

# Charter Township of Grand Blanc

## Development Plan and Tax Increment Financing Plan



Adopted by the DDA Board: February 19, 2019

Adopted by the Township Board: April 11, 2019





# Charter Township of Grand Blanc

Charter Township of Grand Blanc Downtown Development Authority

Grand Blanc Township, Genesee County, Michigan

April 11, 2019

## ***List of Officials***

### **Downtown Development Authority Board**

1. Nick George, Chairperson
2. Jim Tubbs, Vice Chairperson
3. Win Cooper, Secretary
4. Joy Finkenbiner, Treasurer
5. Scott Bennett, Township Supervisor
6. Robert Brundle
7. Jeff Gary
8. Doug King
9. Dave Steiner

### **Township Board**

1. Scott Bennett, Supervisor
2. Cathy Lane, Clerk
3. Earl Guzak, Treasurer
4. Lonnie Adkins, Trustee
5. Al Mansour, Trustee
6. Joe Massey, Trustee
7. Ken Thomas, Trustee

Created with the assistance of:

ROWE Professional Services Company

540 S. Saginaw Street, Suite 200

Flint, MI 48502



**ROWE PROFESSIONAL  
SERVICES COMPANY**





# Table of Contents

Introduction .....	1
Development Plan.....	3
Criteria for Establishing a DDA .....	4
Development Plan Requirements .....	4
DDA Location .....	4
Existing Infrastructure and Land Use .....	4
DDA Improvements .....	8
Land Use Changes in the DDA District .....	12
DDA Sale/Lease of Property .....	12
Proposed Zoning Change .....	13
Development Financing.....	13
Sale or Lease of Property – Designation of Persons.....	13
Sale or Lease of Property – Procedure .....	13
Displaced Persons .....	13
Relocation Procedure.....	13
Relocation Cost.....	13
Compliance with PA 227 of 1972 .....	14
Other Material.....	14
Tax Increment Financing Plan .....	15
Why This Plan Will Result in the Development of Captured Assessed Value Which Could Not Otherwise be Expected .....	16
Determination of Initial Assessed Value.....	16
Detailed Explanation of Tax Increment Financing Procedure .....	16
Maximum Amount of Bonded Indebtedness to be Incurred .....	17
The Duration of the Program.....	17
Compliance with Section 15 of Act No. 197, Public Acts of Michigan, 1975, as Amended .....	17
Estimated Impact of Tax Increment Financing of all Taxing Jurisdictions .....	17
Portion of the Captured Assessed Value Intended to be Used by the DDA.....	18
Appendix .....	19

## **List of Figures**

Figure 1: Intersection of Baldwin Road and Saginaw Street .....	1
Figure 2: Intersection of Holly Road and Baldwin Road .....	1
Figure 3: Water tower along Holly Road .....	4
Figure 4: Wayfinding Sign on Baldwin Road .....	5
Figure 5: Village Tech Concept Drawing .....	10
Figure 6: From the Supplemental Master Plan Amendment the Thoroughfare Plan .....	10
Figure 7: Design features desired within the Tech Village Concept Plan .....	11

## **List of Exhibits**

EXHIBIT A Legal Description of the DDA Boundaries .....	19
EXHIBIT B Map of DDA Boundaries .....	20
EXHIBIT C Location of Public Facilities within DDA District .....	21
EXHIBIT D Water Lines Map .....	22
EXHIBIT E Sanitary Sewer Lines Map .....	23
EXHIBIT F Storm Sewer Lines Map .....	24
EXHIBIT G Road Classification Map .....	25
EXHIBIT H Zoning Map .....	26
EXHIBIT I Existing Land Use Map .....	27
EXHIBIT J Future Land Use Map .....	28
EXHIBIT K 2018 Tax Increment Role DDA .....	29
EXHIBIT L Estimated Capture for Grand Blanc Charter Township DDA (30 Years) .....	40
EXHIBIT M Assumptions Used in Estimating Impact of TIF on Taxing Jurisdictions .....	41
EXHIBIT N Estimated Impact of Tax Increment Financing on Grand Blanc Charter Township .....	42
EXHIBIT O Estimated Impact of Tax Increment Financing Genesee County .....	43
EXHIBIT P Estimated Impact of Tax Increment Financing on MTA .....	44
EXHIBIT Q Estimated Impact of Tax Increment Financing on Genesee District Library .....	44
EXHIBIT R Estimated Impact of Tax Increment Financing Mott Community College .....	45
EXHIBIT S Estimated Impact of Tax Increment Financing on Genesee County Veterans .....	46
EXHIBIT T Estimated Impact of Tax Increment Financing on MSU Extension .....	48
EXHIBIT U Estimated Impact of Tax Increment Financing on Genesee County Animal Control .....	49
EXHIBIT V Estimated Impact of Tax Increment Financing on Flint Cultural Center .....	50
EXHIBIT W Estimated Impact of Tax Increment Financing on Bishop Airport .....	51
EXHIBIT X General Ordinance .....	52

# Introduction

Grand Blanc Township Downtown Development Authority (DDA) district is located at the major commercial center of the township. There are some areas in this district of established industrial businesses such as Magna, Acument Global Technologies, and Burgaflex North America primarily located along Holly Road south of Baldwin, medical centers like Ascension Genesys Hospital along Holly Road north of Baldwin Road, and general commercial establishments primarily along Baldwin Road. The projects proposed within the Development Plans include reducing water and sewer capital fees for new construction, develop a transportation plan, develop a technical training facility, develop a road plan, and storm water management plans.



*Figure 1: Intersection of Baldwin Road and Saginaw Street*

The main purpose behind the development of this DDA district is to improve the commercial, industrial, and medical businesses within the Township's central business area. The listed improvement projects will assist the Township in making this area more competitive to draw in businesses and be an asset to the region.



*Figure 2: Intersection of Holly Road and Baldwin Road*

The DDA district boundaries are shown on EXHIBIT B following the legal description, located in the Appendix 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.





# 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 Charter Township of Grand Blanc DDA. In establishing a DDA, the Act states the following:

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

## **Development Plan Requirements**

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

### **DDA Location**

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

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

The DDA district can be generally described as south of I-75 between Timberline Drive and Holly Road, down to properties that have frontage along Baldwin Road; properties with frontage along Holly Road from I-75 to Ray Road; properties with frontage along Baldwin Road from Holly Road to Saginaw Street excluding the Brookdale Grand Blanc, The Preserve, and the Gateway of Grand Blanc residential communities; properties with frontage along Gainey Road; properties with frontage north of Baldwin Road along the west side of Saginaw Street to parcel address 9490 S. Saginaw Street plus the two properties north of this address; properties with frontage along Saginaw Street south of Baldwin on the west side until the fourth property after the property addressed 100096 S. Saginaw Street and on the east side until the second property after the property addressed 10055 S. Saginaw Street.

### **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 three public facilities located within the DDA district as shown in the Appendix as EXHIBIT C. There are two water towers; one near New Tech Drive and the other along Holly Road. Both are located south of Baldwin Road. The newest fire station #3 is located at 3313 East Baldwin Road near Health Park Boulevard.



Figure 3: Water tower along Holly Road

Grand Blanc Township has water utilities located throughout the DDA district as shown in the Appendix as EXHIBIT D. There are six different sizes of water main through the DDA district which include: 4-, 6-, 8-, 10-, 12-, and 16-inch. Along the Baldwin Road corridor, the main water line is 16-inch. The water line along Holly Road is 12-inch. The water line along Saginaw Street south of Baldwin is 16-inch and north of Baldwin is 12-inch. Within the medical center along Pollock Road, Health Park Boulevard, and Gainey Drive are 12-inch water lines to have capacity for many of the existing facilities in the area. There are several locations along the water lines with hydrants and water valves.

As shown in the Appendix as EXHIBIT E, there are also sanitary sewer utilities located within the DDA district. There are also four lift stations: one located at the intersection of Woodridge Drive and Holly Road, another located at the intersection of Gainey Drive and Baldwin Road, a third at the end of Gainey Drive, and the fourth just before New Tech Drive and Baldwin Road. These facilities help to maintain the pressurized sanitary sewer lines in those areas. There is sanitary sewer access along most of the major roadways, with a few easements for sanitary sewer going through several pieces of private property.

There are scattered storm water utilities in the DDA district that include catch basins, storm water manholes, and storm water gravity main lines as shown in the Appendix as EXHIBIT F. Storm water facilities are primarily located around the Ascension Genesys Hospital and surrounding medical campus, from Woodbridge Drive down Holly Road to Baldwin Road, surrounding Gainey Drive, and located within the neighboring residential developments not located within the DDA district.

There are primarily four different roadway classifications within the DDA district as shown in the Appendix as EXHIBIT G. Regional arterial roadways are characterized as handling long-distance travel/mobility range, with little local traffic, and has complete access control with designated on and off ramps. Arterial roadways are characterized as moderate distance of traffic, with less traffic counts as regional arterial roadways. Collector roadways are utilized to funnel traffic from local roads to arterial networks. The “local road” classification is characterized as short trips for people who usually live or work in the area with high access to entrances and exists to other roadways or establishments. Interstate I-75 goes through the DDA district and would be classified as a regional arterial. Holly Road north of Baldwin Road is classified as an arterial. A majority of the roads in the DDA district are collectors which include Pollock Road, Baldwin Road, Halsey Road, Ray Road, and Holly Road south of Baldwin. The remainder of the roads are classified as local roads such as Health Park Boulevard, Gainey Drive, and New Tech Drive.



Figure 4: Wayfinding Sign on Baldwin Road

The zoning districts permit a variety of uses in each district. There are 13 different zoning districts in the DDA district

**Table 1: Residential Zoning District Classifications**

**RE Rural Estate Residential-** This district is intended to promote the development of low-density large lot residential development in order to promote the preservation of existing natural features to maintain the Township's rural character.

**R-1 Single Family Residential-** This district is intended to provide for predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents of the district.

**R-2 Single Family Residential-** This district is intended to provide for predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents of the district.

**MDM Medium Density Multiple Family-** This district is intended to permit attached mid-rise dwelling units.

out of the 22 zoning districts identified in the Township Zoning Ordinance. The map in the Appendix as EXHIBIT H shows the zoning districts located within the DDA district. In Table 1: Residential Zoning District Classifications are purpose statements for the residential zoning districts within the DDA district. There are two groups of properties in the RE zoning district located on the southwest side of the DDA district along Baldwin Road. The first group is south of Baldwin Road from the western limit of the DDA district to four properties east of Halsey Road. The second group is located at the intersection of Baldwin and I-75. The R-1 single family homes are located on the north side of Baldwin Road between approximately New Tech Drive to

Saginaw Street excluding the four lots closest to the intersection. The R-2 single family homes are located on the south side of Pollock Road from the western part of the DDA district to the medical center development. A second group of R-2 zoned properties are located north of I-75 along the freeway along Creekside Village Subdivision. There are three locations for the MDM zoning district. One is located on the west side of the DDA along Baldwin Road called the Abbey Park Assisting Living Facilities. Another area is in the middle of the DDA district located just north of I-75. The last location is on the east boundary of the DDA district south of Baldwin Road.



The purpose statements for the office and zoning district are in Table 2: Office Zoning District Classifications. There are four primary office/commercial districts within the DDA district. There are two locations within the OS district. One is near the intersection of Holly Road and Baldwin Road. The second location is on the most northeast side of the DDA district along Saginaw Street. The NC zoning district is in three locations: along Holly Road north of Baldwin Road, at the northeast corner of the intersection of I-75 and Baldwin Road, and down Saginaw Street from the northwest corner of Baldwin Road and south of Baldwin Road just before Woodfield Parkway. The central location for the GC zoning district is at the intersection of I-75, Pollock Road, and Holly Road. The HCD district is located on the northwest side of the DDA district between Holly Road, Baldwin Road, I-75, and the western boundary of the DDA district.

**Table 2: Office Zoning District Classifications**

**OS Office Service-** This district is designed to develop high quality commercial areas devoted primarily to office uses with a limited number of related uses.

**NC Neighborhood Commercial-** This district is established to accommodate retail business and services to meet the day-to-day convenience shopping and service needs primarily for nearby residential neighborhoods, in accordance with the Township Master Plan.

**GC General Commercial-** This district is established to accommodate those retail businesses and services which are intended to serve the requirements of the Grand Blanc community and bypass traffic through the area.

**HCD Health Care District-** This district is established to accommodate and direct the development of hospitals to serve as the nucleus of a health care campus.

**Table 3: Industrial and Mixed-Use Zoning District Classifications**

**I-1 Light Industrial-** The district is designed so as to primarily accommodate industrial parks wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts.

**RD Research & Development-** This district is intended to provide for a community of research and related facilities while specifically excluding incongruous uses. The uses permitted within this district are distinct from other industrial districts since the uses are generally lower intensity with minimal impacts outside of the principal buildings.

The largest zoning district within the DDA district is I-1. Located in the center of the DDA district, this consists primarily of property with frontage along Holly Road south of Baldwin Road, Quality Way Road, Gainey Drive, and New Tech Drive. There is a small area of RD zoned property at the southwest corner of the DDA district on the west of Saginaw Street. The purpose statements for these districts are located in Table 3: Industrial and Mixed-Use Zoning District

Classifications.

The TP district is located on the south side of the DDA district with frontage along Baldwin Road and wraps almost entirely around Brookdale Grand Blanc, The Preserve, and Gateway of Grand Blanc residential communities. In this same section of the DDA district, there is the TVC zoning district that has frontage along Saginaw Street. These two district purposes are described in Table 4: Mixed Use Zoning District Classifications.

**Table 4: Mixed Use Zoning District Classifications**

**TP Tech Village Park District-** This district is to encourage and accommodate the continued growth and development of technology, medical, and manufacturing businesses that serve as economic drivers for the Township and the larger region and shall provide for a mixture of employment, housing, and commerce that taps into existing technology, medical, and manufacturing businesses, as well as local institutions of higher learning.

**TVC Technology Village Center-** Intended to be a vibrant pedestrian-oriented district in a traditional downtown form that creates a unique identity for the Township. The TVC district will support development in the adjacent Tech Village Park (TVP) district by providing housing, shopping, dining, and entertainment opportunities for those who live and work in the TVP district as well as those living and working elsewhere in the region.

