
2028	\$ 2,184,256,917.79	\$ 1,032,669.00	\$ 1,258,817.75	\$ 226,148.75	1.9948	\$ 4,357,155.70	\$ 451.12	0.010%
2029	\$ 2,227,942,056.15	\$ 1,032,669.00	\$ 1,283,994.10	\$ 251,325.10	1.9948	\$ 4,444,298.81	\$ 501.34	0.011%
2030	\$ 2,272,500,897.27	\$ 1,032,669.00	\$ 1,309,673.99	\$ 277,004.99	1.9948	\$ 4,533,184.79	\$ 552.57	0.012%
2031	\$ 2,317,950,915.21	\$ 1,032,669.00	\$ 1,335,867.47	\$ 303,198.47	1.9948	\$ 4,623,848.49	\$ 604.82	0.013%
2032	\$ 2,364,309,933.52	\$ 1,032,669.00	\$ 1,362,584.81	\$ 329,915.81	1.9948	\$ 4,716,325.46	\$ 658.12	0.014%
2033	\$ 2,411,596,132.19	\$ 1,032,669.00	\$ 1,389,836.51	\$ 357,167.51	1.9948	\$ 4,810,651.96	\$ 712.48	0.015%
2034	\$ 2,459,828,054.83	\$ 1,032,669.00	\$ 1,417,633.24	\$ 384,964.24	1.9948	\$ 4,906,865.00	\$ 767.93	0.016%
2035	\$ 2,509,024,615.93	\$ 1,032,669.00	\$ 1,445,985.91	\$ 413,316.91	1.9948	\$ 5,005,002.30	\$ 824.48	0.016%
2036	\$ 2,559,205,108.25	\$ 1,032,669.00	\$ 1,474,905.62	\$ 442,236.62	1.9948	\$ 5,105,102.35	\$ 882.17	0.017%
2037	\$ 2,610,389,210.41	\$ 1,032,669.00	\$ 1,504,403.74	\$ 471,734.74	1.9948	\$ 5,207,204.40	\$ 941.02	0.018%
2038	\$ 2,662,596,994.62	\$ 1,032,669.00	\$ 1,534,491.81	\$ 501,822.81	1.9948	\$ 5,311,348.48	\$ 1,001.04	0.019%
2039	\$ 2,715,848,934.51	\$ 1,032,669.00	\$ 1,565,181.65	\$ 532,512.65	1.9948	\$ 5,417,575.45	\$ 1,062.26	0.020%
2040	\$ 2,770,165,913.20	\$ 1,032,669.00	\$ 1,596,485.28	\$ 563,816.28	1.9948	\$ 5,525,926.96	\$ 1,124.70	0.020%
2041	\$ 2,825,569,231.47	\$ 1,032,669.00	\$ 1,628,414.99	\$ 595,745.99	1.9948	\$ 5,636,445.50	\$ 1,188.39	0.021%
2042	\$ 2,882,080,616.10	\$ 1,032,669.00	\$ 1,660,983.29	\$ 628,314.29	1.9948	\$ 5,749,174.41	\$ 1,253.36	0.022%
2043	\$ 2,939,722,228.42	\$ 1,032,669.00	\$ 1,694,202.95	\$ 661,533.95	1.9948	\$ 5,864,157.90	\$ 1,319.63	0.023%
2044	\$ 2,998,516,672.99	\$ 1,032,669.00	\$ 1,728,087.01	\$ 695,418.01	1.9948	\$ 5,981,441.06	\$ 1,387.22	0.023%
2045	\$ 3,058,487,006.45	\$ 1,032,669.00	\$ 1,762,648.75	\$ 729,979.75	1.9948	\$ 6,101,069.88	\$ 1,456.16	0.024%
2046	\$ 3,119,656,746.58	\$ 1,032,669.00	\$ 1,797,901.73	\$ 765,232.73	1.9948	\$ 6,223,091.28	\$ 1,526.49	0.025%
2047	\$ 3,182,049,881.51	\$ 1,032,669.00	\$ 1,833,859.76	\$ 801,190.76	1.9948	\$ 6,347,553.10	\$ 1,598.22	0.025%
2048	\$ 3,245,690,879.14	\$ 1,032,669.00	\$ 1,870,536.96	\$ 837,867.96	1.9948	\$ 6,474,504.17	\$ 1,671.38	0.026%
2049	\$ 3,310,604,696.72	\$ 1,032,669.00	\$ 1,907,947.69	\$ 875,278.69	1.9948	\$ 6,603,994.25	\$ 1,746.01	0.026%



Table 9: Community District Library County Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	Community District Library Millage Rate	Projected Revenue from Property Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 1,791,851,449.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	0.6959	\$ 1,246,949.42	\$ -	0.000%
2019	\$ 1,827,688,477.98	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	0.6959	\$ 1,271,888.41	\$ 14.37	0.001%
2020	\$ 1,864,242,247.54	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	0.6959	\$ 1,297,326.18	\$ 29.03	0.002%
2021	\$ 1,901,527,092.49	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	0.6959	\$ 1,323,272.70	\$ 43.99	0.003%
2022	\$ 1,939,557,634.34	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	0.6959	\$ 1,349,738.16	\$ 59.24	0.004%
2023	\$ 1,978,348,787.03	\$ 1,032,669.00	\$ 1,140,150.02	\$ 107,481.02	0.6959	\$ 1,376,732.92	\$ 74.80	0.005%
2024	\$ 2,017,915,762.77	\$ 1,032,669.00	\$ 1,162,953.02	\$ 130,284.02	0.6959	\$ 1,404,267.58	\$ 90.66	0.006%
2025	\$ 2,058,274,078.02	\$ 1,032,669.00	\$ 1,186,212.08	\$ 153,543.08	0.6959	\$ 1,432,352.93	\$ 106.85	0.007%
2026	\$ 2,099,439,559.58	\$ 1,032,669.00	\$ 1,209,936.32	\$ 177,267.32	0.6959	\$ 1,460,999.99	\$ 123.36	0.008%
2027	\$ 2,141,428,350.78	\$ 1,032,669.00	\$ 1,234,135.05	\$ 201,466.05	0.6959	\$ 1,490,219.99	\$ 140.20	0.009%
2028	\$ 2,184,256,917.79	\$ 1,032,669.00	\$ 1,258,817.75	\$ 226,148.75	0.6959	\$ 1,520,024.39	\$ 157.38	0.010%
2029	\$ 2,227,942,056.15	\$ 1,032,669.00	\$ 1,283,994.10	\$ 251,325.10	0.6959	\$ 1,550,424.88	\$ 174.90	0.011%
2030	\$ 2,272,500,897.27	\$ 1,032,669.00	\$ 1,309,673.99	\$ 277,004.99	0.6959	\$ 1,581,433.37	\$ 192.77	0.012%
2031	\$ 2,317,950,915.21	\$ 1,032,669.00	\$ 1,335,867.47	\$ 303,198.47	0.6959	\$ 1,613,062.04	\$ 211.00	0.013%
2032	\$ 2,364,309,933.52	\$ 1,032,669.00	\$ 1,362,584.81	\$ 329,915.81	0.6959	\$ 1,645,323.28	\$ 229.59	0.014%
2033	\$ 2,411,596,132.19	\$ 1,032,669.00	\$ 1,389,836.51	\$ 357,167.51	0.6959	\$ 1,678,229.75	\$ 248.55	0.015%
2034	\$ 2,459,828,054.83	\$ 1,032,669.00	\$ 1,417,633.24	\$ 384,964.24	0.6959	\$ 1,711,794.34	\$ 267.90	0.016%
2035	\$ 2,509,024,615.93	\$ 1,032,669.00	\$ 1,445,985.91	\$ 413,316.91	0.6959	\$ 1,746,030.23	\$ 287.63	0.016%
2036	\$ 2,559,205,108.25	\$ 1,032,669.00	\$ 1,474,905.62	\$ 442,236.62	0.6959	\$ 1,780,950.83	\$ 307.75	0.017%
2037	\$ 2,610,389,210.41	\$ 1,032,669.00	\$ 1,504,403.74	\$ 471,734.74	0.6959	\$ 1,816,569.85	\$ 328.28	0.018%
2038	\$ 2,662,596,994.62	\$ 1,032,669.00	\$ 1,534,491.81	\$ 501,822.81	0.6959	\$ 1,852,901.25	\$ 349.22	0.019%
2039	\$ 2,715,848,934.51	\$ 1,032,669.00	\$ 1,565,181.65	\$ 532,512.65	0.6959	\$ 1,889,959.27	\$ 370.58	0.020%
2040	\$ 2,770,165,913.20	\$ 1,032,669.00	\$ 1,596,485.28	\$ 563,816.28	0.6959	\$ 1,927,758.46	\$ 392.36	0.020%
2041	\$ 2,825,569,231.47	\$ 1,032,669.00	\$ 1,628,414.99	\$ 595,745.99	0.6959	\$ 1,966,313.63	\$ 414.58	0.021%
2042	\$ 2,882,080,616.10	\$ 1,032,669.00	\$ 1,660,983.29	\$ 628,314.29	0.6959	\$ 2,005,639.90	\$ 437.24	0.022%
2043	\$ 2,939,722,228.42	\$ 1,032,669.00	\$ 1,694,202.95	\$ 661,533.95	0.6959	\$ 2,045,752.70	\$ 460.36	0.023%
2044	\$ 2,998,516,672.99	\$ 1,032,669.00	\$ 1,728,087.01	\$ 695,418.01	0.6959	\$ 2,086,667.75	\$ 483.94	0.023%
2045	\$ 3,058,487,006.45	\$ 1,032,669.00	\$ 1,762,648.75	\$ 729,979.75	0.6959	\$ 2,128,401.11	\$ 507.99	0.024%
2046	\$ 3,119,656,746.58	\$ 1,032,669.00	\$ 1,797,901.73	\$ 765,232.73	0.6959	\$ 2,170,969.13	\$ 532.53	0.025%
2047	\$ 3,182,049,881.51	\$ 1,032,669.00	\$ 1,833,859.76	\$ 801,190.76	0.6959	\$ 2,214,388.51	\$ 557.55	0.025%
2048	\$ 3,245,690,879.14	\$ 1,032,669.00	\$ 1,870,536.96	\$ 837,867.96	0.6959	\$ 2,258,676.28	\$ 583.07	0.026%
2049	\$ 3,310,604,696.72	\$ 1,032,669.00	\$ 1,907,947.69	\$ 875,278.69	0.6959	\$ 2,303,849.81	\$ 609.11	0.026%

Table 10: Shiawassee County MSU Extension County Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	MSU Extension Millage Rate	Projected Revenue from Propoerty Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 1,791,851,449.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	0.0757	\$ 135,643.15	\$ -	0.000%
2019	\$ 1,827,688,477.98	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	0.0757	\$ 138,356.02	\$ 1.56	0.001%
2020	\$ 1,864,242,247.54	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	0.0757	\$ 141,123.14	\$ 3.16	0.002%
2021	\$ 1,901,527,092.49	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	0.0757	\$ 143,945.60	\$ 4.78	0.003%
2022	\$ 1,939,557,634.34	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	0.0757	\$ 146,824.51	\$ 6.44	0.004%
2023	\$ 1,978,348,787.03	\$ 1,032,669.00	\$ 1,140,150.02	\$107,481.02	0.0757	\$ 149,761.00	\$ 8.14	0.005%
2024	\$ 2,017,915,762.77	\$ 1,032,669.00	\$ 1,162,953.02	\$130,284.02	0.0757	\$ 152,756.22	\$ 9.86	0.006%
2025	\$ 2,058,274,078.02	\$ 1,032,669.00	\$ 1,186,212.08	\$153,543.08	0.0757	\$ 155,811.35	\$ 11.62	0.007%
2026	\$ 2,099,439,559.58	\$ 1,032,669.00	\$ 1,209,936.32	\$177,267.32	0.0757	\$ 158,927.57	\$ 13.42	0.008%
2027	\$ 2,141,428,350.78	\$ 1,032,669.00	\$ 1,234,135.05	\$201,466.05	0.0757	\$ 162,106.13	\$ 15.25	0.009%
2028	\$ 2,184,256,917.79	\$ 1,032,669.00	\$ 1,258,817.75	\$226,148.75	0.0757	\$ 165,348.25	\$ 17.12	0.010%
2029	\$ 2,227,942,056.15	\$ 1,032,669.00	\$ 1,283,994.10	\$251,325.10	0.0757	\$ 168,655.21	\$ 19.03	0.011%
2030	\$ 2,272,500,897.27	\$ 1,032,669.00	\$ 1,309,673.99	\$277,004.99	0.0757	\$ 172,028.32	\$ 20.97	0.012%
2031	\$ 2,317,950,915.21	\$ 1,032,669.00	\$ 1,335,867.47	\$303,198.47	0.0757	\$ 175,468.88	\$ 22.95	0.013%
2032	\$ 2,364,309,933.52	\$ 1,032,669.00	\$ 1,362,584.81	\$329,915.81	0.0757	\$ 178,978.26	\$ 24.97	0.014%
2033	\$ 2,411,596,132.19	\$ 1,032,669.00	\$ 1,389,836.51	\$357,167.51	0.0757	\$ 182,557.83	\$ 27.04	0.015%
2034	\$ 2,459,828,054.83	\$ 1,032,669.00	\$ 1,417,633.24	\$384,964.24	0.0757	\$ 186,208.98	\$ 29.14	0.016%
2035	\$ 2,509,024,615.93	\$ 1,032,669.00	\$ 1,445,985.91	\$413,316.91	0.0757	\$ 189,933.16	\$ 31.29	0.016%
2036	\$ 2,559,205,108.25	\$ 1,032,669.00	\$ 1,474,905.62	\$442,236.62	0.0757	\$ 193,731.83	\$ 33.48	0.017%
2037	\$ 2,610,389,210.41	\$ 1,032,669.00	\$ 1,504,403.74	\$471,734.74	0.0757	\$ 197,606.46	\$ 35.71	0.018%
2038	\$ 2,662,596,994.62	\$ 1,032,669.00	\$ 1,534,491.81	\$501,822.81	0.0757	\$ 201,558.59	\$ 37.99	0.019%
2039	\$ 2,715,848,934.51	\$ 1,032,669.00	\$ 1,565,181.65	\$532,512.65	0.0757	\$ 205,589.76	\$ 40.31	0.020%
2040	\$ 2,770,165,913.20	\$ 1,032,669.00	\$ 1,596,485.28	\$563,816.28	0.0757	\$ 209,701.56	\$ 42.68	0.020%
2041	\$ 2,825,569,231.47	\$ 1,032,669.00	\$ 1,628,414.99	\$595,745.99	0.0757	\$ 213,895.59	\$ 45.10	0.021%
2042	\$ 2,882,080,616.10	\$ 1,032,669.00	\$ 1,660,983.29	\$628,314.29	0.0757	\$ 218,173.50	\$ 47.56	0.022%
2043	\$ 2,939,722,228.42	\$ 1,032,669.00	\$ 1,694,202.95	\$661,533.95	0.0757	\$ 222,536.97	\$ 50.08	0.023%
2044	\$ 2,998,516,672.99	\$ 1,032,669.00	\$ 1,728,087.01	\$695,418.01	0.0757	\$ 226,987.71	\$ 52.64	0.023%
2045	\$ 3,058,487,006.45	\$ 1,032,669.00	\$ 1,762,648.75	\$729,979.75	0.0757	\$ 231,527.47	\$ 55.26	0.024%
2046	\$ 3,119,656,746.58	\$ 1,032,669.00	\$ 1,797,901.73	\$765,232.73	0.0757	\$ 236,158.02	\$ 57.93	0.025%
2047	\$ 3,182,049,881.51	\$ 1,032,669.00	\$ 1,833,859.76	\$801,190.76	0.0757	\$ 240,881.18	\$ 60.65	0.025%
2048	\$ 3,245,690,879.14	\$ 1,032,669.00	\$ 1,870,536.96	\$837,867.96	0.0757	\$ 245,698.80	\$ 63.43	0.026%
2049	\$ 3,310,604,696.72	\$ 1,032,669.00	\$ 1,907,947.69	\$875,278.69	0.0757	\$ 250,612.78	\$ 66.26	0.026%