There is a mixture of various existing land uses in the DDA district shown in the Appendix as EXHIBIT I. The existing land use is the observed current use of the property. The categories for the existing land use include agricultural, single family residential, commercial, medium density multiple family, medical care, industrial, public/semi-public, and vacant/fallow. There are some larger parcels that are existing agricultural land being utilized for crops located in the southwest corner of the district along Baldwin Road in the middle of the DDA district on the northside of I-75 on both sides of Baldwin Road. There are different pockets of single family residential homes along Pollock Road, Baldwin Road, Saginaw Street near Baldwin Road, and Holly Road. It appears over time single family homes have been sold and replaced by commercial establishments. There is one location of medium density multiple family on the west side of the DDA along Baldwin Road called the Abbey Park Assisting Living Facilities.

Commercial existing land uses include office uses other than specifically medical care facilities. There are three major areas including: Holly Road and Pollock Road (near I-75), Holly Road between Woodridge Drive to Baldwin Road, and along Saginaw Street. The medical care existing land use includes and surrounds the Ascension Genesys Hospital. There are a large number of existing industrial establishments along Holly Road, the intersection of Baldwin Road and I-75, along Quality Way Road, along Gainey Drive, and along New Tech Drive. There are four locations of public/semi-public establishments including Township facilities (water towers and fire station) and Halsey United Methodist Church. There are several locations of vacant or fallow land. Vacant or fallow land are usually “greenfields” where there are no buildings or minimum development on the parcels. These pieces of property are along the boundary of the DDA district. These are generally larger pieces of property that appear could be further divided or accommodate a major development.

**Table 5: Residential Future Land Use Classifications**

**Rural Estate-** This category is intended to promote large lot residential development at densities of one (1) unit per acre to allow for setbacks from adjacent uses and adjacent public roadways. Rural estate land uses are intended to promote the preservation of significant environmental and natural features.

**Low-Density Single Family Residential-** Development densities ranging from 1.7 to 3 dwelling units per acre are provided for within this single-family development category to accommodate suburban subdivision style development.

**Low-Density Multiple Family Residential-** Multiple Family development at densities of 4 to 10 dwelling units per acre is projected for areas within this land use category. Low density multiple family uses include townhomes, courtyard apartments, and attached condominiums. This land use category is planned for many locations dispersed throughout the Township.

The future land use map is part of the Charter Township of Grand Blanc Master Plan that was adopted in 2010 and amended in 2013. The DDA district showing the future land use classifications are in the Appendix as EXHIBIT J. There a total of 16 future land use classifications in the Master Plan. Ten of those future land use classifications are included in the DDA district were rural estate, low density single family, low density multiple family residential, neighborhood commercial, community commercial, office, flexible development, health care park, research and development, and light industrial.

The residential future land use classifications descriptions are shown in Table 5: Residential Future Land Use Classifications. There is one area proposed to stay rural estate on the southwest side of the DDA district south of Baldwin Road. There is one area of low-density single family residential on the north side of Baldwin Road and wrap on the outskirts

central north side of the DDA district. The two areas of low-density multiple family residential are the Abbey Park Assisting Living Facilities along Baldwin Road west of Halsey Road and vacant property north of Baldwin Road and east of I-75.

The commercial and office future land use classification descriptions are located in Table 6: Nonresidential Future Land Use Classifications. The commercial future land use classifications include neighborhood commercial which is located on the northeast corner of the intersection of Holly Road and Baldwin Road, northeast corner of I-75 and Baldwin Road, and intersection of Baldwin Road and Saginaw Street. The one location for community commercial is at the intersection of I-75, Holly Road, and Pollock Road. There are two locations of office in the DDA district. One is between Holly Road and the railroad just north of Baldwin Road. The other location is along Saginaw Road just north of Baldwin Road. The northwest corner of the DDA district is indicated to be health care park. The flexible development classification is located is south of Woodridge Drive west of Holly Road.

**Table 6: Nonresidential Future Land Use Classifications**

**Neighborhood Commercial-** This land use category encompasses small commercial/retail uses that serve the convenience consumer needs of nearby residential neighborhoods. Uses may include drug stores, florists, beauty salons, and modest-sized grocery stores. Areas are planned to provide nodes of development at key intersections while discouraging strip commercial development along roadways. A significant amount of neighborhood commercial is located at Saginaw Street and Hill Road. Additional neighborhood commercial is planned in key locations at nodes along arterial roads.

**Community Commercial-** Larger community commercial centers and highway-oriented business are included within this land use category. Areas designated for this land use are located at highway interchanges and at the Dort Highway/Hill Road/Saginaw intersection area.

**Office-** Uses with this land use designation include professional offices, medical offices, and personal services that are ancillary to an office use. Office uses are designated for areas with good access to major thoroughfares. In some cases, office uses act as a transition between higher intensity light industrial and/or retail commercial uses and residential areas.

**Flexible Development-** This land use category is designed for specific locations within the Township that could accommodate a mixed-use or single-use development limited to residential, commercial, and office uses. It is anticipated that development within these areas would be accomplished by use of a flexible development tool such as a Planned Unit Development agreement. The areas designated within the Township for this classification include property near I-475 and Hill Road, Saginaw Street south of Maple Avenue, Baldwin and Holly Roads, and an area south of the city, west of Holly Road.

**Health Care Park-** This land use designation is specific to the Genesys Regional Medical Center and existing and future accessory uses. This area is intended to serve the community and region with uses related to healthcare and medical research including retirement housing or housing related to other targeted groups.

**Research and Development-** An area at the southwest corner of S. Saginaw Street and Baldwin Road has been designated for research and development. Site size is adequate to develop into a multi-unit research and development park. The site also has good visibility from I-75 and is accessible to that interstate via S. Saginaw Street.

**Light Industrial-** These areas are intended to accommodate office, light industrial, warehousing, and research and development uses. Development would preferably occur within an integrated planned environment. In all areas, the exterior impact of such uses would be limited to the district and no outdoor storage would be permitted.

The last two future land use classifications are related to the industrial future land use classification. The research and development classification stretches from I-75, south of Baldwin Road around Brookdale Grand Blanc, The Preserve, and Gateway of Grand Blanc residential communities to Saginaw Street. This is the area designated as the Grand Blanc Tech Village. The light industrial future land use classification is located between the railroad tracks and I-75 north of Baldwin Road and most of the property along Holly Road toward I-75.

#### DDA Improvements

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

None.

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

**1. Water**

Expand and improve the water infrastructure within the development district

*a. Water Capital Fees*

The DDA proposes work that will lower the cost of water capital fees for new construction that is identified in the development district by a percentage negotiated by the DDA as a means to attract commercial and industrial development to the district. Such reduction within the DDA district will be through the contribution of DDA funds to the cost of water and sewer mains, thereby reducing the connection fees within the DDA. A policy for identifying eligible projects and the extent of the subsidy on the capital fees will need to be developed and approved by the Township Board

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,000,000*

*b. Village Tech Water Main*

Within the Village Tech zoning district located off Saginaw Road, it is proposed to add additional water main system to this proposed mixed-use development area. There is currently no water main access on this side of the road into this area. There are some utilities located along Saginaw Road. This item is also listed in the Township's capital improvement plan.

*Estimated time for completion: Two Years*

*Estimated cost of project: \$2,352,000*

*c. Develop and implement plans for other water improvements within the development district.*

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,000,000*

**2. Sanitary Sewer**

Expand and improve the sanitary sewer infrastructure within the development district.

*a. Sanitary Sewer Capital Fees*

The DDA proposes work that will lower the cost of sanitary sewer capital fees for new construction that is identified in the development district by up to 100 percent as a means to attract commercial and industrial development to the district. Such reduction within the DDA district will be through the contribution of DDA funds to the cost of sewer mains, thereby reducing the connection fees within the DDA. A policy for identifying eligible projects and the extent of the subsidy on the capital fees will need to be developed and approved by the Township Board

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,000,000*

b. *Village Tech Sub Trunk Line Sewer*

Within the Village Tech zoning district located off Saginaw Road, it is proposed to add additional sanitary sewer system to this proposed mixed-use development area. There is currently no sanitary sewer access to the property, but existing connection points exist on both sides of the property along Saginaw Road. This item is also listed in the Township's capital improvement plan.



Figure 5: Village Tech Concept Drawing

*Estimated time for completion: Two Years*

*Estimated cost of project: \$1,683,000*

c. Develop and implement plans for other sewer improvements within the development district.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$2,000,000*

3. **Storm Water**

Develop and implement plans for storm water improvements and wetland mitigation within the development district over the 30-year life of the plan.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$2,500,000*

4. **Transportation System**

Expand and improve the streets, roads, and non-motorized trails within the development district.

a. *Develop a District Transportation Plan*

Develop a Transportation Plan for the DDA district to evaluate and guide policy regarding improving harmony and usability of different forms of transportation such as autonomous vehicles, automation, multi-modal transportation, and non-motorized transportation.

*Estimated time for completion: One Year*

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

b. *Pathway Development*

As part of the Township's Master Plan, it is proposed to add pathways along Baldwin Road, Holly Road, and Saginaw Road which are located within the DDA district. This would help pedestrian or other non-motorized transportation get to other areas of the Township.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,000,000*

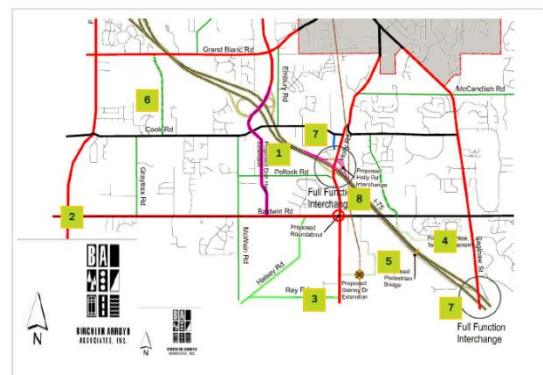


Figure 6: From the Supplemental Master Plan Amendment the Thoroughfare Plan



c. *Expand Baldwin Road between McWain Road to Saginaw Street*

As part of the Township's Master Plan, it is proposed to expand Baldwin Road between McWain Road to Saginaw Street. A majority of this proposed roadway expansion is located with the DDA district. This would increase the amount of traffic able to maneuver and move within this densely industrial and office area. Improvements should include expansion to 4 lanes and conversion to all-weather status (including the I-75 overpass) and improvements to traffic control; at Saginaw and Holly Roads.

*Estimated time for completion: Over 3 Years*

*Estimated cost of project: \$1,500,000*

d. Develop and implement plans for other transportation improvements within the development district. These should include but are not limited to the following:

- i. Holly Road including widening to 4 lanes and convert to an all-weather road status
- ii. Saginaw including conversion to all weather status
- iii. Provide reliable, safe, cheap public transportation at all hours, connecting district to Flint
- iv. Evaluate and address impact of the Dort Highway extension as necessary

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$10,000,000*

5. **Technology Infrastructure**

Expand and improve the technology infrastructure within the development district.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,500,000*

6. **Other Infrastructure Improvements**

Expand and improve other infrastructure within the development district.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,500,000*

7. **Public Design**

Expand and improve elements of public design within the development district.

a. *Village Tech Public Design Elements*

As part of the Tech Village Concept Plan, a series of public investments in the village aesthetics are proposed. They would be incorporated into the public spaces including streets and walkways. These include:

- Gateway and wayfinding signage
- Landscaping
- Street furnishings
- Public Art
- Water tower lighting

*Estimated time for completion: Ten Years*

*Estimated cost of project: \$2,352,000*



*Figure 7: Design features desired within the Tech Village Concept Plan*

- b. Develop and implement a plan for wayfinding within the development district that ties into the branding or marketing plans for the district.

*Estimated time for completion: Over 30 Years*

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

- c. Develop and implement plans for other public design improvements within the development district.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$500,000*

#### **8. Develop a Knowledge Based Skilled Trades/Vocational Training Facility**

Develop a program and facility for the purpose of job skill training that businesses in the DDA district can utilize to strengthen and grow their workforce.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,500,000*

#### **9. Purchase and Development/Redevelopment of Properties**

Acquire parcels for the development, redevelopment, and rehabilitation when necessary to address blight or enhance the economic vitality of the district. These efforts will not include the forced relocation of residents or occupants of the properties being redeveloped.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,000,000*

#### **10. Marketing/Branding Program**

Develop a program to establish an identity for the development district and use this to promote that identity.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,000,000*

#### **11. Business Incubator**

Develop a program and facility for the purpose of job skill training that businesses in the DDA district can utilize to strengthen and grow their workforce.

*Estimated time for completion: Over 30 Years*

*Estimated cost of project: \$1,500,000*

(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.*

Grand Blanc Tech Village Illustrative Plan shows substantial areas of wetland intended to be retained as open space.

#### **DDA Sale/Lease of Property**

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

All public improvements accomplished by the authority and any and all property, equipment, etc. obtained to complete the plans set forth in this document may be conveyed to the Township, at no cost, with discretion of the DDA Board of Directors.

### Proposed Zoning Change

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

Comparison between the 2013 Master Plan update and the Current Zoning map identifies two primary changes in zoning with the DDA. The first is a small expansion of the area zoned I-1 east of the railroad tracks and south of Baldwin Road. The other is designation of property west of Holly Road north and south of Baldwin Road. This property is currently zoned HCD and I-1 but is designated Flexible Development which would coincide with the PUD Overlay zoning district.

### 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.*

The costs of various development plan projects are listed in Subsection "D". Financing of public improvements will be through the use of Tax Increment Financing revenue, township funds, state and federal grants, and other appropriate sources. Discussion of the potential use of loans and bonding to finance projects is included in the Tax Increment Financing Plan.

### 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.*

The DDA does not intend at this time to lease, sell, or convey any property within the district.

### Sale or Lease of Property – Procedure

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

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

### Displaced Persons

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

The estimated number of persons residing in the development area is 230. No occupied residences are designated for acquisition and clearance by the authority.

### Relocation Procedure

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

Not applicable.

### Relocation Cost

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

Not applicable.

Compliance with PA 227 of 1972

(O). *A plan for compliance with Act. No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332. of the Michigan Compiled Laws.*

Not applicable.

Other Material

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

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

# Tax Increment Financing Plan



### ***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 Township'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 Grand Blanc Township, 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 taxable properties including both real and personal property with a total value of \$83,691,269 within the development area as shown in EXHIBIT K in the Appendix.

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

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

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

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

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

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

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

For example, in Year One, a development area is created in the downtown district. An Initial Taxable Value of \$10,000,000 is established. Assuming a 50-mill tax rate, the tax revenue from the development area is \$500,000. In

Year Two, new construction within the development area increases the total assessed calculation to \$11,000,000. The difference between the Current Taxable Value of \$11,000,000, and the Initial Taxable Value, 10,000,000 would be \$1,000,000. While the normal taxing jurisdictions continue to receive tax increment revenue equal to the Captured Taxable Value of \$10,000,000 times the millage, the tax increment payable to the DDA in Year Two would be equal to the captured \$1,000,000 taxable value times the millage rate. Additional increases in value would augment the authority's tax increment revenues commensurately while the normal taxing jurisdictions would continue to receive \$500,000 annually for the duration of the tax increment financing program.