Table 11: Shiawassee Council on Aging County Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	County Council on Aging Millage Rate	Projected Revenue from Propoerty Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 1,791,851,449.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	0.4300	\$ 770,496.12	\$ -	0.000%
2019	\$ 1,827,688,477.98	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	0.4300	\$ 785,906.05	\$ 8.88	0.001%
2020	\$ 1,864,242,247.54	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	0.4300	\$ 801,624.17	\$ 17.94	0.002%
2021	\$ 1,901,527,092.49	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	0.4300	\$ 817,656.65	\$ 27.18	0.003%
2022	\$ 1,939,557,634.34	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	0.4300	\$ 834,009.78	\$ 36.60	0.004%
2023	\$ 1,978,348,787.03	\$ 1,032,669.00	\$ 1,140,150.02	\$ 107,481.02	0.4300	\$ 850,689.98	\$ 46.22	0.005%
2024	\$ 2,017,915,762.77	\$ 1,032,669.00	\$ 1,162,953.02	\$ 130,284.02	0.4300	\$ 867,703.78	\$ 56.02	0.006%
2025	\$ 2,058,274,078.02	\$ 1,032,669.00	\$ 1,186,212.08	\$ 153,543.08	0.4300	\$ 885,057.85	\$ 66.02	0.007%
2026	\$ 2,099,439,559.58	\$ 1,032,669.00	\$ 1,209,936.32	\$ 177,267.32	0.4300	\$ 902,759.01	\$ 76.22	0.008%
2027	\$ 2,141,428,350.78	\$ 1,032,669.00	\$ 1,234,135.05	\$ 201,466.05	0.4300	\$ 920,814.19	\$ 86.63	0.009%
2028	\$ 2,184,256,917.79	\$ 1,032,669.00	\$ 1,258,817.75	\$ 226,148.75	0.4300	\$ 939,230.47	\$ 97.24	0.010%
2029	\$ 2,227,942,056.15	\$ 1,032,669.00	\$ 1,283,994.10	\$ 251,325.10	0.4300	\$ 958,015.08	\$ 108.07	0.011%
2030	\$ 2,272,500,897.27	\$ 1,032,669.00	\$ 1,309,673.99	\$ 277,004.99	0.4300	\$ 977,175.39	\$ 119.11	0.012%
2031	\$ 2,317,950,915.21	\$ 1,032,669.00	\$ 1,335,867.47	\$ 303,198.47	0.4300	\$ 996,718.89	\$ 130.38	0.013%
2032	\$ 2,364,309,933.52	\$ 1,032,669.00	\$ 1,362,584.81	\$ 329,915.81	0.4300	\$ 1,016,653.27	\$ 141.86	0.014%
2033	\$ 2,411,596,132.19	\$ 1,032,669.00	\$ 1,389,836.51	\$ 357,167.51	0.4300	\$ 1,036,986.34	\$ 153.58	0.015%
2034	\$ 2,459,828,054.83	\$ 1,032,669.00	\$ 1,417,633.24	\$ 384,964.24	0.4300	\$ 1,057,726.06	\$ 165.53	0.016%
2035	\$ 2,509,024,615.93	\$ 1,032,669.00	\$ 1,445,985.91	\$ 413,316.91	0.4300	\$ 1,078,880.58	\$ 177.73	0.016%
2036	\$ 2,559,205,108.25	\$ 1,032,669.00	\$ 1,474,905.62	\$ 442,236.62	0.4300	\$ 1,100,458.20	\$ 190.16	0.017%
2037	\$ 2,610,389,210.41	\$ 1,032,669.00	\$ 1,504,403.74	\$ 471,734.74	0.4300	\$ 1,122,467.36	\$ 202.85	0.018%
2038	\$ 2,662,596,994.62	\$ 1,032,669.00	\$ 1,534,491.81	\$ 501,822.81	0.4300	\$ 1,144,916.71	\$ 215.78	0.019%
2039	\$ 2,715,848,934.51	\$ 1,032,669.00	\$ 1,565,181.65	\$ 532,512.65	0.4300	\$ 1,167,815.04	\$ 228.98	0.020%
2040	\$ 2,770,165,913.20	\$ 1,032,669.00	\$ 1,596,485.28	\$ 563,816.28	0.4300	\$ 1,191,171.34	\$ 242.44	0.020%
2041	\$ 2,825,569,231.47	\$ 1,032,669.00	\$ 1,628,414.99	\$ 595,745.99	0.4300	\$ 1,214,994.77	\$ 256.17	0.021%
2042	\$ 2,882,080,616.10	\$ 1,032,669.00	\$ 1,660,983.29	\$ 628,314.29	0.4300	\$ 1,239,294.66	\$ 270.18	0.022%
2043	\$ 2,939,722,228.42	\$ 1,032,669.00	\$ 1,694,202.95	\$ 661,533.95	0.4300	\$ 1,264,080.56	\$ 284.46	0.023%
2044	\$ 2,998,516,672.99	\$ 1,032,669.00	\$ 1,728,087.01	\$ 695,418.01	0.4300	\$ 1,289,362.17	\$ 299.03	0.023%
2045	\$ 3,058,487,006.45	\$ 1,032,669.00	\$ 1,762,648.75	\$ 729,979.75	0.4300	\$ 1,315,149.41	\$ 313.89	0.024%
2046	\$ 3,119,656,746.58	\$ 1,032,669.00	\$ 1,797,901.73	\$ 765,232.73	0.4300	\$ 1,341,452.40	\$ 329.05	0.025%
2047	\$ 3,182,049,881.51	\$ 1,032,669.00	\$ 1,833,859.76	\$ 801,190.76	0.4300	\$ 1,368,281.45	\$ 344.51	0.025%
2048	\$ 3,245,690,879.14	\$ 1,032,669.00	\$ 1,870,536.96	\$ 837,867.96	0.4300	\$ 1,395,647.08	\$ 360.28	0.026%
2049	\$ 3,310,604,696.72	\$ 1,032,669.00	\$ 1,907,947.69	\$ 875,278.69	0.4300	\$ 1,423,560.02	\$ 376.37	0.026%

Table 12: Shiawassee County Veterans County Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	Veterans Millage Rate	Projected Revenue from Propoerty Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 1,791,851,449.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	0.1000	\$ 179,185.14	\$ -	0.000%
2019	\$ 1,827,688,477.98	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	0.1000	\$ 182,768.85	\$ 2.07	0.001%
2020	\$ 1,864,242,247.54	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	0.1000	\$ 186,424.22	\$ 4.17	0.002%
2021	\$ 1,901,527,092.49	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	0.1000	\$ 190,152.71	\$ 6.32	0.003%
2022	\$ 1,939,557,634.34	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	0.1000	\$ 193,955.76	\$ 8.51	0.004%
2023	\$ 1,978,348,787.03	\$ 1,032,669.00	\$ 1,140,150.02	\$ 107,481.02	0.1000	\$ 197,834.88	\$ 10.75	0.005%
2024	\$ 2,017,915,762.77	\$ 1,032,669.00	\$ 1,162,953.02	\$ 130,284.02	0.1000	\$ 201,791.58	\$ 13.03	0.006%
2025	\$ 2,058,274,078.02	\$ 1,032,669.00	\$ 1,186,212.08	\$ 153,543.08	0.1000	\$ 205,827.41	\$ 15.35	0.007%
2026	\$ 2,099,439,559.58	\$ 1,032,669.00	\$ 1,209,936.32	\$ 177,267.32	0.1000	\$ 209,943.96	\$ 17.73	0.008%
2027	\$ 2,141,428,350.78	\$ 1,032,669.00	\$ 1,234,135.05	\$ 201,466.05	0.1000	\$ 214,142.84	\$ 20.15	0.009%
2028	\$ 2,184,256,917.79	\$ 1,032,669.00	\$ 1,258,817.75	\$ 226,148.75	0.1000	\$ 218,425.69	\$ 22.61	0.010%
2029	\$ 2,227,942,056.15	\$ 1,032,669.00	\$ 1,283,994.10	\$ 251,325.10	0.1000	\$ 222,794.21	\$ 25.13	0.011%
2030	\$ 2,272,500,897.27	\$ 1,032,669.00	\$ 1,309,673.99	\$ 277,004.99	0.1000	\$ 227,250.09	\$ 27.70	0.012%
2031	\$ 2,317,950,915.21	\$ 1,032,669.00	\$ 1,335,867.47	\$ 303,198.47	0.1000	\$ 231,795.09	\$ 30.32	0.013%
2032	\$ 2,364,309,933.52	\$ 1,032,669.00	\$ 1,362,584.81	\$ 329,915.81	0.1000	\$ 236,430.99	\$ 32.99	0.014%
2033	\$ 2,411,596,132.19	\$ 1,032,669.00	\$ 1,389,836.51	\$ 357,167.51	0.1000	\$ 241,159.61	\$ 35.72	0.015%
2034	\$ 2,459,828,054.83	\$ 1,032,669.00	\$ 1,417,633.24	\$ 384,964.24	0.1000	\$ 245,982.81	\$ 38.50	0.016%
2035	\$ 2,509,024,615.93	\$ 1,032,669.00	\$ 1,445,985.91	\$ 413,316.91	0.1000	\$ 250,902.46	\$ 41.33	0.016%
2036	\$ 2,559,205,108.25	\$ 1,032,669.00	\$ 1,474,905.62	\$ 442,236.62	0.1000	\$ 255,920.51	\$ 44.22	0.017%
2037	\$ 2,610,389,210.41	\$ 1,032,669.00	\$ 1,504,403.74	\$ 471,734.74	0.1000	\$ 261,038.92	\$ 47.17	0.018%
2038	\$ 2,662,596,994.62	\$ 1,032,669.00	\$ 1,534,491.81	\$ 501,822.81	0.1000	\$ 266,259.70	\$ 50.18	0.019%
2039	\$ 2,715,848,934.51	\$ 1,032,669.00	\$ 1,565,181.65	\$ 532,512.65	0.1000	\$ 271,584.89	\$ 53.25	0.020%
2040	\$ 2,770,165,913.20	\$ 1,032,669.00	\$ 1,596,485.28	\$ 563,816.28	0.1000	\$ 277,016.59	\$ 56.38	0.020%
2041	\$ 2,825,569,231.47	\$ 1,032,669.00	\$ 1,628,414.99	\$ 595,745.99	0.1000	\$ 282,556.92	\$ 59.57	0.021%
2042	\$ 2,882,080,616.10	\$ 1,032,669.00	\$ 1,660,983.29	\$ 628,314.29	0.1000	\$ 288,208.06	\$ 62.83	0.022%
2043	\$ 2,939,722,228.42	\$ 1,032,669.00	\$ 1,694,202.95	\$ 661,533.95	0.1000	\$ 293,972.22	\$ 66.15	0.023%
2044	\$ 2,998,516,672.99	\$ 1,032,669.00	\$ 1,728,087.01	\$ 695,418.01	0.1000	\$ 299,851.67	\$ 69.54	0.023%
2045	\$ 3,058,487,006.45	\$ 1,032,669.00	\$ 1,762,648.75	\$ 729,979.75	0.1000	\$ 305,848.70	\$ 73.00	0.024%
2046	\$ 3,119,656,746.58	\$ 1,032,669.00	\$ 1,797,901.73	\$ 765,232.73	0.1000	\$ 311,965.67	\$ 76.52	0.025%
2047	\$ 3,182,049,881.51	\$ 1,032,669.00	\$ 1,833,859.76	\$ 801,190.76	0.1000	\$ 318,204.99	\$ 80.12	0.025%
2048	\$ 3,245,690,879.14	\$ 1,032,669.00	\$ 1,870,536.96	\$ 837,867.96	0.1000	\$ 324,569.09	\$ 83.79	0.026%
2049	\$ 3,310,604,696.72	\$ 1,032,669.00	\$ 1,907,947.69	\$ 875,278.69	0.1000	\$ 331,060.47	\$ 87.53	0.026%