### ***Maximum Amount of Bonded Indebtedness to be Incurred***

The authority at this time does not intend to finance, in whole or in part, the projects identified in the development plan through the issuance of bonds. However, it reserves the right to bond for such improvements with the approval of the Township Board. Annual estimated amount of capture by the DDA is outlined in EXHIBIT L.

### ***The Duration of the Program***

This plan is being amended so that the DDA will capture taxes through the year 2048.

### ***Compliance with Section 15 of Act No. 197, Public Acts of Michigan, 1975, as Amended***

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

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

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

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

The DDA shall publish or cause to be published the annual tax increment financing account report in the local legal newspaper.

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

The tax increment financing plan will in no way diminish the taxable values of property within the area boundaries. Local taxing jurisdictions will therefore suffer no loss of current tax revenues.

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

It is anticipated that the development activities of the authority financed in whole or in part by tax increment revenues will produce a positive, material effect on the assessed values of property within and in the proximity of the development and will ultimately result in the eventual collection of greater real property tax revenues than would otherwise have been available; and that the improvements will be fully paid for in less than 30 years. The estimated revenue from the amendment to the TIF and Development Plans ending date is shown on EXHIBIT L.

Pursuant to Section 14 (4) of the Downtown Development Authority Act, the authority shall fully inform the taxing jurisdictions. For charts of estimated impact see EXHIBIT M through EXHIBIT V.

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

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



# Appendix

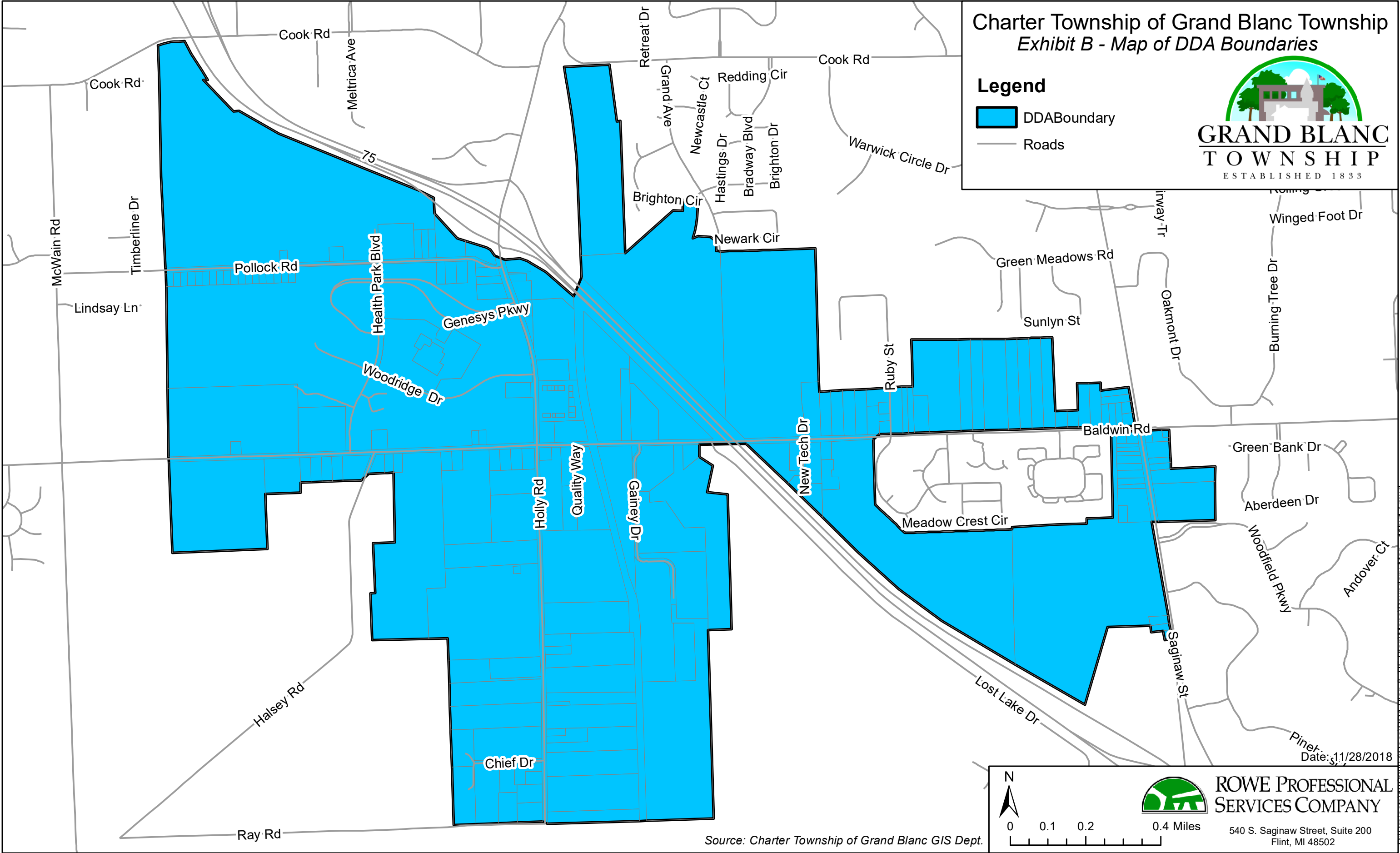
## EXHIBIT A Legal Description of the DDA Boundaries

Charter Township of Grand Blanc Township  
Exhibit B - Map of DDA Boundaries

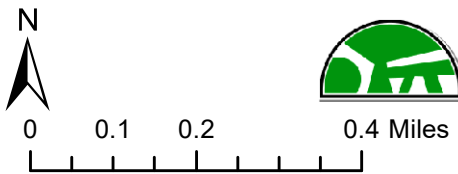


Legend

- DDABoundary
- Roads



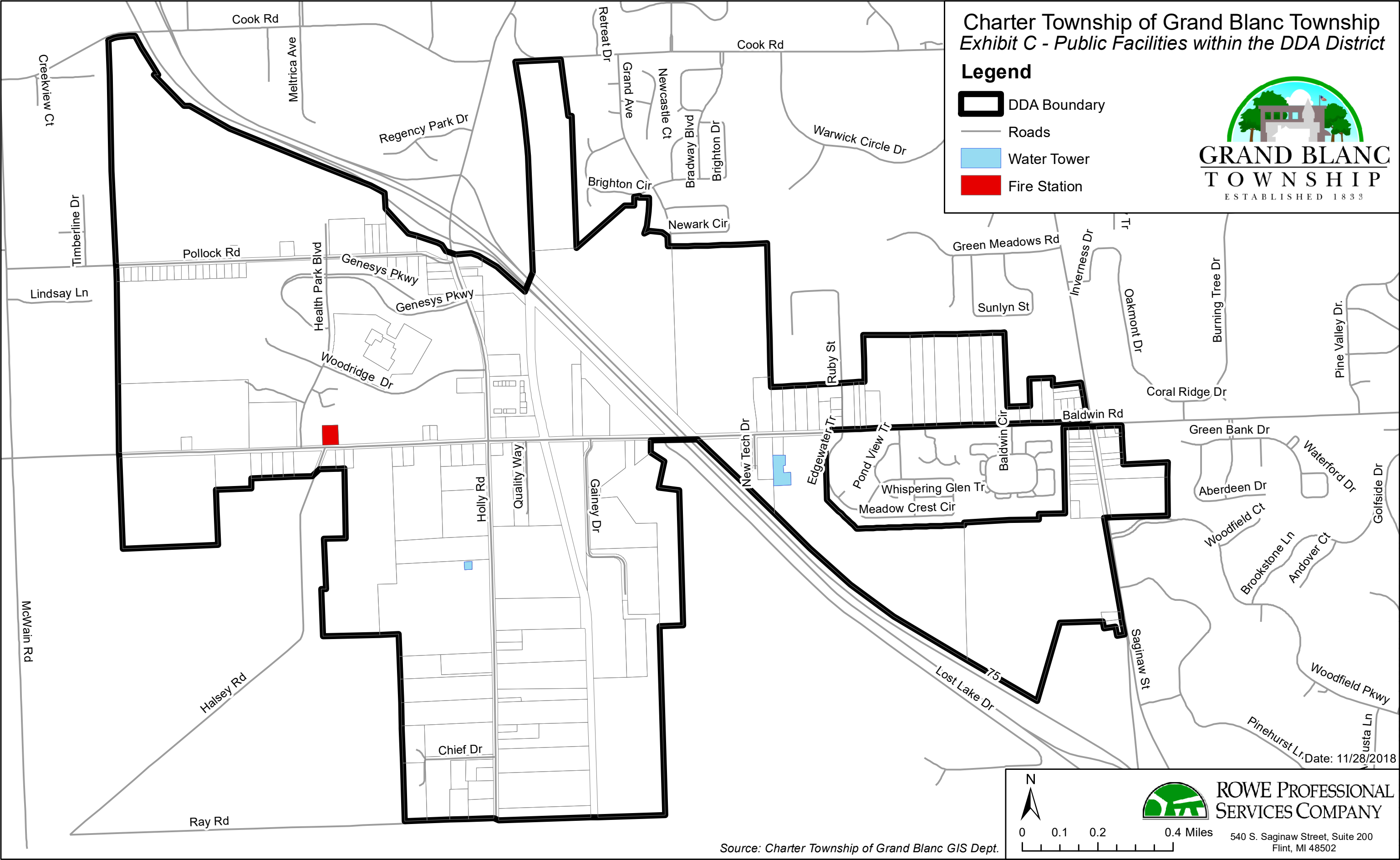
Source: Charter Township of Grand Blanc GIS Dept.



ROWE PROFESSIONAL SERVICES COMPANY  
540 S. Saginaw Street, Suite 200  
Flint, MI 48502

Date: 11/28/2018

R:\Projects\180026\DDA Plan & TIF Plan\Maps\Boundary Map - 11b17.mxd



Charter Township of Grand Blanc Township  
Exhibit C1 - Water Utilities Map

Legend

DDA Boundary

Railroad

Roads

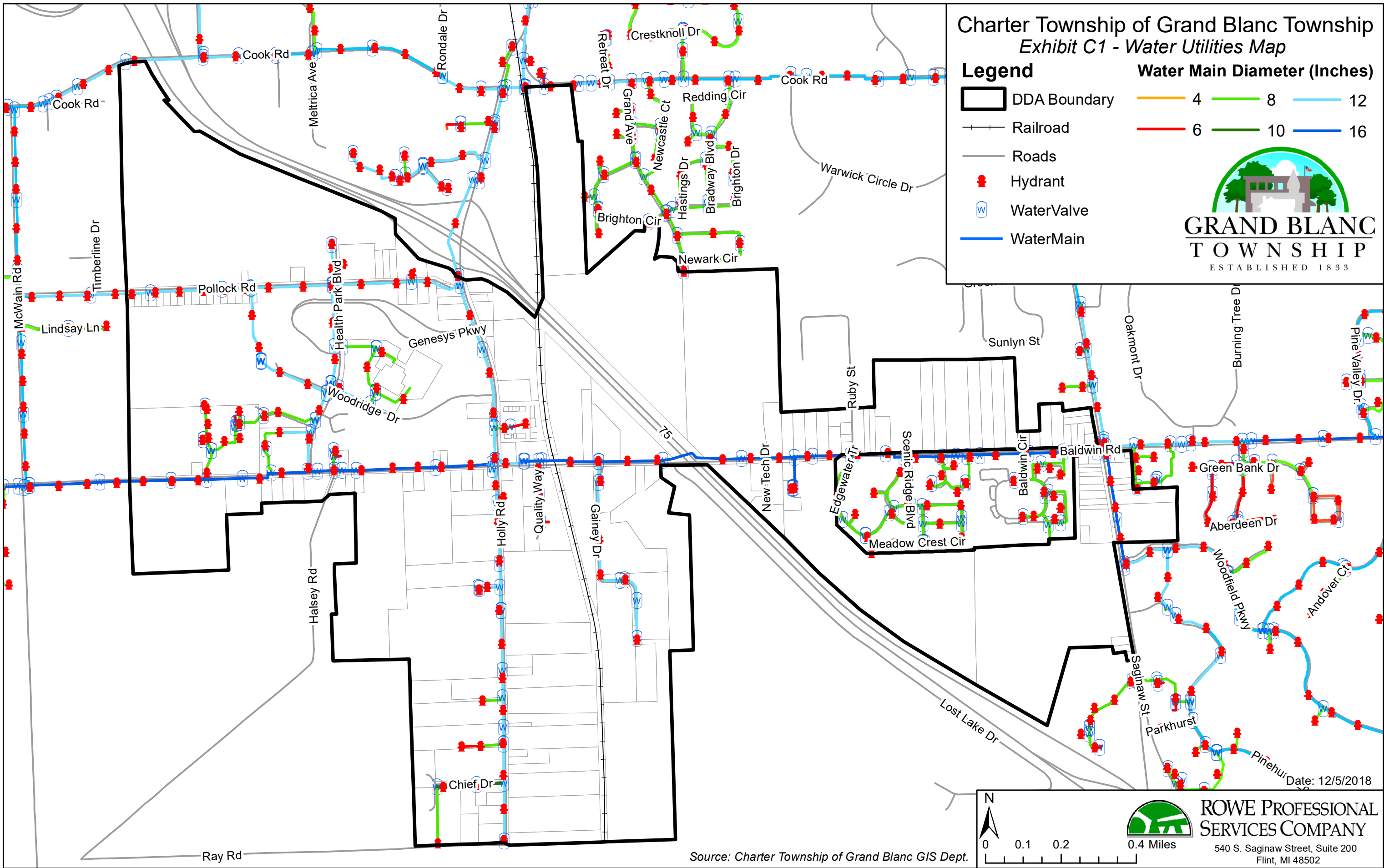
Hydrant

WaterValve

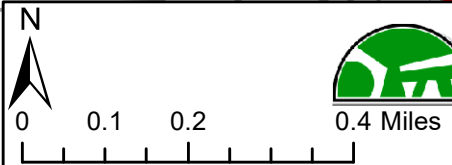
WaterMain

Water Main Diameter (Inches)

4 6 8 10 12 16



Source: Charter Township of Grand Blanc GIS Dept.



ROWE PROFESSIONAL  
SERVICES COMPANY  
540 S. Saginaw Street, Suite 200  
Flint, MI 48502

R:\Projects\180026\180026\DDA Plan & TIF Plan\Maps\Water Map - 11by17.mxd



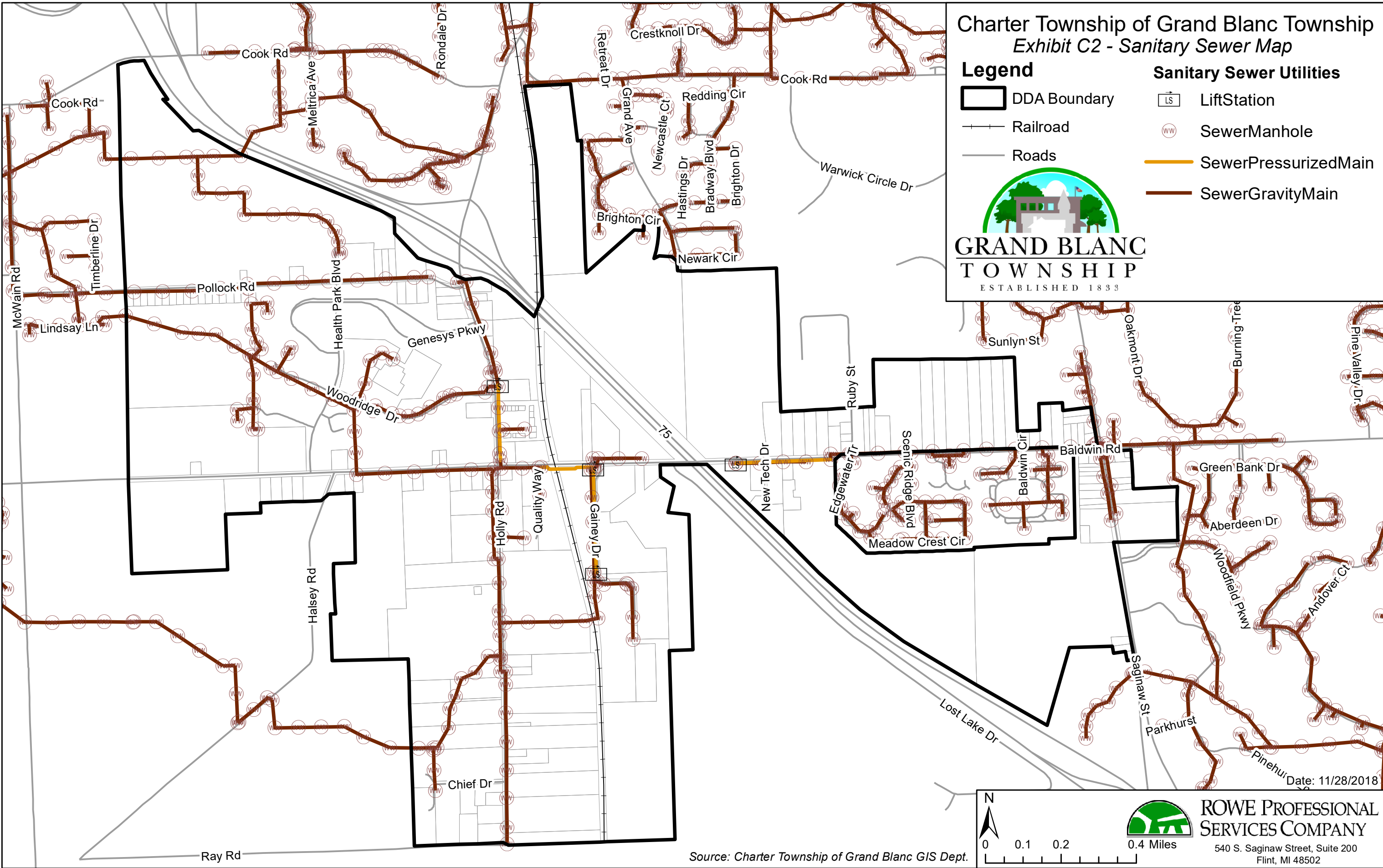
Charter Township of Grand Blanc Township  
Exhibit C2 - Sanitary Sewer Map

Legend

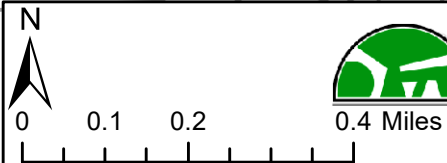
- DDA Boundary
- Railroad
- Roads

Sanitary Sewer Utilities

- LiftStation
- SewerManhole
- SewerPressurizedMain
- SewerGravityMain



Source: Charter Township of Grand Blanc GIS Dept.



ROWE PROFESSIONAL  
SERVICES COMPANY  
540 S. Saginaw Street, Suite 200  
Flint, MI 48502

Date: 11/28/2018

R:\Projects\180026\180026\Docs\DDA Plan & TIF Plan\Maps\Sanitary Sewer Map - 11by17.mxd

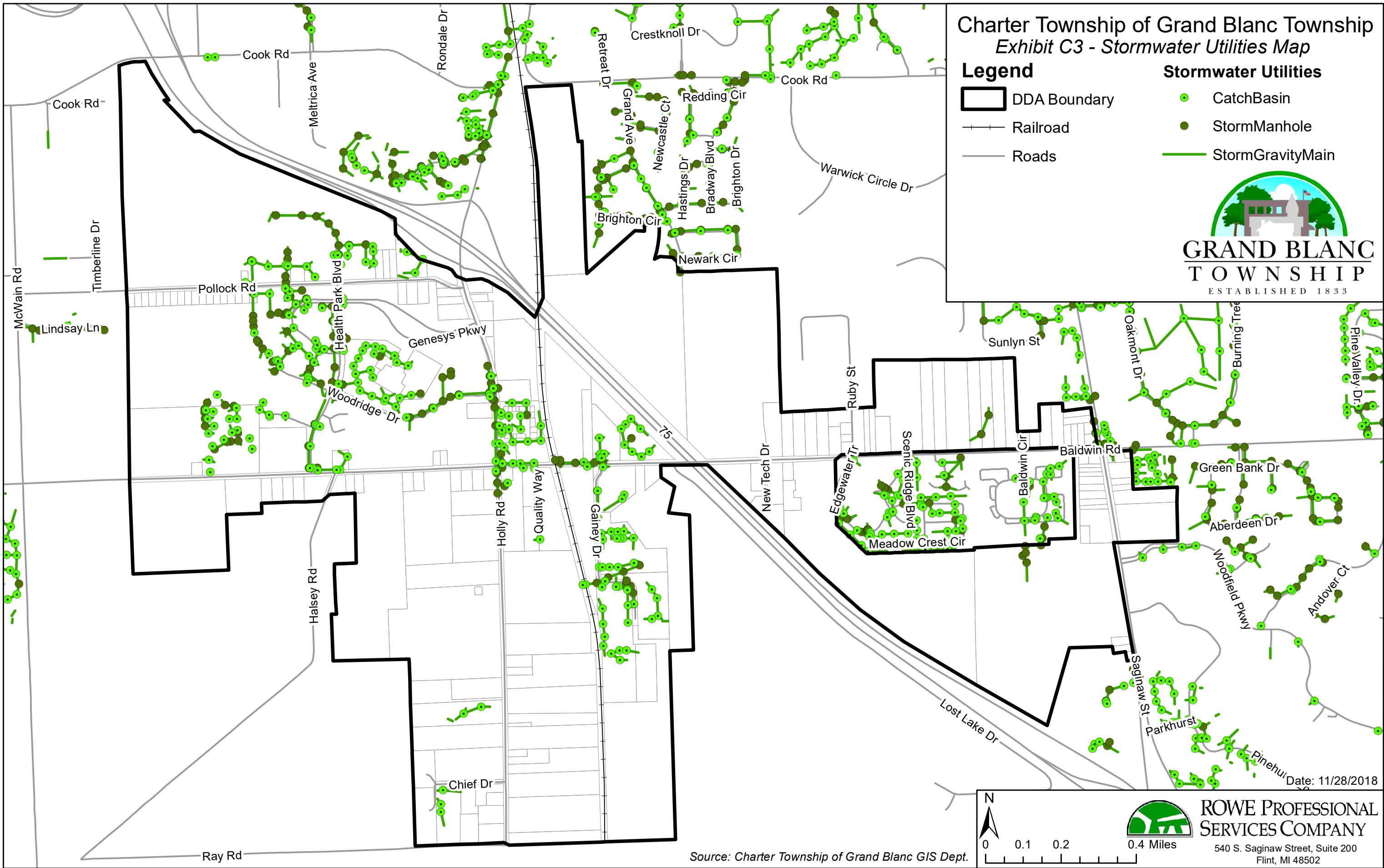
Charter Township of Grand Blanc Township  
*Exhibit C3 - Stormwater Utilities Map*

**Legend**

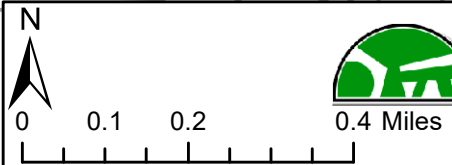
- DDA Boundary
- Railroad
- Roads

**Stormwater Utilities**

- CatchBasin
- StormManhole
- StormGravityMain



Source: Charter Township of Grand Blanc GIS Dept.



**ROWE PROFESSIONAL SERVICES COMPANY**  
540 S. Saginaw Street, Suite 200  
Flint, MI 48502

Date: 11/28/2018

R:\Projects\18026\18026\DDA Plan & TIF Plan\Maps\Stormwater Map - 11b\17.mxd



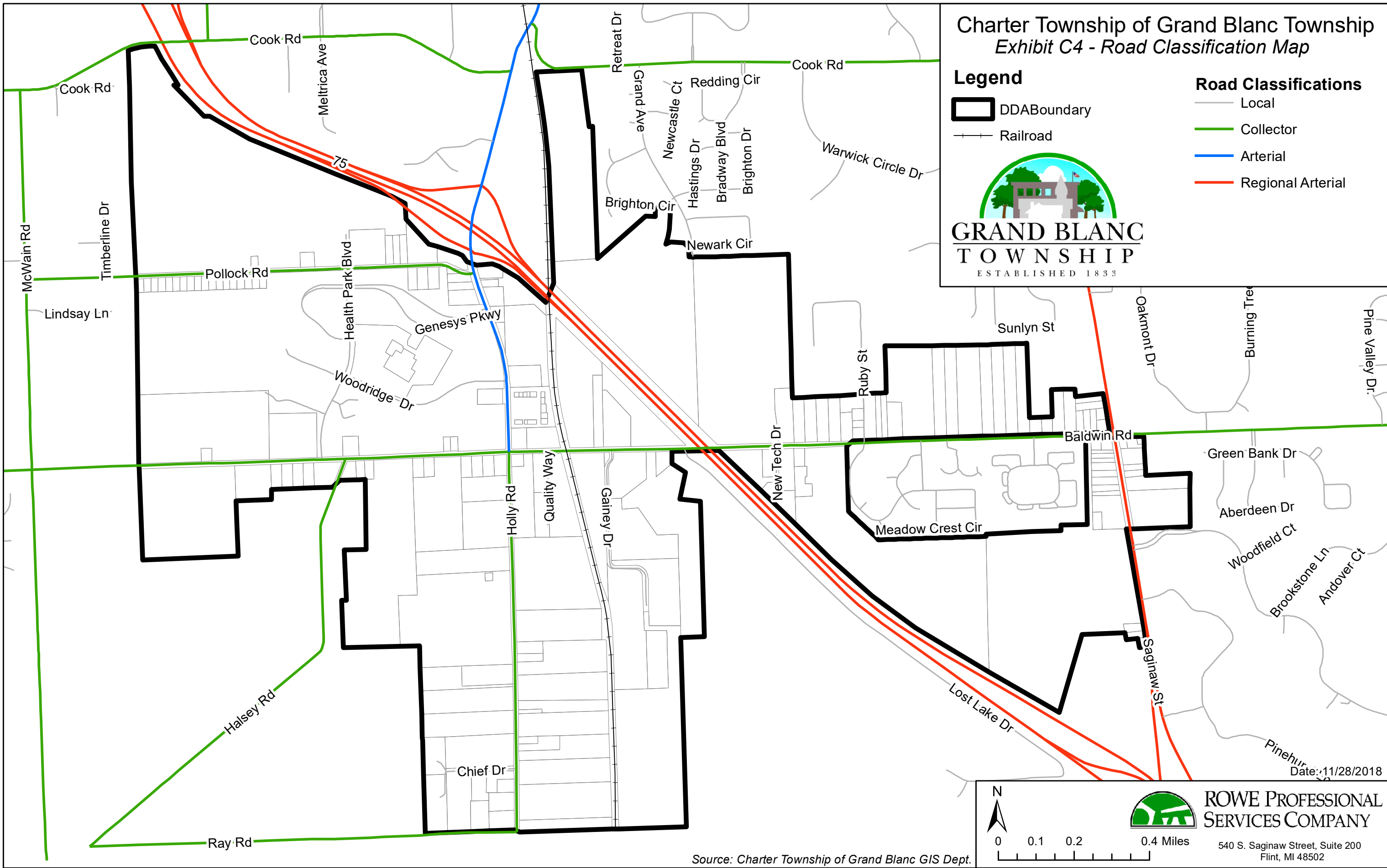
Charter Township of Grand Blanc Township  
Exhibit C4 - Road Classification Map

Legend

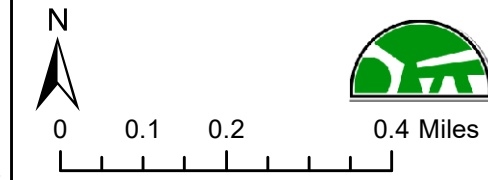
- DDABoundary
- Railroad

Road Classifications

- Local
- Collector
- Arterial
- Regional Arterial



Source: Charter Township of Grand Blanc GIS Dept.