Table 13: Shiawassee Veterans Services County Millage Estimated Impact of DDA Tax Revenue Capture

Year	Projected Taxable Value for Taxing Jurisdiction (@ 2%)	Base Taxable Value within DDA (2018)	Projected Taxable Value within DDA (@2%)	Projected TIF Capture	Veterans Services Millage Rate	Projected Revenue from Propoerty Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue
2018	\$ 1,791,851,449.00	\$ 1,032,669.00	\$ 1,032,669.00	\$ -	0.1994	\$ 357,295.18	\$ -	0.000%
2019	\$ 1,827,688,477.98	\$ 1,032,669.00	\$ 1,053,322.38	\$ 20,653.38	0.1994	\$ 364,441.08	\$ 4.12	0.001%
2020	\$ 1,864,242,247.54	\$ 1,032,669.00	\$ 1,074,388.83	\$ 41,719.83	0.1994	\$ 371,729.90	\$ 8.32	0.002%
2021	\$ 1,901,527,092.49	\$ 1,032,669.00	\$ 1,095,876.60	\$ 63,207.60	0.1994	\$ 379,164.50	\$ 12.60	0.003%
2022	\$ 1,939,557,634.34	\$ 1,032,669.00	\$ 1,117,794.14	\$ 85,125.14	0.1994	\$ 386,747.79	\$ 16.97	0.004%
2023	\$ 1,978,348,787.03	\$ 1,032,669.00	\$ 1,140,150.02	\$ 107,481.02	0.1994	\$ 394,482.75	\$ 21.43	0.005%
2024	\$ 2,017,915,762.77	\$ 1,032,669.00	\$ 1,162,953.02	\$ 130,284.02	0.1994	\$ 402,372.40	\$ 25.98	0.006%
2025	\$ 2,058,274,078.02	\$ 1,032,669.00	\$ 1,186,212.08	\$ 153,543.08	0.1994	\$ 410,419.85	\$ 30.62	0.007%
2026	\$ 2,099,439,559.58	\$ 1,032,669.00	\$ 1,209,936.32	\$ 177,267.32	0.1994	\$ 418,628.25	\$ 35.35	0.008%
2027	\$ 2,141,428,350.78	\$ 1,032,669.00	\$ 1,234,135.05	\$ 201,466.05	0.1994	\$ 427,000.81	\$ 40.17	0.009%
2028	\$ 2,184,256,917.79	\$ 1,032,669.00	\$ 1,258,817.75	\$ 226,148.75	0.1994	\$ 435,540.83	\$ 45.09	0.010%
2029	\$ 2,227,942,056.15	\$ 1,032,669.00	\$ 1,283,994.10	\$ 251,325.10	0.1994	\$ 444,251.65	\$ 50.11	0.011%
2030	\$ 2,272,500,897.27	\$ 1,032,669.00	\$ 1,309,673.99	\$ 277,004.99	0.1994	\$ 453,136.68	\$ 55.23	0.012%
2031	\$ 2,317,950,915.21	\$ 1,032,669.00	\$ 1,335,867.47	\$ 303,198.47	0.1994	\$ 462,199.41	\$ 60.46	0.013%
2032	\$ 2,364,309,933.52	\$ 1,032,669.00	\$ 1,362,584.81	\$ 329,915.81	0.1994	\$ 471,443.40	\$ 65.79	0.014%
2033	\$ 2,411,596,132.19	\$ 1,032,669.00	\$ 1,389,836.51	\$ 357,167.51	0.1994	\$ 480,872.27	\$ 71.22	0.015%
2034	\$ 2,459,828,054.83	\$ 1,032,669.00	\$ 1,417,633.24	\$ 384,964.24	0.1994	\$ 490,489.71	\$ 76.76	0.016%
2035	\$ 2,509,024,615.93	\$ 1,032,669.00	\$ 1,445,985.91	\$ 413,316.91	0.1994	\$ 500,299.51	\$ 82.42	0.016%
2036	\$ 2,559,205,108.25	\$ 1,032,669.00	\$ 1,474,905.62	\$ 442,236.62	0.1994	\$ 510,305.50	\$ 88.18	0.017%
2037	\$ 2,610,389,210.41	\$ 1,032,669.00	\$ 1,504,403.74	\$ 471,734.74	0.1994	\$ 520,511.61	\$ 94.06	0.018%
2038	\$ 2,662,596,994.62	\$ 1,032,669.00	\$ 1,534,491.81	\$ 501,822.81	0.1994	\$ 530,921.84	\$ 100.06	0.019%
2039	\$ 2,715,848,934.51	\$ 1,032,669.00	\$ 1,565,181.65	\$ 532,512.65	0.1994	\$ 541,540.28	\$ 106.18	0.020%
2040	\$ 2,770,165,913.20	\$ 1,032,669.00	\$ 1,596,485.28	\$ 563,816.28	0.1994	\$ 552,371.08	\$ 112.42	0.020%
2041	\$ 2,825,569,231.47	\$ 1,032,669.00	\$ 1,628,414.99	\$ 595,745.99	0.1994	\$ 563,418.50	\$ 118.79	0.021%
2042	\$ 2,882,080,616.10	\$ 1,032,669.00	\$ 1,660,983.29	\$ 628,314.29	0.1994	\$ 574,686.87	\$ 125.29	0.022%
2043	\$ 2,939,722,228.42	\$ 1,032,669.00	\$ 1,694,202.95	\$ 661,533.95	0.1994	\$ 586,180.61	\$ 131.91	0.023%
2044	\$ 2,998,516,672.99	\$ 1,032,669.00	\$ 1,728,087.01	\$ 695,418.01	0.1994	\$ 597,904.22	\$ 138.67	0.023%
2045	\$ 3,058,487,006.45	\$ 1,032,669.00	\$ 1,762,648.75	\$ 729,979.75	0.1994	\$ 609,862.31	\$ 145.56	0.024%
2046	\$ 3,119,656,746.58	\$ 1,032,669.00	\$ 1,797,901.73	\$ 765,232.73	0.1994	\$ 622,059.56	\$ 152.59	0.025%
2047	\$ 3,182,049,881.51	\$ 1,032,669.00	\$ 1,833,859.76	\$ 801,190.76	0.1994	\$ 634,500.75	\$ 159.76	0.025%
2048	\$ 3,245,690,879.14	\$ 1,032,669.00	\$ 1,870,536.96	\$ 837,867.96	0.1994	\$ 647,190.76	\$ 167.07	0.026%
2049	\$ 3,310,604,696.72	\$ 1,032,669.00	\$ 1,907,947.69	\$ 875,278.69	0.1994	\$ 660,134.58	\$ 174.53	0.026%

*EXHIBIT A: Description of the DDA Development District Boundaries*

Note: The following description was prepared with tax or deed descriptions as available online and other limited information.