ROWE PROFESSIONAL  
SERVICES COMPANY  
540 S. Saginaw Street, Suite 200  
Flint, MI 48502

Date: 11/28/2018

R:\Projects\18C026\Docs\DDA Plan & TIF Plan\Map\Road Classification Map 11 by 17.mxd

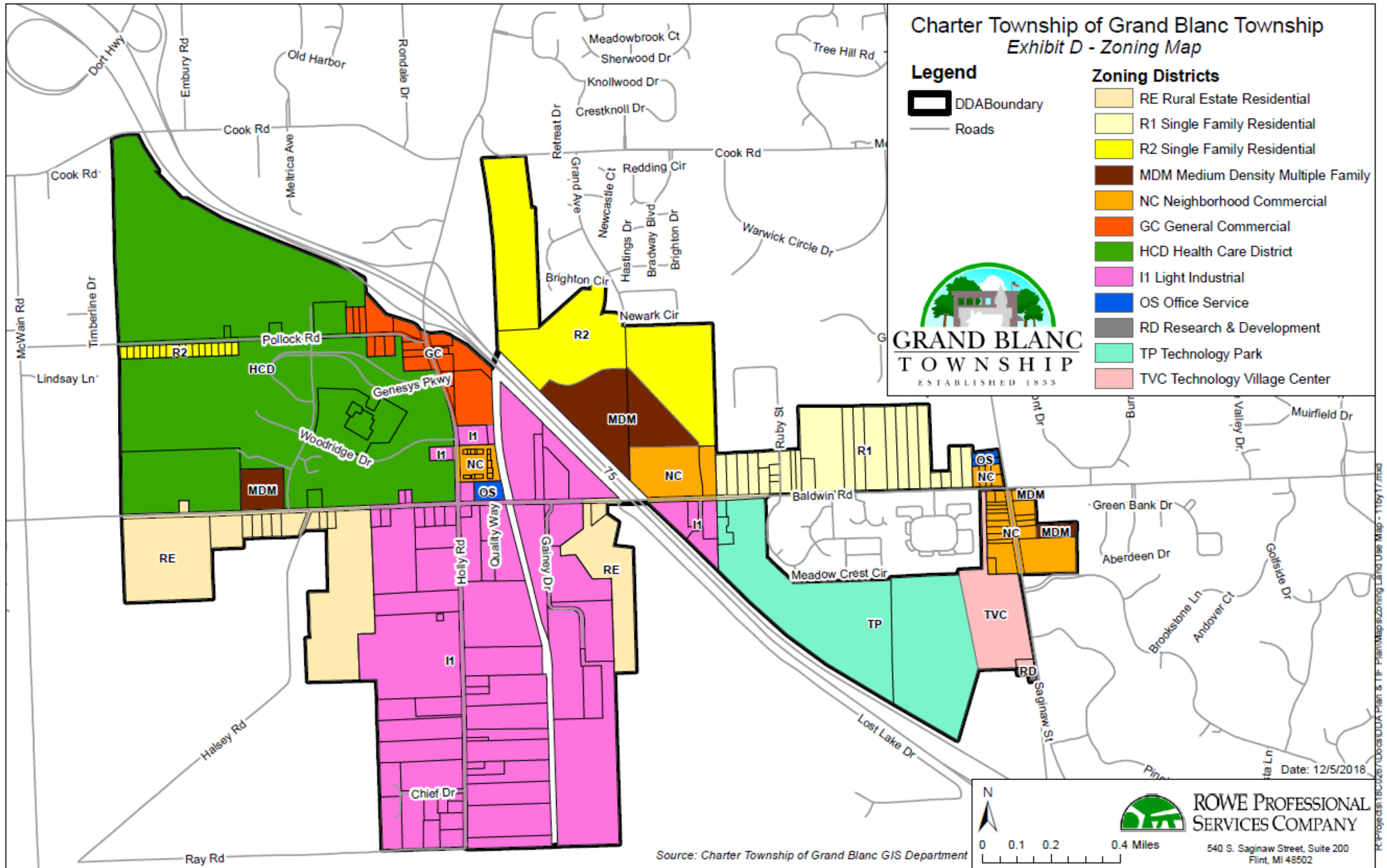
# Charter Township of Grand Blanc Township Exhibit D - Zoning Map

## Legend

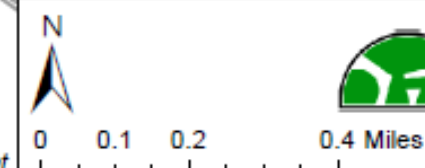
- DDABoundary
- Roads

## Zoning Districts

- RE Rural Estate Residential
- R1 Single Family Residential
- R2 Single Family Residential
- MDM Medium Density Multiple Family
- NC Neighborhood Commercial
- GC General Commercial
- HCD Health Care District
- I1 Light Industrial
- OS Office Service
- RD Research & Development
- TP Technology Park
- TVC Technology Village Center



Source: Charter Township of Grand Blanc GIS Department



**ROWE PROFESSIONAL SERVICES COMPANY**

540 S. Saginaw Street, Suite 200  
Flint, MI 48502

Date: 12/5/2018

R:\Projects\180026\180026\_UOA\Map\Zoning Land Use Map - 11by17.mxd








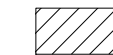


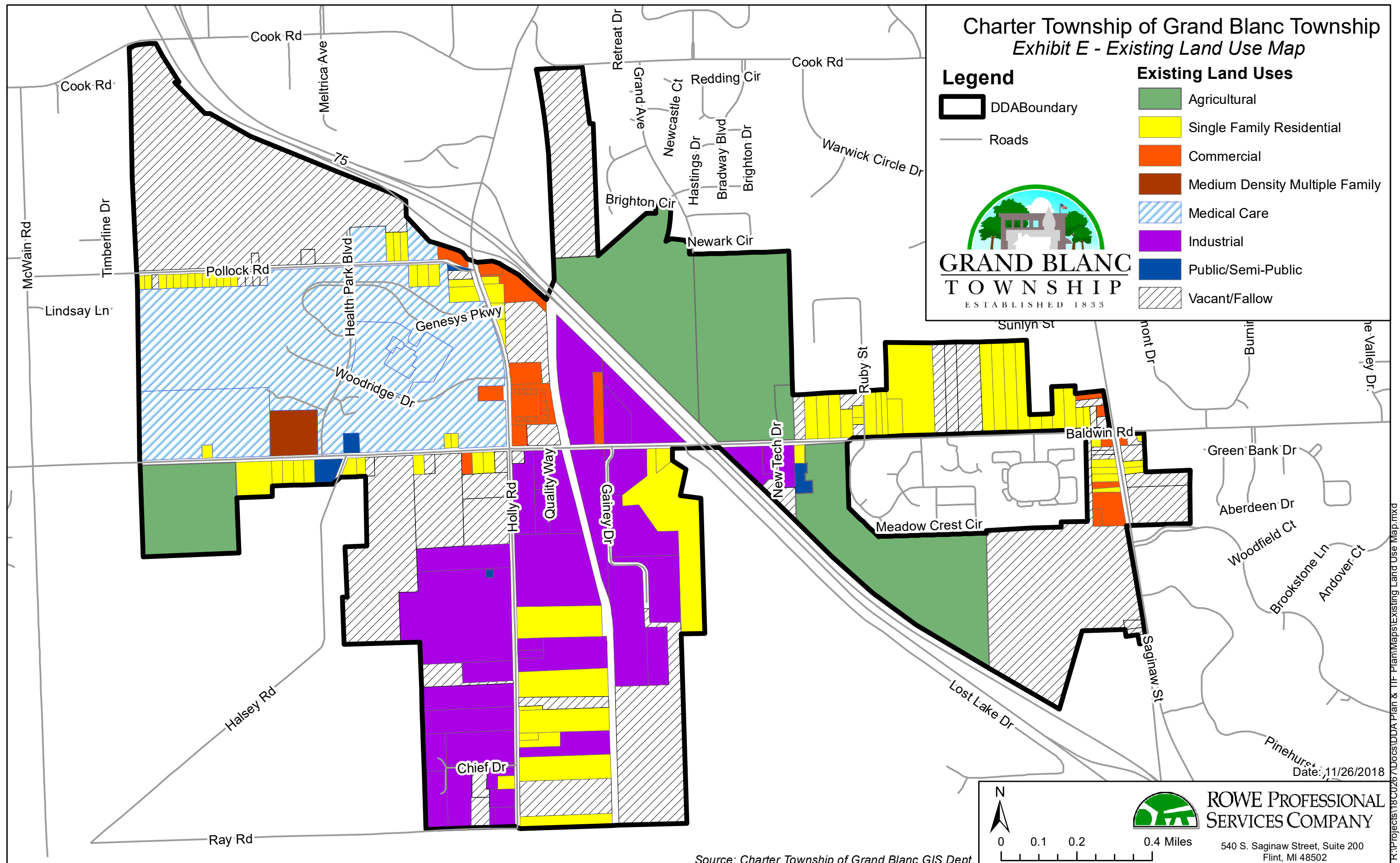
# Charter Township of Grand Blanc Township Exhibit E - Existing Land Use Map

## Legend

-  DDABoundary
-  Roads

## Existing Land Uses

-  Agricultural
-  Single Family Residential
-  Commercial
-  Medium Density Multiple Family
-  Medical Care
-  Industrial
-  Public/Semi-Public
-  Vacant/Fallow



0 0.1 0.2 0.4 Miles



ROWE PROFESSIONAL  
SERVICES COMPANY

540 S. Saginaw Street, Suite 200  
Flint, MI 48502

Source: Charter Township of Grand Blanc GIS Dept.

Date: 11/26/2018

R:\Projects\180026\180026\DDA Plan & TIF Plan\Maps\Existing Land Use Map.mxd

Charter Township of Grand Blanc Township  
Exhibit F - Future Land Use Map

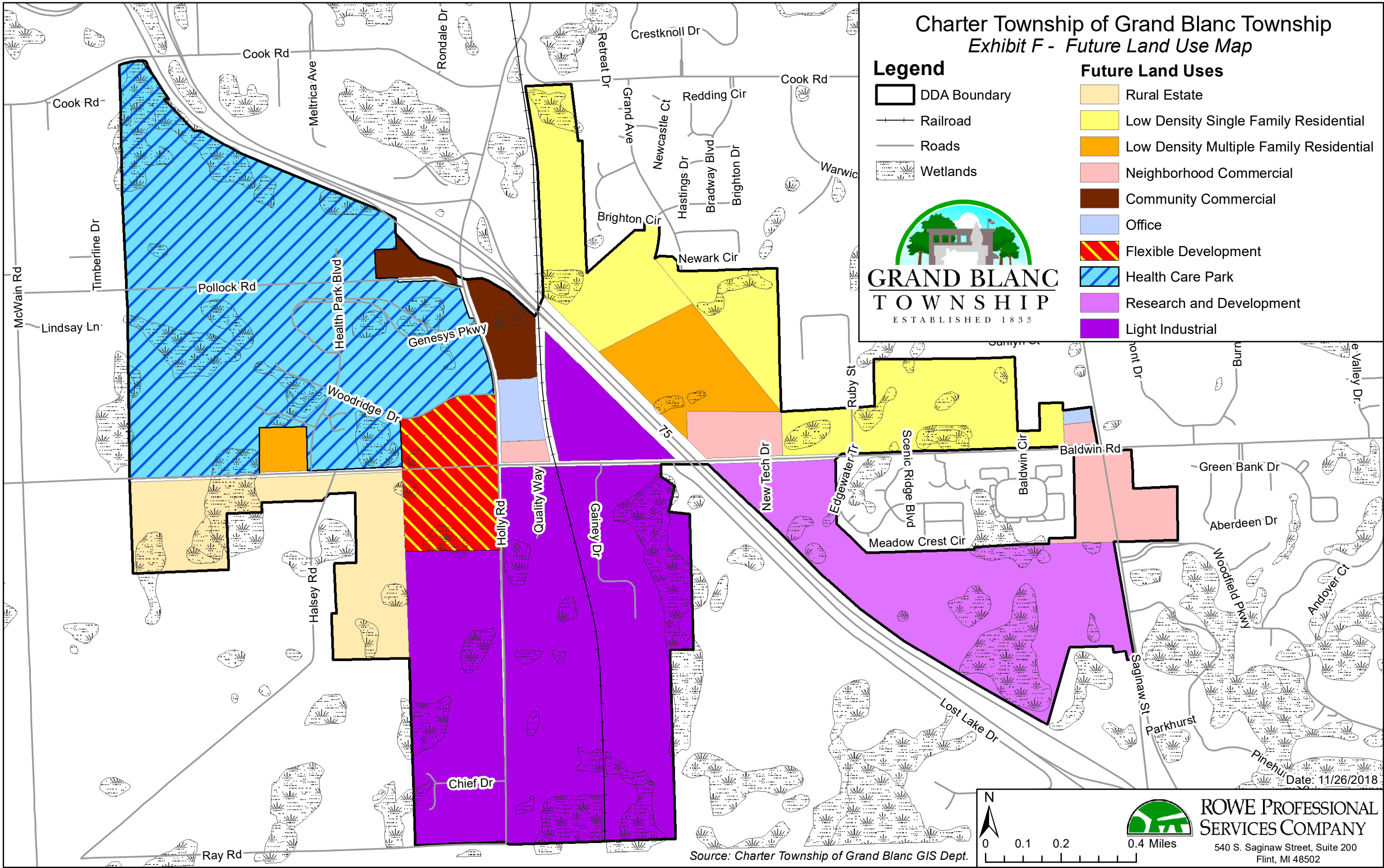
Legend

- DDA Boundary
- Railroad
- Roads
- Wetlands

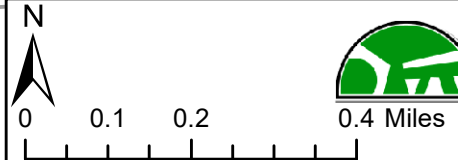


Future Land Uses

- Rural Estate
- Low Density Single Family Residential
- Low Density Multiple Family Residential
- Neighborhood Commercial
- Community Commercial
- Office
- Flexible Development
- Health Care Park
- Research and Development
- Light Industrial



Source: Charter Township of Grand Blanc GIS Dept.



ROWE PROFESSIONAL  
SERVICES COMPANY  
540 S. Saginaw Street, Suite 200  
Flint, MI 48502

Date: 11/26/2018

R:\Projects\18026\18026\Docs\DDA Plan & TIF Plan\Map\Future Land Use Map - 11b17.mxd

EXHIBIT K  
2018 Tax Increment Role DDA

2018 Grand Blanc Charter Township Tax Increment Finance Roll							
Base Year	Tax ID Number	ADDRESS	Base Value	Current Value	Change in Value	Millage	Tax Increment
2018	12-26-300-007	COX, BRIAN M & ANNE M	10,285	10,285	\$0	22.0539	\$0
2018	12-26-300-008	PARAGON CAPITAL INVESTMENTS, LLC	7,982	7,982	\$0	22.0539	\$0
2018	12-26-300-009	PARAGON CAPITAL INVESTMENTS, LLC	16,679	16,679	\$0	22.0539	\$0
2018	12-26-300-010	TAYRAL, LLC	57,809	57,809	\$0	22.0539	\$0
2018	12-26-300-011	KUNZE, TODD A & KAREN M	72,826	72,826	\$0	22.0539	\$0
2018	12-26-300-012	ROBERTSON, WADE & DIANE	63,781	63,781	\$0	22.0539	\$0
2018	12-26-300-013	GRAGG, CHRISTOPHER D & LORI E	100	100	\$0	22.0539	\$0
2018	12-26-300-014	MARTIN, JOHN R & DONNA M	47,462	47,462	\$0	22.0539	\$0
2018	12-26-300-015	MARTIN, JOHN R & DONNA M	13,223	13,223	\$0	22.0539	\$0
2018	12-26-300-017	MARTIN, JOHN R & DONNA M	108,123	108,123	\$0	22.0539	\$0
2018	12-26-300-018	WOLFGANG, DERRICK A	70,075	70,075	\$0	22.0539	\$0
2018	12-26-300-019	COX, BRIAN M & ANNE M	50,799	50,799	\$0	22.0539	\$0
2018	12-26-400-011	MARTIN, JOHN R & DONNA M	56,314	56,314	\$0	22.0539	\$0
2018	12-26-400-013	SHERLOCK PROPERTIES LLC	60,548	60,548	\$0	22.0539	\$0
2018	12-26-400-014	AWDISH TRADING LTD LLC	46,715	46,715	\$0	22.0539	\$0
2018	12-26-400-015	MARTIN, JOHN R & DONNA M	57,809	57,809	\$0	22.0539	\$0
2018	12-26-400-016	ASC REALTY GROUP, LLC	58,800	58,800	\$0	22.0539	\$0
2018	12-26-400-017	ASC REALTY GROUP, LLC	59,300	59,300	\$0	22.0539	\$0
2018	12-26-400-018	AWDISH TRADING LTD LLC	169,374	169,374	\$0	22.0539	\$0
2018	12-26-400-019	ASC REALTY GROUP, LLC	123,500	123,500	\$0	22.0539	\$0
2018	12-27-100-004	BATDORF INDUSTRIAL PROPERTIES, LLC	83,125	83,125	\$0	22.0539	\$0
2018	12-27-300-001	4017 BALDWIN, LLC	254,064	254,064	\$0	22.0539	\$0
2018	12-27-300-002	GRAND BLANC MED HOLDING GROUP LLC	198,788	198,788	\$0	22.0539	\$0
2018	12-27-300-004	STEBBINS, MORTON B TRUST	250,224	250,224	\$0	22.0539	\$0
2018	12-27-300-005	KAPUR PROPERTIES, LLC	105,515	105,515	\$0	22.0539	\$0
2018	12-27-300-006	KAPUR PROPERTIES, LLC	193,268	193,268	\$0	22.0539	\$0
2018	12-27-300-007	4101 BALDWIN LLC	350,700	350,700	\$0	22.0539	\$0
2018	12-27-300-008	GLEASON, BARBARA E & HONG, ANNA	75,909	75,909	\$0	22.0539	\$0
2018	12-27-300-010	MICHIGAN STATE HIGHWAY DEPT	0	0	\$0	22.0539	\$0
2018	12-27-300-011	ADELSBERG, NORMAN REV LIVING TRUST	173,322	173,322	\$0	22.0539	\$0
2018	12-27-300-012	CRAMER-GENESEE FAMILY LIMITED	942,027	942,027	\$0	22.0539	\$0
2018	12-27-300-013	BALDWIN ROAD STORAGE, LLC	504,759	504,759	\$0	22.0539	\$0
2018	12-27-400-021	SHOEMAKER, JOYCE L ETAL	21,436	21,436	\$0	22.0539	\$0
2018	12-27-400-022	GANK, DAVID M & VERLYN I	58,689	58,689	\$0	22.0539	\$0
2018	12-27-400-023	HEMPEL, CARL A	70,393	70,393	\$0	22.0539	\$0
2018	12-27-400-024	RODGERS, LAWRENCE G	53,542	53,542	\$0	22.0539	\$0



**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

Base Year	Tax ID Number	ADDRESS	Base Value	Current Value	Change in Value	Millage	Tax Increment
2018	12-27-400-026	PITTENGER, JERRY	54,623	54,623	\$0	22.0539	\$0
2018	12-27-400-027	DANIELS, SHARON A	45,755	45,755	\$0	22.0539	\$0
2018	12-27-400-028	VEROSTICK, CHARLES	50,342	50,342	\$0	22.0539	\$0
2018	12-27-400-037	SIMPSON, MATTHEW & PATRICIA	61,681	61,681	\$0	22.0539	\$0
2018	12-27-400-038	SIMPSON, MATHEW & PATRICIA	10,344	10,344	\$0	22.0539	\$0
2018	12-27-400-043	CARPENTER, CHARLES & PATRICIA	10,982	10,982	\$0	22.0539	\$0
2018	12-27-400-044	CARPENTER, CHARLES & PATRICIA	45,278	45,278	\$0	22.0539	\$0
2018	12-27-400-045	SCOTT, KIMBERLY & PAUL	55,248	55,248	\$0	22.0539	\$0
2018	12-27-400-046	YANCHO, GEORGE & MARY REV TRUST	9,668	9,668	\$0	22.0539	\$0
2018	12-27-400-047	YANCHO, GEORGE & MARY REV TRUST	131,432	131,432	\$0	22.0539	\$0
2018	12-27-651-001	MEADOWS PROPERTIES, LLC	274,000	274,000	\$0	22.0539	\$0
2018	12-27-651-002	HOLLY ROAD PROFESSIONAL VILLAGE LLC	146,870	146,870	\$0	22.0539	\$0
2018	12-27-651-003	HEALTH SUPPORT REAL PROPERTY LLC	199,000	199,000	\$0	22.0539	\$0
2018	12-27-651-004	SYNTHESIS PROPERTIES, L.L.C.	136,800	136,800	\$0	22.0539	\$0
2018	12-27-651-005	HOLLY ROAD HOLDINGS, LLC	238,100	238,100	\$0	22.0539	\$0
2018	12-27-651-006	HOLLY ROAD PROFESSIONAL VILLAGE LLC	233,635	233,635	\$0	22.0539	\$0
2018	12-27-651-007	HOLLY ROAD PROFESSIONAL VILLAGE LLC	225,994	225,994	\$0	22.0539	\$0
2018	12-27-651-010	HOLLY ROAD PROFESSIONAL VILLAGE LLC	508,000	508,000	\$0	22.0539	\$0
2018	12-27-651-012	ERIC M GOLDBERG PROPERTIES, LLC	587,000	587,000	\$0	22.0539	\$0
2018	12-27-651-013	HOLLY ROAD PROFESSIONAL VILLAGE LLC	67,404	67,404	\$0	22.0539	\$0
2018	12-27-651-014	MARCO ISLAND PROPERTIES, LLC	398,900	398,900	\$0	22.0539	\$0
2018	12-27-651-015	HOLLY ROAD PROFESSIONAL VILLAGE LLC	200,521	200,521	\$0	22.0539	\$0
2018	12-27-651-016	JLN WELLNESS CENTER, LLC	433,925	433,925	\$0	22.0539	\$0
2018	12-27-751-001	AT&T MOBILITY, LLC	9,000	9,000	\$0	22.0539	\$0
2018	12-27-751-002	S B C TOWER HOLDINGS, LLC	36,600	36,600	\$0	22.0539	\$0
2018	12-27-770-001	SPECTRASITE COMMUNICATIONS, INC	46,800	46,800	\$0	22.0539	\$0
2018	12-27-770-002	NEXTEL WEST CORP	18,400	18,400	\$0	22.0539	\$0
2018	12-27-770-003	SPRINT SPECTRUM LP	6,100	6,100	\$0	22.0539	\$0
2018	12-27-770-004	T-MOBILE CENTRAL LLC	19,603	19,603	\$0	22.0539	\$0
2018	12-28-100-002	GENESYS REGIONAL MEDICAL CENTER	0	0	\$0	22.0539	\$0
2018	12-28-100-003	GENESYS REGIONAL MEDICAL CENTER	0	0	\$0	22.0539	\$0
2018	12-28-200-002	TRUDEAU, ROBERT & MELISA	51,409	51,409	\$0	22.0539	\$0
2018	12-28-200-003	WOODBURY, DANIELLE & SKIPPER, EDWIN	59,740	59,740	\$0	22.0539	\$0
2018	12-28-200-004	WRIGHT, ROBERT D	49,381	49,381	\$0	22.0539	\$0
2018	12-28-200-021	POLLOCK ROAD OFFICE BUILDING, L.L.C	1,279,929	1,279,929	\$0	22.0539	\$0
2018	12-28-200-023	G.B. LAND MANAGEMENT, LLC	406,081	406,081	\$0	22.0539	\$0

**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

Base Year	Tax ID Number	ADDRESS	Base Value	Current Value	Change in Value	Millage	Tax Increment
2018	12-28-200-031	GENESYS HEALTH SYSTEMS	6,114,761	6,114,761	\$0	22.0539	\$0
2018	12-28-200-032	600 HP LLC	3,393,307	3,393,307	\$0	22.0539	\$0
2018	12-28-300-001	SCARBER, KRISTINE	41,702	41,702	\$0	22.0539	\$0
2018	12-28-300-003	ABBNEY PARK, LLC	4,318,258	4,318,258	\$0	22.0539	\$0
2018	12-28-400-001	3404 POLLOCK, LLC	61,967	61,967	\$0	22.0539	\$0
2018	12-28-400-002	3404 POLLOCK, LLC	76,686	76,686	\$0	22.0539	\$0
2018	12-28-400-003	BENAWAY, DENNIS W	65,373	65,373	\$0	22.0539	\$0
2018	12-28-400-004	GENESEE COUNTY ROAD COMMISSION	0	0	\$0	22.0539	\$0
2018	12-28-400-005	GENESYS REGIONAL MEDICAL CENTER	12,314	12,314	\$0	22.0539	\$0
2018	12-28-400-008	AUTO CITY SERVICE, INC	484,719	484,719	\$0	22.0539	\$0
2018	12-28-400-009	KAPUR PROPERTIES, LLC	123,495	123,495	\$0	22.0539	\$0
2018	12-28-400-010	KAPUR PROPERTIES, LLC	195,955	195,955	\$0	22.0539	\$0
2018	12-28-400-011	KAPUR PROPERTIES, LLC	107,231	107,231	\$0	22.0539	\$0
2018	12-28-400-012	KAPUR PROPERTIES, LLC	57,877	57,877	\$0	22.0539	\$0
2018	12-28-400-015	GRAND BLANC CHARTER TWP	0	0	\$0	22.0539	\$0
2018	12-28-400-016	FITZPATRICK, GLEN E	73,284	73,284	\$0	22.0539	\$0
2018	12-28-400-018	GENESYS REGIONAL MEDICAL CENTER	154,016	154,016	\$0	22.0539	\$0
2018	12-28-400-020	TARA & LINDSAY PROPERTIES, LLC	279,057	279,057	\$0	22.0539	\$0
2018	12-28-551-001	RICH, MARJORIE M	47,781	47,781	\$0	22.0539	\$0
2018	12-28-551-002	SORTMAN, JOHN I	43,685	43,685	\$0	22.0539	\$0
2018	12-28-551-003	PLOUCHA, EVELYN K TRUST	46,822	46,822	\$0	22.0539	\$0
2018	12-28-551-004	VANSAW, LEO & CAROL TRUST	41,809	41,809	\$0	22.0539	\$0
2018	12-28-551-005	MORSE, KENNETH E & DEBORAH	55,462	55,462	\$0	22.0539	\$0
2018	12-28-551-006	GENESYS HEALTH SYSTEMS	8,317	8,317	\$0	22.0539	\$0
2018	12-28-551-007	RICE, PHILIP C & JOYCE M TRUST	42,130	42,130	\$0	22.0539	\$0
2018	12-28-551-008	BEARDSLEE, DAVID G & JANET L	43,729	43,729	\$0	22.0539	\$0
2018	12-28-551-009	LEPRI, JOANNE M ETAL	40,741	40,741	\$0	22.0539	\$0
2018	12-28-551-010	TURNER, PATRICK S	57,275	57,275	\$0	22.0539	\$0
2018	12-28-551-011	BONNO, GILBERT G & KAREN S TRUST	48,528	48,528	\$0	22.0539	\$0
2018	12-28-551-012	BROKOFF, SCOTT	42,768	42,768	\$0	22.0539	\$0
2018	12-28-551-013	BARRETT, DONALD JR & PATRICIA	46,609	46,609	\$0	22.0539	\$0
2018	12-28-551-014	GENESYS HEALTH SYSTEMS	8,744	8,744	\$0	22.0539	\$0
2018	12-28-551-015	ST JOSEPH HOSPITAL	8,531	8,531	\$0	22.0539	\$0
2018	12-28-551-016	ST JOSEPH HOSPITAL	8,317	8,317	\$0	22.0539	\$0
2018	12-28-551-017	GENESYS HEALTH SYSTEMS	6,330	6,330	\$0	22.0539	\$0
2018	12-28-551-018	GENESYS HEALTH SYSTEMS	6,330	6,330	\$0	22.0539	\$0
2018	12-28-576-001	WELCH, JANET	36,262	36,262	\$0	22.0539	\$0
2018	12-28-576-002	SHAW, DAVID L & RUTH A	32,209	32,209	\$0	22.0539	\$0
2018	12-28-676-001	GENESYS MEDSPORTS LLC	5,799,419	5,799,419	\$0	22.0539	\$0