Part of the South Half of the Southeast Quarter of Section 26 and part of the Northeast Quarter of Section 35, all in Township 6 North, Range 3 East, Village of Bancroft, County of Shiawassee, State of Michigan, more particularly described as follows:

Beginning at the northwest corner of said South Half of the Southeast Quarter of Section 26; thence east along the north line of said South Half of the Southeast Quarter to the southwesterly line of a +/-0.9-acre parcel of land identified as Parcel number 011-72-014-000; thence the following two (2) courses along the boundary lines of said parcel of land identified as Parcel number 011-72-014-000;

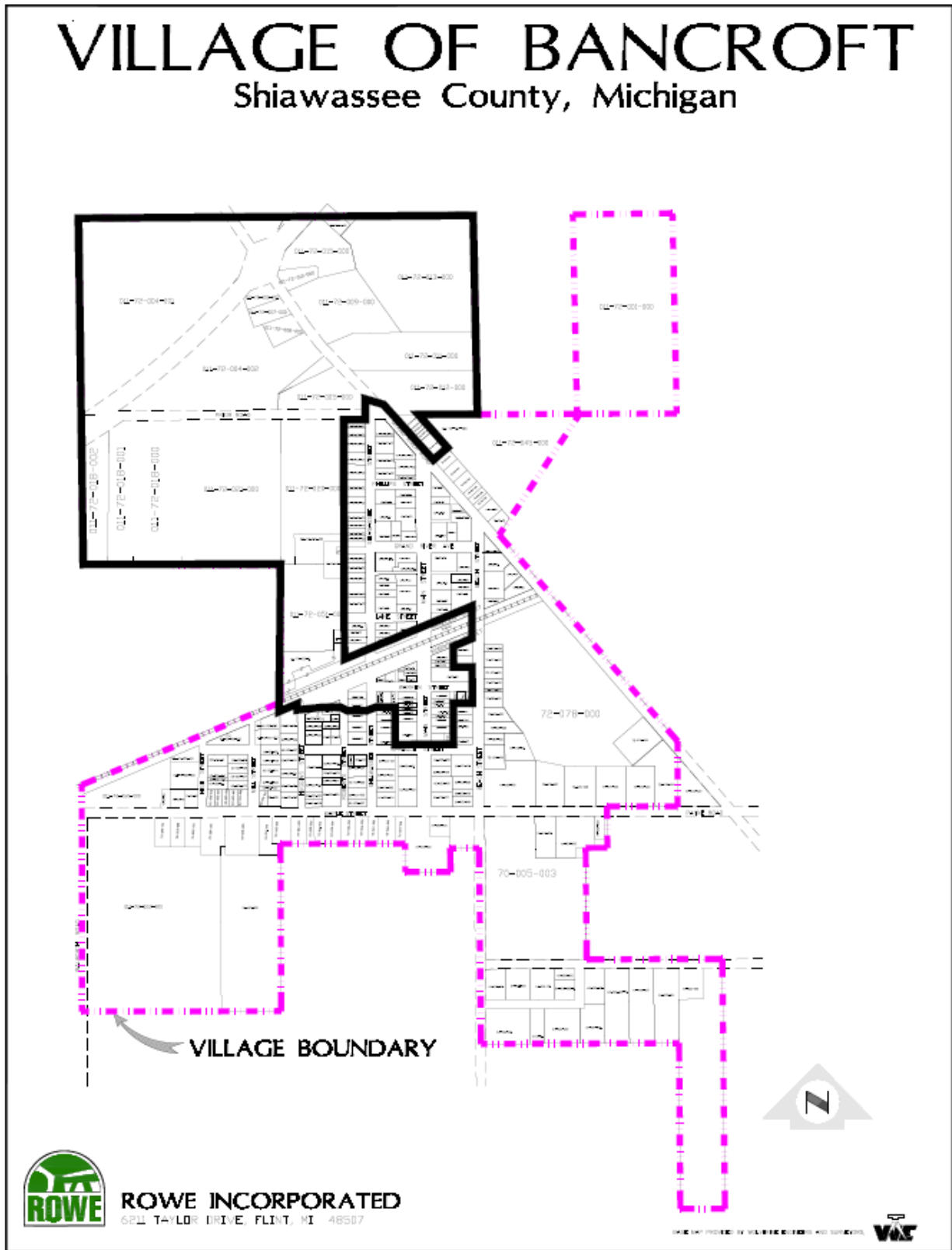
- 1) southeasterly along the southwesterly line of said parcel to the most southerly corner of said parcel;
- 2) northeasterly along the southeasterly line of said parcel and continuing along the southeasterly line of a parcel of land identified as Parcel number 011-26-400-002 to said north line of the South Half of the Southeast Quarter of Section 26;

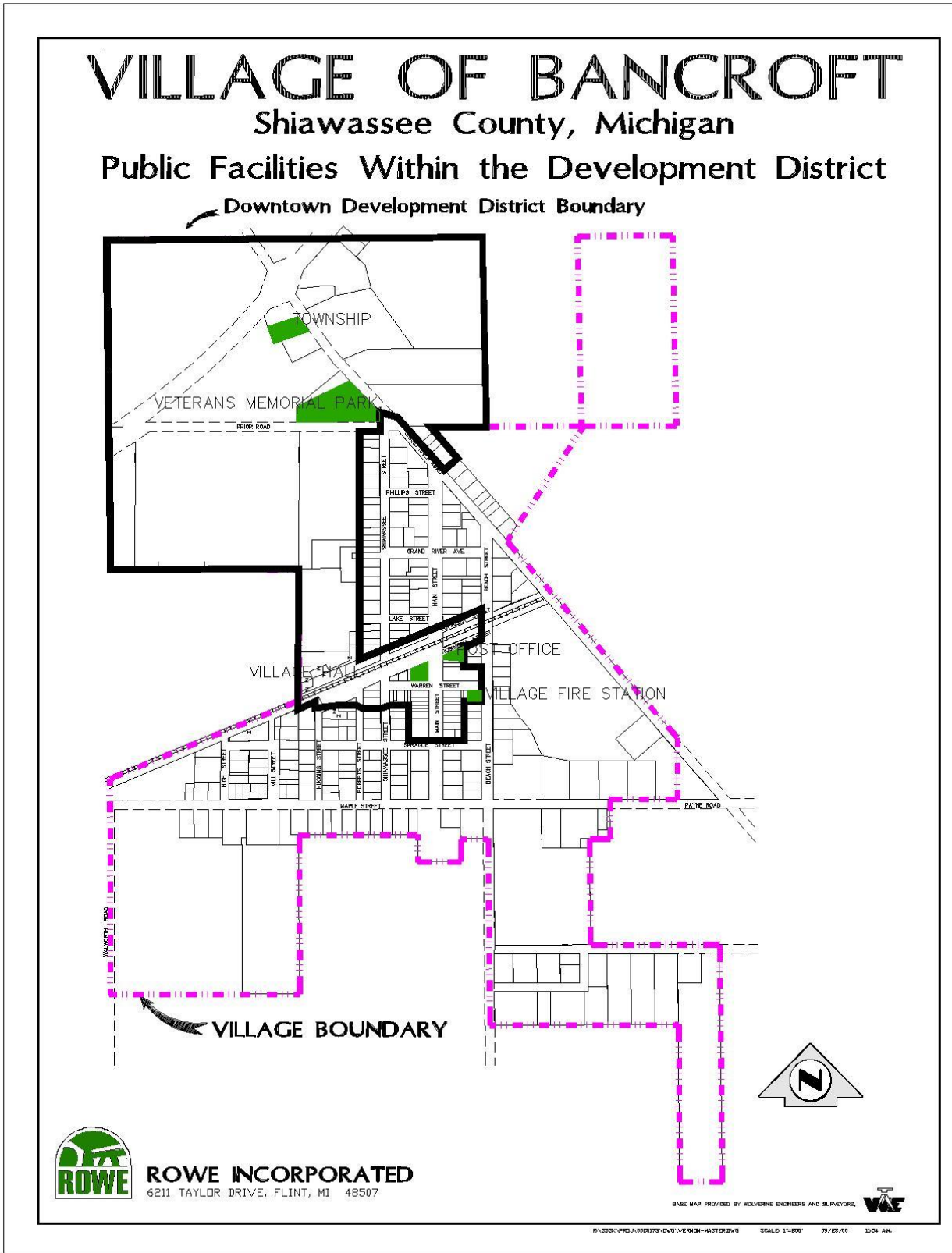
thence east along said north line to the northeast corner of said South Half of the Southeast Quarter of Section 26; thence south along the east line of said South Half of the Southeast Quarter of Section 26 to the Southeast corner of Section 26; thence west along the section line common to Section 26 and Section 35 to the northeast corner of a parcel of land identified as Parcel number 011-72-044-000, which corner is 166+/- feet east of the northeasterly right of way line of Grand River Road; thence southeasterly parallel with and 125 feet northeasterly of said northeasterly right of way line 293+/- feet to the most easterly corner of a parcel of land identified as Parcel number 011-72-041-000; thence southwesterly along the southeasterly line of said parcel of land identified as Parcel number 011-72-041-000 a distance of 158+/- feet to a point that is 33 feet southwesterly of said northeasterly right of way line; thence northwesterly 33 feet southwesterly of and parallel with said northeasterly right of way line to the northerly extension of the westerly right of way line of North Shiawassee Street; thence southerly along said northerly extension and said westerly right of way line to said section line common to Section 26 and Section 35; thence west along said section line to the northerly extension of the westerly line of a vacated, platted alley that was 20 feet in width on the plat of the Original Town of Bancroft; thence south along said northerly extension and said westerly line of a vacated, platted alley and crossing all intersecting streets to a point that is 100 feet northerly of the centerline of the Grand Trunk Western Railroad northerly track; thence northeasterly parallel with and 100 feet northerly of said centerline of the Grand Trunk Western Railroad northerly track, crossing all intersecting streets, to the westerly right of way line of North Beach Street; thence south along said westerly right of way line, crossing said Grand Trunk Western Railroad and all intersecting streets, to the northeast corner of Lot 1, Block 9, Original Plat of the Village of Bancroft; thence southwesterly along the northwesterly line of said Lot 1 to the northwest corner of said Lot 1; thence south along the east right of way line of the platted alley shown on said Original Plat of the Village of Bancroft to the southwest corner of Lot 3, Block 9, of said Original Plat of the Village of Bancroft; thence east along the south line of said Lot 3 to the southeast corner of said Lot 3; thence south along the west right of way line of Beach Street, crossing all intersecting streets, to the northeast corner of the south half of Lot 2, Block 10, of said Original Plat of the Village of Bancroft; thence west along the north line of said south half of Lot 2 to the northwest corner of said south half of Lot 2; thence south along the east right of way line of the platted alley shown on said Original Plat of the Village of Bancroft to the north right of way line of Sprague Street; thence west along the north right of way line of said Sprague Street, crossing all streets and alleys, to the southeast corner of Lot 8, Block 11, of said Original Plat of the Village of Bancroft; thence north along the west right of way line of the platted alley shown on said Original Plat of the Village of Bancroft to the northeast corner of Lot 12, said Block 11, Original Plat of the Village of Bancroft; thence west along the north line of said Lot 12 and the westerly extension of the north line of said Lot 12 to a point that is 33 feet west of the east right of way line of Shiawassee Street; thence south parallel with and 33 feet west of said