**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

Base Year	Tax ID Number	ADDRESS	Base Value	Current Value	Change in Value	Millage	Tax Increment
2018	12-28-676-002	G F S M, LLC	1,447,006	1,447,006	\$0	22.0539	\$0
2018	12-33-100-002	GENESYS HEALTH SYSTEMS	2,252,056	2,252,056	\$0	22.0539	\$0
2018	12-33-100-003	TAHTINEN, KEITH R & CLARA M	48,045	48,045	\$0	22.0539	\$0
2018	12-33-100-004	CARPENTER, JOSEPH & CYNTHIA	69,860	69,860	\$0	22.0539	\$0
2018	12-33-100-005	NICKERSON, NYCOLE L	47,355	47,355	\$0	22.0539	\$0
2018	12-33-100-006	PANTER, DANIEL B & DAWN M	71,265	71,265	\$0	22.0539	\$0
2018	12-33-100-007	ADAMS, CHAD D	100,500	100,500	\$0	22.0539	\$0
2018	12-33-200-001	HALSEY UNITED METHODIST	0	0	\$0	22.0539	\$0
2018	12-33-200-003	SANFORD, TODD & SUSAN	66,020	66,020	\$0	22.0539	\$0
2018	12-33-200-004	LANDSGAARD, HENRY & KAREN	40,209	40,209	\$0	22.0539	\$0
2018	12-33-200-005	LANDSGAARD, HENRY R	12,158	12,158	\$0	22.0539	\$0
2018	12-33-200-013	PRIESTLEY, JAMES B	32,796	32,796	\$0	22.0539	\$0
2018	12-33-200-014	GOOD WILL CO, INC	21,649	21,649	\$0	22.0539	\$0
2018	12-33-200-015	GOOD WILL CO, INC	271,984	271,984	\$0	22.0539	\$0
2018	12-33-200-016	GOOD WILL CO, INC	211,613	211,613	\$0	22.0539	\$0
2018	12-33-200-017	KAPUR HOLDINGS, LLC	35,780	35,780	\$0	22.0539	\$0
2018	12-33-200-018	KAPUR HOLDINGS, LLC	39,569	39,569	\$0	22.0539	\$0
2018	12-33-200-019	GOOD WILL CO, INC	34,768	34,768	\$0	22.0539	\$0
2018	12-33-200-020	GOOD WILL CO, INC	86,286	86,286	\$0	22.0539	\$0
2018	12-33-200-021	GOOD WILL CO, INC	172,468	172,468	\$0	22.0539	\$0
2018	12-33-200-022	10168 N HOLLY ROAD LLC	943,447	943,447	\$0	22.0539	\$0
2018	12-33-200-024	GRAND BLANC CHARTER TWP	0	0	\$0	22.0539	\$0
2018	12-33-200-025	GOOD WILL CO, INC	118,817	118,817	\$0	22.0539	\$0
2018	12-33-200-026	GRAND BLANC MACHINERY CENTER, LLC	1,279,929	1,279,929	\$0	22.0539	\$0
2018	12-33-400-004	GLOBAL RESOURCE MANAGEMENT, LLC	407,787	407,787	\$0	22.0539	\$0
2018	12-33-400-005	LAJEUNESSE, LEROY L	52,417	52,417	\$0	22.0539	\$0
2018	12-33-400-006	HUANG FAMILY, LLC	1,178,494	1,178,494	\$0	22.0539	\$0
2018	12-33-400-007	BAR'S PRODUCTS, INC	789,395	789,395	\$0	22.0539	\$0
2018	12-33-400-008	10410 N HOLLY RD, LLC	1,221,266	1,221,266	\$0	22.0539	\$0
2018	12-33-400-011	G V V, LLC	119,865	119,865	\$0	22.0539	\$0
2018	12-33-400-012	G V V, LLC	139,723	139,723	\$0	22.0539	\$0
2018	12-33-400-013	10456 HOLLY ROAD LLC	28,156	28,156	\$0	22.0539	\$0
2018	12-33-400-014	STERICYCLE, INC	287,449	287,449	\$0	22.0539	\$0
2018	12-33-400-015	CHIEF DRIVE, L.L.C.	709,293	709,293	\$0	22.0539	\$0
2018	12-33-400-016	METROPOULOS AMPLIFICATION, INC	106,100	106,100	\$0	22.0539	\$0
2018	12-33-400-017	BUCKINGHAM, DAVID	31,770	31,770	\$0	22.0539	\$0
2018	12-33-400-018	10456 HOLLY ROAD LLC	1,315,833	1,315,833	\$0	22.0539	\$0
2018	12-33-400-019	10456 HOLLY ROAD LLC	44,262	44,262	\$0	22.0539	\$0

**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

Base Year	Tax ID Number	ADDRESS	Base Value	Current Value	Change in Value	Millage	Tax Increment
2018	12-34-100-001	SWIFT, WILLIAM & LORD, NANCY	60,831	60,831	\$0	22.0539	\$0
2018	12-34-100-003	SWIFT, WILLIAM E	64,005	64,005	\$0	22.0539	\$0
2018	12-34-100-005	CANUSA ENTERPRISES, LLC	281,347	281,347	\$0	22.0539	\$0
2018	12-34-100-006	RING SCREW LLC	12,903	12,903	\$0	22.0539	\$0
2018	12-34-100-007	RING SCREW LLC	934,707	934,707	\$0	22.0539	\$0
2018	12-34-100-008	TMI CLIMATE SOLUTIONS, INC	393,783	393,783	\$0	22.0539	\$0
2018	12-34-100-009	L & L PRECISION TOOL	465,680	465,680	\$0	22.0539	\$0
2018	12-34-100-012	KING STEEL REALTY, LLC	773,181	773,181	\$0	22.0539	\$0
2018	12-34-100-013	MARTIN, MARGARET E TRUST	74,793	74,793	\$0	22.0539	\$0
2018	12-34-100-016	RING SCREW LLC	912,272	912,272	\$0	22.0539	\$0
2018	12-34-100-017	RING SCREW LLC	1,750,406	1,750,406	\$0	22.0539	\$0
2018	12-34-100-019	BLACK WING LLC	670,773	670,773	\$0	22.0539	\$0
2018	12-34-100-021	TMI CLIMATE SOLUTIONS, INC	1,612,510	1,612,510	\$0	22.0539	\$0
2018	12-34-100-022	GRAND BLANC PROCESSING, LLC	2,664,804	2,664,804	\$0	22.0539	\$0
2018	12-34-100-023	GRAND BLANC PROCESSING, LLC	63,532	63,532	\$0	22.0539	\$0
2018	12-34-200-002	STOWELL, GARY L	38,728	38,728	\$0	22.0539	\$0
2018	12-34-200-006	WI BALDWIN LLC	490,995	490,995	\$0	22.0539	\$0
2018	12-34-200-008	NEW TECH HOLDINGS	341,847	341,847	\$0	22.0539	\$0
2018	12-34-200-009	GREEN THUMB LAWNSCAPING, INC.	187,402	187,402	\$0	22.0539	\$0
2018	12-34-200-010	GREEN THUMB LAWNSCAPING INC	62,821	62,821	\$0	22.0539	\$0
2018	12-34-200-012	L J R LAND COMPANY	652,289	652,289	\$0	22.0539	\$0
2018	12-34-200-013	GRAND BLANC CHARTER TWP	0	0	\$0	22.0539	\$0
2018	12-34-300-002	HOLLY ROAD INVESTMENT, LLC	31,446	31,446	\$0	22.0539	\$0
2018	12-34-300-003	HOLLY ROAD INVESTMENT, LLC	26,130	26,130	\$0	22.0539	\$0
2018	12-34-300-004	HOLLY ROAD INVESTMENT, LLC	174,708	174,708	\$0	22.0539	\$0
2018	12-34-300-005	HOLLY ROAD INVESTMENT, LLC	209,333	209,333	\$0	22.0539	\$0
2018	12-34-300-006	HOLLY ROAD INVESTMENT, LLC	51,835	51,835	\$0	22.0539	\$0
2018	12-34-300-007	HOLLY ROAD INVESTMENT, LLC	31,446	31,446	\$0	22.0539	\$0
2018	12-34-300-008	HOLLY REAL ESTATE INVESTMENT LLC	184,627	184,627	\$0	22.0539	\$0
2018	12-34-300-009	DODGE, SARAH	37,054	37,054	\$0	22.0539	\$0
2018	12-34-300-010	HUFF, GERALD M	44,928	44,928	\$0	22.0539	\$0
2018	12-34-300-011	SPECIALIZED PROPERTIES, LLC	563,482	563,482	\$0	22.0539	\$0
2018	12-34-300-012	MIDDLETON FAMILY LEGACY TRUST	43,662	43,662	\$0	22.0539	\$0
2018	12-34-300-013	R D R, LLC	38,000	38,000	\$0	22.0539	\$0
2018	12-34-300-014	GILLIS, THOMAS & ANGELA	56,467	56,467	\$0	22.0539	\$0
2018	12-34-300-018	RING SCREW LLC	294,875	294,875	\$0	22.0539	\$0
2018	12-34-300-019	HOLLY ROAD INVESTMENT, LLC	0	0	\$0	22.0539	\$0
2018	12-34-726-001	NEW PAR D/B/A VERIZON WIRELESS	78,100	78,100	\$0	22.0539	\$0
2018	12-34-726-002	NEW PAR D/B/A VERIZON WIRELESS	14,294	14,294	\$0	22.0539	\$0

**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

Base Year	Tax ID Number	ADDRESS	Base Value	Current Value	Change in Value	Millage	Tax Increment
2018	12-34-726-003	AT&T MOBILITY, LLC	30,887	30,887	\$0	22.0539	\$0
2018	12-35-100-012	PARADISE DEVELOPERS	231,483	231,483	\$0	22.0539	\$0
2018	12-35-200-001	WKV, LLC	36,817	36,817	\$0	22.0539	\$0
2018	12-35-200-002	SATORI CORPORATION	40,714	40,714	\$0	22.0539	\$0
2018	12-35-200-003	DLB EQUITIES, LLC	73,385	73,385	\$0	22.0539	\$0
2018	12-35-200-006	DLB EQUITIES, LLC	36,327	36,327	\$0	22.0539	\$0
2018	12-35-200-007	DLB EQUITIES, LLC	42,061	42,061	\$0	22.0539	\$0
2018	12-35-200-009	MAS-TAN, INC	81,379	81,379	\$0	22.0539	\$0
2018	12-35-200-011	STEINER, DAVID C TRUST	32,085	32,085	\$0	22.0539	\$0
2018	12-35-200-012	STEINER, DAVID C & LESLEY C TRUST	32,667	32,667	\$0	22.0539	\$0
2018	12-35-200-013	CREEK PARK, LLC	75,000	75,000	\$0	22.0539	\$0
2018	12-35-200-014	STEINER, DAVID C TRUST	33,256	33,256	\$0	22.0539	\$0
2018	12-35-200-015	WORDEN, ERVIN J & HORGAN, SHIRLEY M	44,318	44,318	\$0	22.0539	\$0
2018	12-35-200-016	DIAMOND RENTAL PROPERTIES	32,017	32,017	\$0	22.0539	\$0
2018	12-35-200-017	HENKE, MARK E	46,181	46,181	\$0	22.0539	\$0
2018	12-35-200-018	ESCAMILLA AMIGOS MEXICAN AMERICAN L	32,900	32,900	\$0	22.0539	\$0
2018	12-35-200-019	ESCAMILLA AMIGOS MEXICAN AMERICAN L	95,700	95,700	\$0	22.0539	\$0
2018	12-35-200-020	ESCAMILLA AMIGOS MEXICAN AMERICAN L	304,200	304,200	\$0	22.0539	\$0
2018	12-35-200-026	WKV, LLC	61,515	61,515	\$0	22.0539	\$0
2018	12-35-200-027	WKV, LLC	155,466	155,466	\$0	22.0539	\$0
2018	12-35-200-029	KANAN, PETER & NEHRO, DENNIS TRUST	147,682	147,682	\$0	22.0539	\$0
2018	12-35-200-030	STEINER, DAVID C & LESLEY C TRUST	255,396	255,396	\$0	22.0539	\$0
2018	12-35-400-001	GRAND BLANC VENTURE, LLC	21,775	21,775	\$0	22.0539	\$0
2018	12-35-400-002	GRAND BLANC VENTURE, LLC	41,275	41,275	\$0	22.0539	\$0
2018	12-35-400-003	GRAND BLANC VENTURE, LLC	40,212	40,212	\$0	22.0539	\$0
2018	12-81-010-802	AT&T MOBILITY, LLC	76,000	76,000	\$0	22.0539	\$0
2018	12-81-011-100	ABBAY MANOR, LLC	126,500	126,500	\$0	22.0539	\$0
2018	12-81-011-113	ABE'S STORAGE	0	0	\$0	22.0539	\$0
2018	12-81-012-116	ABSOLUTE HOME HEALTH AND HOSPICE	0	0	\$0	22.0539	\$0
2018	12-81-015-979	ADKISSON & SONS HEATING & COOL, INC	0	0	\$0	22.0539	\$0
2018	12-81-025-117	ALLERGY & ENVIRONMENTAL MEDICINE	0	0	\$0	22.0539	\$0
2018	12-81-032-116	AMERIPRISE FINANCIAL	64,500	64,500	\$0	22.0539	\$0
2018	12-81-041-117	ARBY'S #7903	0	0	\$0	22.0539	\$0
2018	12-81-047-206	AUTO CITY SERVICE, INC	0	0	\$0	22.0539	\$0
2018	12-81-054-175	BARB'S CATERING	0	0	\$0	22.0539	\$0