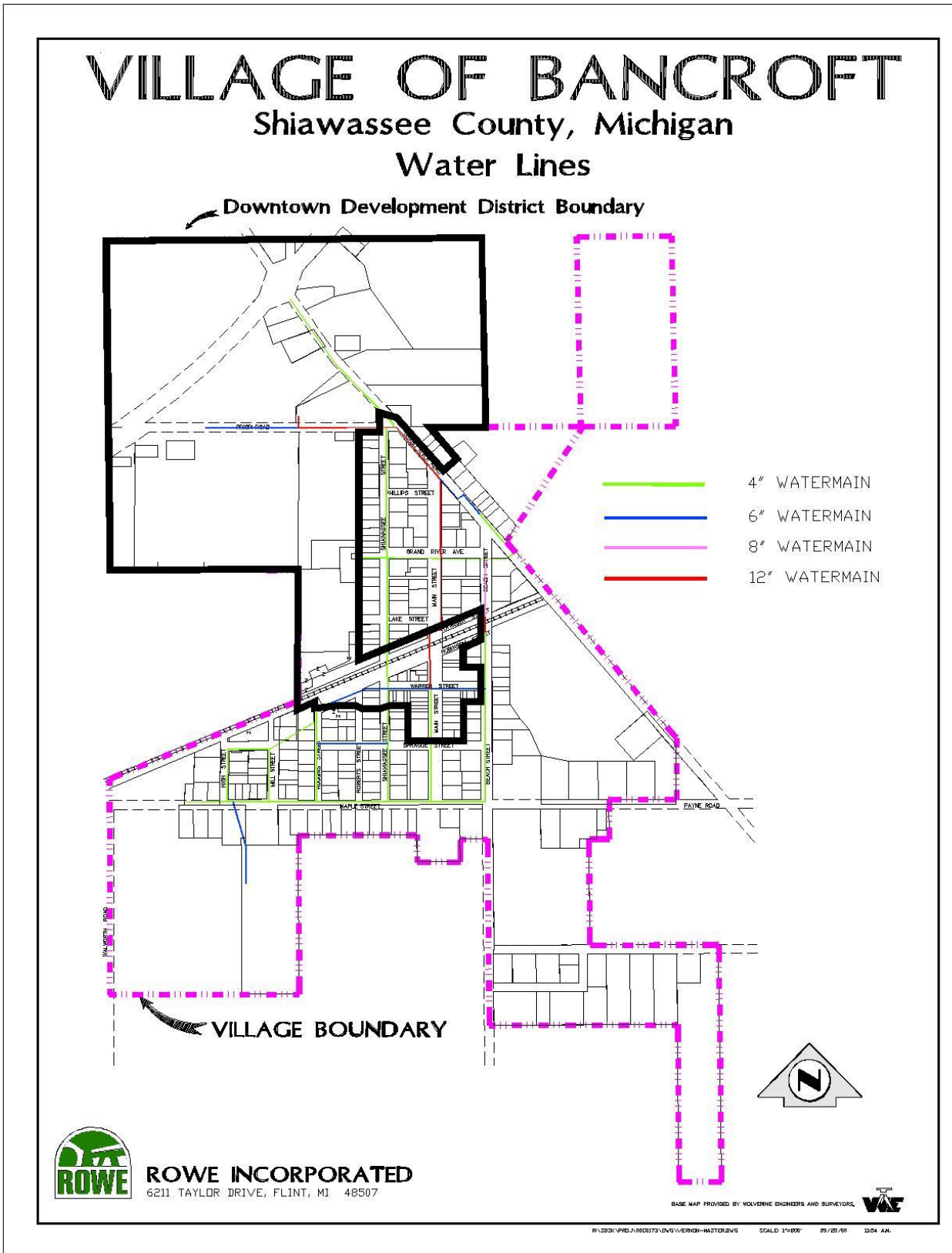
east right of way line to the easterly extension of the south line of the north half of Lot 3, Block 12, Original Plat of the Village of Bancroft; thence west along said easterly extension, said south line and the westerly extension of the south line of said north half of Lot 3 to a point that is 33 feet west of the east right of way line of Roberts Street; thence north parallel with and 33 feet west of said east right of way line to the easterly extension of the north line of Lot 2, Block 3, N G Phillips' Second Addition; thence west along said easterly extension, the north line of said Lot 2 and the westerly extension of said Lot 2, Block 3, to the east line of Lot 2, Block 5, N G Phillips' Second Addition; thence north along said east line to the northeast corner of said Lot 2, Block 5; thence southwesterly along the northwesterly line of said Lot 2, Block 5, to the northwest corner of said Lot 2, Block 5 on the west line of the East Half of the Northeast Quarter of said Section 35; thence north along said west line to the south line of the North 30 acres of the Northwest Quarter of said Northeast Quarter of Section 35; thence west along said south line to the east line of the West 15 acres of said North 30 acres; thence north along said east line of the West 15 acres to the southeasterly right of way line of Lansing Road; thence northwesterly to the intersection of the northwesterly right of way line of Lansing Road and the westerly line of the South Half of the Southeast Quarter of Section 26; thence north along said westerly line to the Point of Beginning.



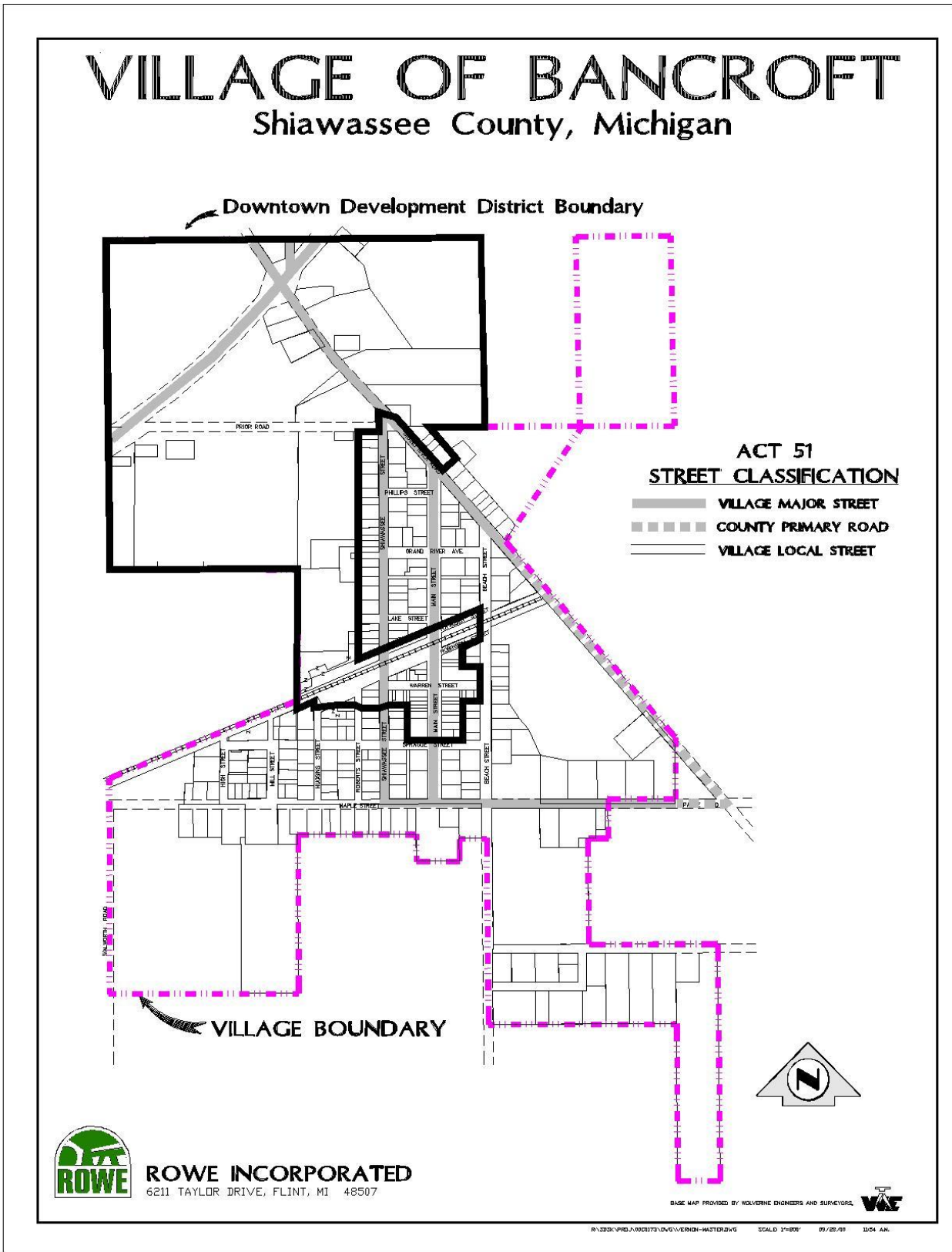
EXHIBIT B: Map of the DDA Development District Boundaries

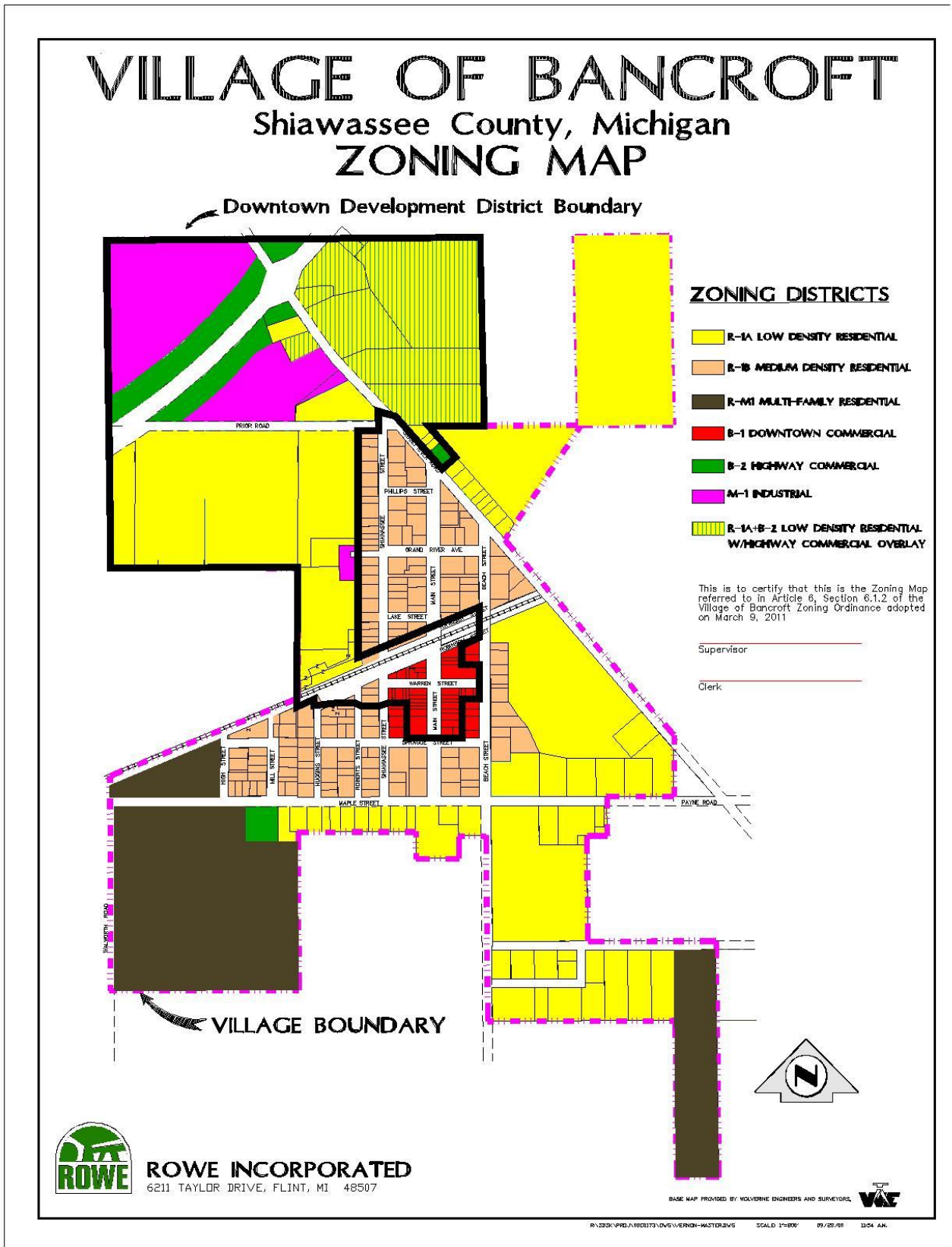


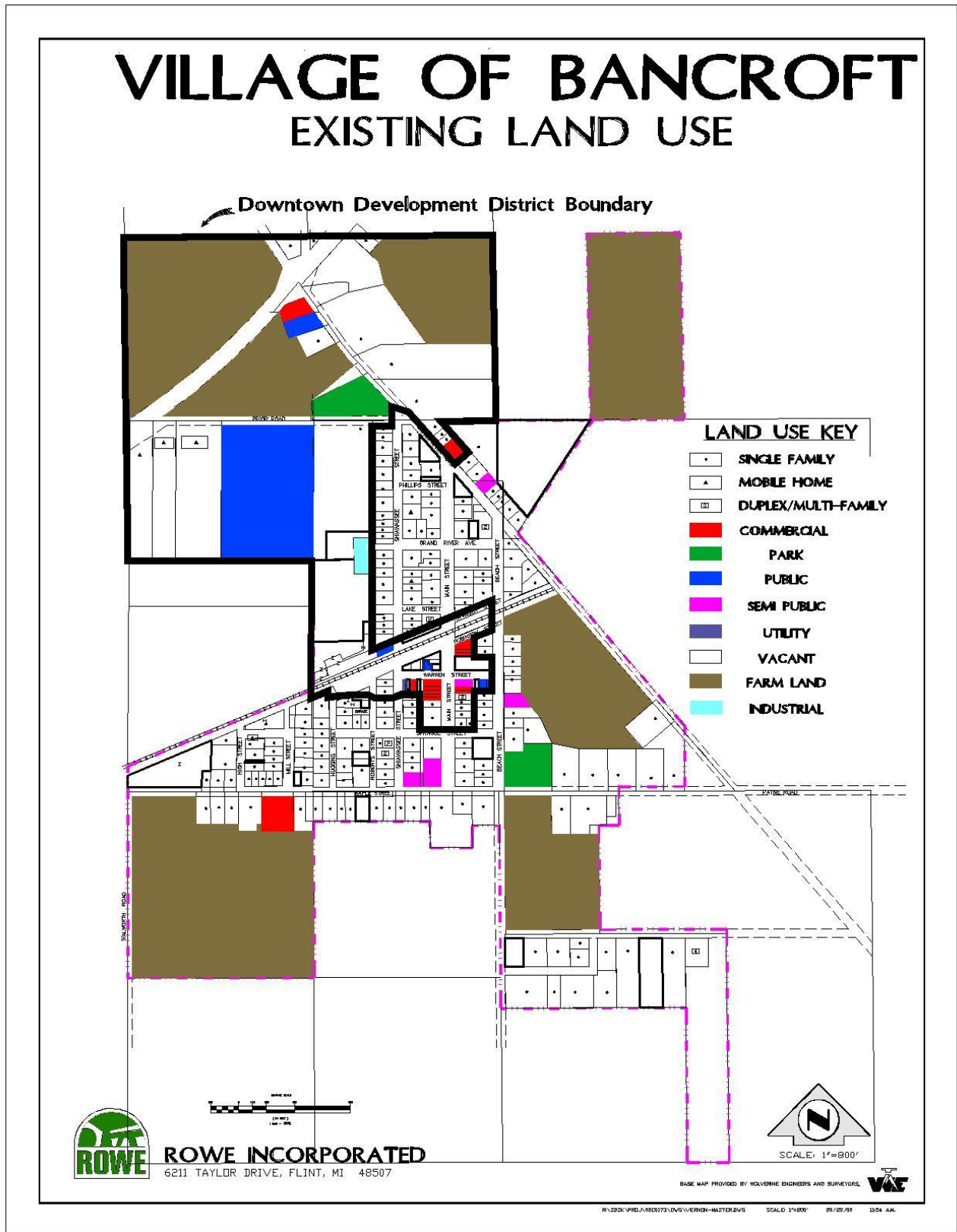


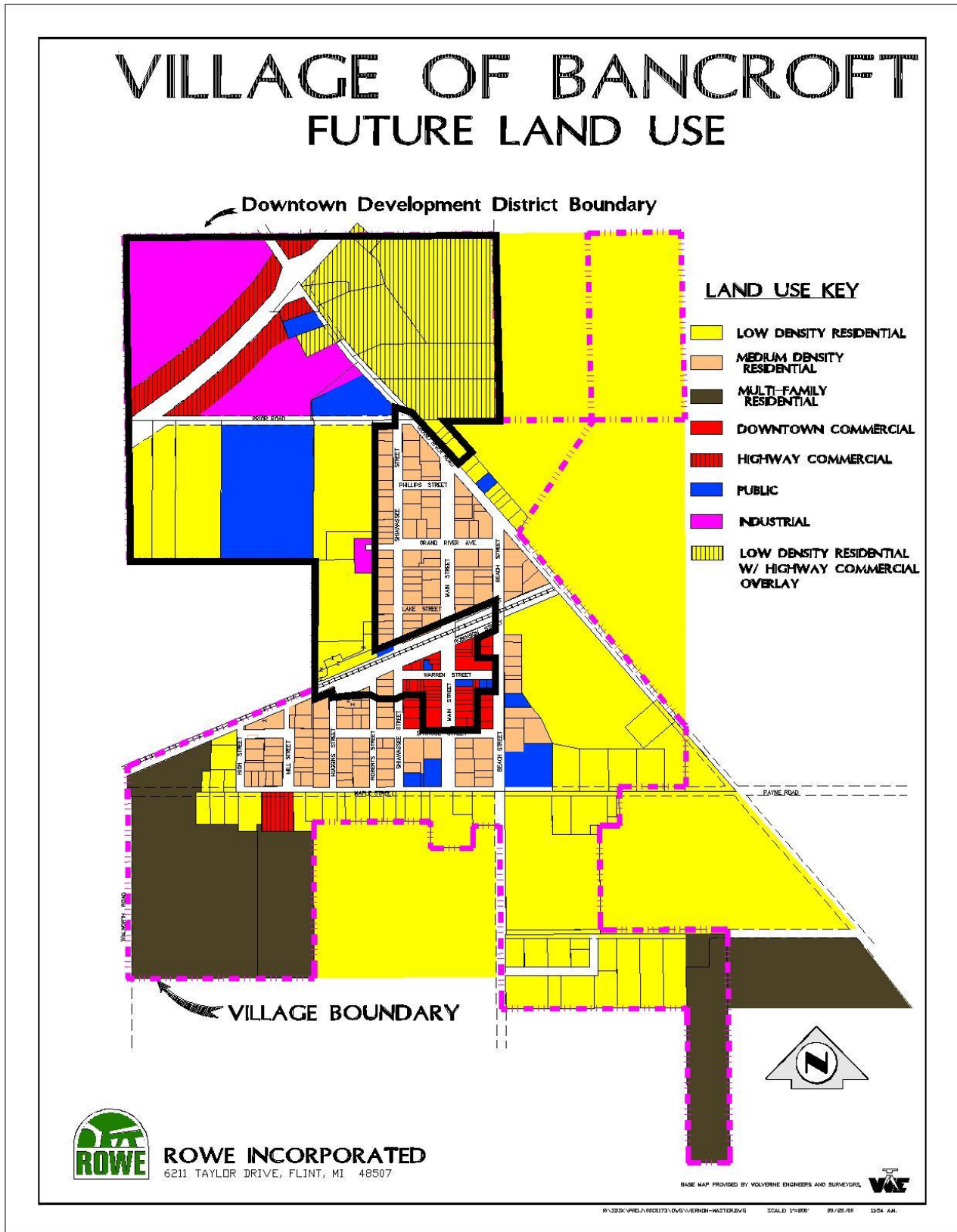














VILLAGE OF BANCROFT  
ORDINANCE NO: 295-19  
(Enacted January 9, 2019)

**AN ORDINANCE APPROVING DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLANS FOR BANCROFT DOWNTOWN DEVELOPMENT AUTHORITY**

RECITALS

**WHEREAS**, proposed Tax Increment Finance Plan and Downtown Development Plan (hereinafter collectively referred to as the “Plans”) for the development area within the downtown district established pursuant to Act 197 of the Public Acts of 1975 (hereafter, the “former DDA Act”), and pursuant to the Village of Bancroft Ordinance No. 290-17, enacted August 9, 2017, was prepared by the Village of Bancroft’s Downtown Development Authority (hereafter, the “Bancroft DDA”); and

**WHEREAS**, the State of Michigan enacted Public Act 57 of 2018, the Recodified Tax Increment Financing Act (hereafter “Recodified TIF Act”), being Michigan Compiled Law (“MCL”) 125.4101 et al, which took effect on January 1, 2019 and replaces the former DDA Act, and

**WHEREAS**, the proposed Tax Increment Finance and Downtown Development Plans have been recommended by the Bancroft DDA; and

**WHEREAS**, an opportunity was provided for both Plans to be reviewed with the other area taxing authorities in accordance with the former DDA Act and the Recodified TIF Act; and

**WHEREAS**, the Village Council passed a resolution on December 17, 2018 setting a public hearing on the proposed Plans, to be held before the Village of Bancroft Council on Wednesday, January 9, 2019 at 7:00 p.m. in the Village offices at 120 Warren Street, Bancroft, Michigan to accept public comment on the proposed Plans; and

**WHEREAS**, Notice of said public hearing has heretofore been given in accordance the former Act, including but not limited to:

- a. The first newspaper of general circulation in the community, publication was on December 20, 2018 in the Argus-Press of Owosso;
- b. The second publication in a newspaper of general circulation in the community was January 8, 2019 in the Argus-Press of Owosso;
- c. Certified mail sent to each taxing jurisdiction on December 20, 2018 with an executed receipt showing delivery;
- d. Notice to each property tax owner in the proposed development area by regular mail on December 20, 2018;
- e. Posting on December 19, 2018 in at least 20 conspicuous and public places around the Village as required; and

**WHEREAS**, the Council has carefully considered the Tax Increment Finance and Downtown Development Plans, the statements and ideas expressed at the public hearing and any

recommendations received by the Council.

**THE VILLAGE OF BANCROFT ORDAINS:**

**SECTION 1.** The Village of Bancroft Council hereby expressly finds that:

- 1.1 The Tax Increment Finance and Downtown Development Plans both constitute a public purpose; and
- 1.2 The Tax Increment Finance and Downtown Development Plans meet the requirements set forth in MCL 125.4217 (2) of the Recodified TIF Act; and
- 1.3 The Tax Increment Finance and Downtown Development Plan Amendment meets the requirement set forth in MCL 125.4214 of the Recodified TIF Act; and
- 1.4 The proposed method of financing the development is feasible, and the Authority has the ability to arrange the financing; and
- 1.5 The development is reasonable and necessary to carry out the purpose of the Plans and the Ordinance creating the DDA.
- 1.6 The land included within the development are to be acquired is reasonably necessary to carry out the purposes of the Plans and the Ordinance creating the DDA in an efficient and economically satisfactory manner.
- 1.7 The development plan is in reasonable accord with the Master Plan of the Village of Bancroft; and
- 1.8 Public services, such as fire and police protection and utilities, if any, are, or will be, adequate to service the project area; and
- 1.9 Changes in zoning, streets, intersections, and utilities are reasonably necessary for the project and the Village of Bancroft, and
- 1.10 The Tax Increment Financing and Downtown Development Plans have been recommended by the Downtown Development Authority, no recommendation being required by the Downtown Area Citizen's Council as the development area does not qualify for same and said Council, if it did qualify, has failed to form: and
- 1.11 The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this Act in an efficient and economically satisfactory manner, and;
- 1.12 The tax increment financing plan and the development plan project recommendations and development area district boundary are reasonable and necessary to carry out the purposes of the Public Act forming downtown

development authorities.

**SECTION 2.** If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Village of Bancroft declares that it would have passed this ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses and phrases be declared unconstitutional.

**SECTION 3.** This Ordinance and the related rules, regulations, provisions, requirements, orders and matters established shall take effect immediately upon publication, except any penalty provisions which shall take effect twenty (20) days after publication, pursuant to MCL 66.1; MSA 5.1271.

**SECTION 4.** Repealer - All Ordinances or parts of Ordinances in conflict with this Ordinance are repealed only to the extent necessary to give all provisions of this Ordinance full effect.

Motion by: Ann Miller Second by: Kevin Bible

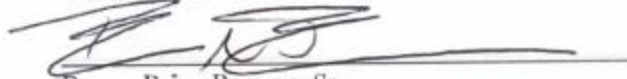
Adopted at a regular Meeting of the Village Council held on the 9<sup>th</sup> day of January, 2019.

YEAS: Ann Miller, Robin Miller, Kevin Bible, Tamie Terpening, Linda Fuller, Michael St. Louis, Brian Barnum

NAYS: None

ABSENT: None

VILLAGE OF BANCROFT



By: Brian Barnum, Sr.  
Its: Village President

**Certification**

I certify that the above is a true and complete copy of Ordinance No. 295-19 adopted by the Village Council at a Meeting held on the 9<sup>th</sup> day of January, 2019 and published in the Argus press Newspaper, a paper of local circulation, on February 20<sup>th</sup>, 2019.

  
Ashley Goodrich, Village Clerk

Drafted by:  
Christopher S. Johnson (P-58746)  
Gormley & Johnson Law Offices, PLC  
Attorneys for Village of Bancroft  
101 East Grand River  
Fowlerville, Michigan 48836  
517.223.3758