**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

Base Year	Tax ID Number	ADDRESS	Base Value	Current Value	Change in Value	Millage	Tax Increment
2018	12-81-061-013	BHANGU, DEVINDERJIT S MD PLLC	0	0	\$0	22.0539	\$0
2018	12-81-062-115	BIGGBY COFFEE	0	0	\$0	22.0539	\$0
2018	12-81-073-098	BRODER, SIDNEY, M, MD	0	0	\$0	22.0539	\$0
2018	12-81-097-018	CLAW LOGISTICS	0	0	\$0	22.0539	\$0
2018	12-81-107-907	GRAND BLANC DENTAL CENTER, PC	47,600	47,600	\$0	22.0539	\$0
2018	12-81-118-411	CUSTOM CLOSETS	0	0	\$0	22.0539	\$0
2018	12-81-152-117	DRIVIN ME BATTY	0	0	\$0	22.0539	\$0
2018	12-81-175-117	ELITE EMS	0	0	\$0	22.0539	\$0
2018	12-81-181-116	EPOCH HOSPITALITY LLC	0	0	\$0	22.0539	\$0
2018	12-81-184-018	ESCAMILLA AMIGOS	0	0	\$0	22.0539	\$0
2018	12-81-192-502	OPPENHEIMER & CO, INC	0	0	\$0	22.0539	\$0
2018	12-81-194-018	FARM BUREAU INSURANCE	0	0	\$0	22.0539	\$0
2018	12-81-212-511	FLEIS & VANDENBRINK ENGINEERING INC	40,100	40,100	\$0	22.0539	\$0
2018	12-81-212-606	GENERAL SURGEONS OF FLINT	0	0	\$0	22.0539	\$0
2018	12-81-212-607	FLINT GASTROENTEROLOGY ASSOC, PC	0	0	\$0	22.0539	\$0
2018	12-81-225-497	ORVEL'S DELI	0	0	\$0	22.0539	\$0
2018	12-81-244-908	GENESYS PRACTICE PARTNERS INC	200	200	\$0	22.0539	\$0
2018	12-81-245-010	GENESYS PHO, LLC	0	0	\$0	22.0539	\$0
2018	12-81-245-412	GENESYS INTEGRATED GROUP PRACTICE	21,200	21,200	\$0	22.0539	\$0
2018	12-81-245-507	GENESYS INTEGRATED GROUP PRACTICE	323,400	323,400	\$0	22.0539	\$0
2018	12-81-245-602	BEECHER BALLENGER SERVICES	304,000	304,000	\$0	22.0539	\$0
2018	12-81-245-604	GENESYS PRACTICE PARTNERS, INC	15,000	15,000	\$0	22.0539	\$0
2018	12-81-245-798	GENESYS ORTHOTICS & PROSTHETICS	4,000	4,000	\$0	22.0539	\$0
2018	12-81-276-681	GRAND BLANC PRINTING, INC	0	0	\$0	22.0539	\$0
2018	12-81-285-411	GRANDE MED SPA	0	0	\$0	22.0539	\$0
2018	12-81-291-703	GREATER MICHIGAN ORTHOPEDICS	84,700	84,700	\$0	22.0539	\$0
2018	12-81-296-804	GUYOT, LISA L MD, PHD, PC	0	0	\$0	22.0539	\$0
2018	12-81-302-398	HAGENSTEIN, HENRY DO, PC	14,300	14,300	\$0	22.0539	\$0
2018	12-81-305-214	IRB MEDICAL EQUIPMENT LLC	0	0	\$0	22.0539	\$0
2018	12-81-311-507	HEALTH PARK ENDOSCOPY	76,200	76,200	\$0	22.0539	\$0
2018	12-81-313-585	HENKE FUR CO & OUTFITTERS	1,000	1,000	\$0	22.0539	\$0
2018	12-81-314-409	HERZOG, CHRISTOPHER F DO	0	0	\$0	22.0539	\$0
2018	12-81-323-116	HOLLY ROAD PROFESSIONAL VILLAGE LLC	0	0	\$0	22.0539	\$0
2018	12-81-354-018	HEALTH PARK MEDICAL PRACTICE PC	0	0	\$0	22.0539	\$0
2018	12-81-357-018	INTEGRATED VASCULAR VEIN CNT OF MI	20,000	20,000	\$0	22.0539	\$0
2018	12-81-361-405	MICHIGAN NEUROSURGICAL INSTITUTE PC	47,100	47,100	\$0	22.0539	\$0

**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

Base Year	Tax ID Number	ADDRESS	Base Value	Current Value	Change in Value	Millage	Tax Increment
2018	12-81-412-898	KINGSBURY, JOSEPH DO, PC	0	0	\$0	22.0539	\$0
2018	12-81-447-019	DR EDWARD LIS JR DO, PLLC	0	0	\$0	22.0539	\$0
2018	12-81-481-699	GRAND BLANC ARCHES, INC	111,000	111,000	\$0	22.0539	\$0
2018	12-81-482-895	MEDICAL REHABILITATION GROUP PC	0	0	\$0	22.0539	\$0
2018	12-81-486-117	METROPOULOS AMPIFICATION INC	600	600	\$0	22.0539	\$0
2018	12-81-507-708	MOTION RESOURCES, INC	0	0	\$0	22.0539	\$0
2018	12-81-535-598	NEPHROLOGY & HYPERTENSION PC	0	0	\$0	22.0539	\$0
2018	12-81-538-597	NEW PAR DBA VERIZON WIRELESS	41,900	41,900	\$0	22.0539	\$0
2018	12-81-538-619	NEW PAR, DBA VERIZON WIRELESS	0	0	\$0	22.0539	\$0
2018	12-81-615-019	THE PETERS MANAGEMENT GROUP	0	0	\$0	22.0539	\$0
2018	12-81-662-098	REGIONAL CARDIOLOGY ASSOC, PLC	213,800	213,800	\$0	22.0539	\$0
2018	12-81-708-698	TERRY MATLOCK SCH OF PERFORMING ART	0	0	\$0	22.0539	\$0
2018	12-81-711-504	SEAN ENTERPRISES, INC	0	0	\$0	22.0539	\$0
2018	12-81-743-117	SONIMA GROUP	8,600	8,600	\$0	22.0539	\$0
2018	12-81-744-402	SORSCHER, MICHAEL J, MD	19,700	19,700	\$0	22.0539	\$0
2018	12-81-749-316	SPUD SOFTWARE INC	11,400	11,400	\$0	22.0539	\$0
2018	12-81-754-213	STELLAR ENGINEERING & RECYCLING	3,000	3,000	\$0	22.0539	\$0
2018	12-81-754-486	GRAND BLANC TRACTOR SALES	0	0	\$0	22.0539	\$0
2018	12-81-757-410	STRENGTH TRAINING & RECOVERY CORP	93,800	93,800	\$0	22.0539	\$0
2018	12-81-761-208	SUBWAY #466	30,800	30,800	\$0	22.0539	\$0
2018	12-81-764-607	SURGERY CENTER AT HEALTH PARK	528,600	528,600	\$0	22.0539	\$0
2018	12-81-768-098	SYNTHESIS MEDICAL SPECIALTIES	0	0	\$0	22.0539	\$0
2018	12-81-771-019	TABBAA, A. H. MD, PC	0	0	\$0	22.0539	\$0
2018	12-81-784-575	TEMP HO MOTEL	0	0	\$0	22.0539	\$0
2018	12-81-807-399	RENAL TREATMENT CENTERS-IL, INC	372,500	372,500	\$0	22.0539	\$0
2018	12-81-813-603	TRIM PINE FARMS, INC	0	0	\$0	22.0539	\$0
2018	12-81-838-498	ULRICH, J. MARTIN DO, PC	0	0	\$0	22.0539	\$0
2018	12-81-843-409	INNOVATIVE LOGISTICS INC	0	0	\$0	22.0539	\$0
2018	12-81-877-513	VITALITY CHIROPRACTIC	0	0	\$0	22.0539	\$0
2018	12-81-902-019	WELLBRIDGE OF GRAND BLANC	0	0	\$0	22.0539	\$0
2018	12-81-923-301	WOMEN'S INTEGRATED HEALTH, PC	0	0	\$0	22.0539	\$0
2018	12-82-011-313	ABBVIE US LLC	0	0	\$0	22.0539	\$0
2018	12-82-019-117	AGILENT TECHNOLOGIES INC	1,400	1,400	\$0	22.0539	\$0
2018	12-82-032-116	AMERICAN ANESTHESIOLOGY OF MICHIGAN	0	0	\$0	22.0539	\$0
2018	12-82-032-409	AMERICAN MESSAGING SERVICES, LLC	0	0	\$0	22.0539	\$0
2018	12-82-032-509	AMERICORP FINANCIAL LLC	0	0	\$0	22.0539	\$0
2018	12-82-056-116	BECTON DICKINSON & COMPANY	0	0	\$0	22.0539	\$0

**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

Base Year	Tax ID Number	ADDRESS	Base Value	Current Value	Change in Value	Millage	Tax Increment
2018	12-82-084-303	CAREFUSION SOLUTIONS, LLC	86,800	86,800	\$0	22.0539	\$0
2018	12-82-113-018	CROWN EQUIP CORPORATION	11,500	11,500	\$0	22.0539	\$0
2018	12-82-119-506	HOLOGIC LP	0	0	\$0	22.0539	\$0
2018	12-82-133-311	DELL EQUIPMENT FUNDING LP	420,800	420,800	\$0	22.0539	\$0
2018	12-82-133-511	DELPHI AUTOMOTIVE SYSTEMS, LLC	0	0	\$0	22.0539	\$0
2018	12-82-177-213	EMC CORPORATION	0	0	\$0	22.0539	\$0
2018	12-82-186-018	EVOQUA WATER TECHNOLOGIES LLC	0	0	\$0	22.0539	\$0
2018	12-82-190-211	F & V LEASING II LLC	28,500	28,500	\$0	22.0539	\$0
2018	12-82-193-898	FAMILY COMMUNITY CREDIT UNION	0	0	\$0	22.0539	\$0
2018	12-82-198-116	FENWAL INC	5,000	5,000	\$0	22.0539	\$0
2018	12-82-243-117	GEN-PROBE SALES & SERVICE INC	0	0	\$0	22.0539	\$0
2018	12-82-244-604	GENESEE LIFE SUPPORT, LLC	0	0	\$0	22.0539	\$0
2018	12-82-311-117	HEARTLAND FOOD PRODUCTS LLC	0	0	\$0	22.0539	\$0
2018	12-82-313-116	HEMA SOLUTIONS LLC	0	0	\$0	22.0539	\$0
2018	12-82-317-498	HILL-ROM COMPANY, INC	30,800	30,800	\$0	22.0539	\$0
2018	12-82-325-306	HONDA OF AMERICA MFG., INC	0	0	\$0	22.0539	\$0
2018	12-82-351-019	INTUITIVE SURGICAL INC	0	0	\$0	22.0539	\$0
2018	12-82-436-019	LEASING ASSOCIATES OF BARRINGTON	0	0	\$0	22.0539	\$0
2018	12-82-445-408	LINDE GAS NORTH AMERICA LLC	11,000	11,000	\$0	22.0539	\$0
2018	12-82-471-116	MACK TRUCKS INC	0	0	\$0	22.0539	\$0
2018	12-82-482-206	MEDELA, INC	0	0	\$0	22.0539	\$0
2018	12-82-491-117	MID-STATES BOLT & SCREW CO	0	0	\$0	22.0539	\$0
2018	12-82-503-117	MOLEX LLC	0	0	\$0	22.0539	\$0
2018	12-82-520-019	NEC FINANCIAL SERVICES LLC	0	0	\$0	22.0539	\$0
2018	12-82-525-116	NCR CORPORATION	0	0	\$0	22.0539	\$0
2018	12-82-527-505	PNC EQUIPMENT FINANCE, LLC	232,500	232,500	\$0	22.0539	\$0
2018	12-82-538-513	NEW PAR D/B/A VERIZON WIRELESS	10,800	10,800	\$0	22.0539	\$0
2018	12-82-538-613	NEW PAR, DBA VERIZON WIRELESS	2,400	2,400	\$0	22.0539	\$0
2018	12-82-589-503	OLYMPUS AMERICA, INC.	165,100	165,100	\$0	22.0539	\$0
2018	12-82-591-600	T-MOBILE CENTRAL LLC	14,800	14,800	\$0	22.0539	\$0
2018	12-82-593-117	OPNAD FUND INC	0	0	\$0	22.0539	\$0
2018	12-82-611-018	PEDIATRIX MEDICAL GROUP OF MICHIGAN	0	0	\$0	22.0539	\$0
2018	12-82-623-115	PIRAMAL CRITICAL CARE INC	0	0	\$0	22.0539	\$0
2018	12-82-681-114	ROCHE DIAGNOSTICS CORPORATION	252,700	252,700	\$0	22.0539	\$0
2018	12-82-705-019	SATORI CORPATION	0	0	\$0	22.0539	\$0
2018	12-82-708-207	SCHWARTZ HOLDING CO, INC	87,700	87,700	\$0	22.0539	\$0
2018	12-82-725-114	SIEMENS FINANCIAL SERVICES, INC	0	0	\$0	22.0539	\$0
2018	12-82-725-510	SIEMENS HEALTHCARE DIAGNOSTIC INC	0	0	\$0	22.0539	\$0

**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

<b>Base Year</b>	<b>Tax ID Number</b>	<b>ADDRESS</b>	<b>Base Value</b>	<b>Current Value</b>	<b>Change in Value</b>	<b>Millage</b>	<b>Tax Increment</b>
2018	12-82-748-500	SPRINT SPECTRUM LP	42,500	42,500	\$0	22.0539	\$0
2018	12-82-754-197	STEBBINS ENTERPRISES, INC	319,300	319,300	\$0	22.0539	\$0
2018	12-82-757-114	HOWMEDICA OSTEONICS	2,070,800	2,070,800	\$0	22.0539	\$0
2018	12-82-764-115	SURGITECH SURGICAL SERVICES, INC	0	0	\$0	22.0539	\$0
2018	12-82-784-110	TELEFLEX MEDICAL, INC.	0	0	\$0	22.0539	\$0
2018	12-82-793-116	3M COMPANY	0	0	\$0	22.0539	\$0
2018	12-82-809-114	TOYOTA INDUSTRIES COMM FINANCE INC	54,500	54,500	\$0	22.0539	\$0
2018	12-82-843-117	AGILITI HEALTH INC	149,800	149,800	\$0	22.0539	\$0
2018	12-82-848-313	UNIVEST CAPITAL, INC	0	0	\$0	22.0539	\$0
2018	12-83-726-807	600 HEALTH PARK BLVD MOB LLC	0	0	\$0	22.0539	\$0
2018	12-84-053-406	BALDWIN ROAD STORAGE, LLC	0	0	\$0	22.0539	\$0
2018	12-84-054-910	BARS PRODUCTS, INC	226,700	226,700	\$0	22.0539	\$0
2018	12-84-076-611	BURGA FLEX NORTH AMERICA, INC.	282,100	282,100	\$0	22.0539	\$0
2018	12-84-132-501	DEE CRAMER, INC	209,800	209,800	\$0	22.0539	\$0
2018	12-84-144-597	MAGNA ELECTRONICS	1,785,500	1,785,500	\$0	22.0539	\$0
2018	12-84-144-612	MAGNA E CAR SYSTEMS	53,600	53,600	\$0	22.0539	\$0
2018	12-84-144-613	MAGNA ELECTRONICS	91,500	91,500	\$0	22.0539	\$0
2018	12-84-244-807	GENESEE CREMATION CENTER, INC.	33,500	33,500	\$0	22.0539	\$0
2018	12-84-244-990	GENESEE VALLEY VAULT, INC	39,700	39,700	\$0	22.0539	\$0
2018	12-84-256-116	GLOBAL ENVIRONMENTAL ENGINEERING	0	0	\$0	22.0539	\$0
2018	12-84-276-798	GRAND BLANC PROCESSING, LLC	608,600	608,600	\$0	22.0539	\$0
2018	12-84-323-496	RING SCREW LLC	142,700	142,700	\$0	22.0539	\$0
2018	12-84-343-117	IDEAL MACHINERY INC	0	0	\$0	22.0539	\$0
2018	12-84-412-905	KING STEEL REALTY, LLC	133,500	133,500	\$0	22.0539	\$0
2018	12-84-430-982	L & L MACHINE TOOL INC	214,700	214,700	\$0	22.0539	\$0
2018	12-84-493-603	MILLER-SAGE, INC	6,400	6,400	\$0	22.0539	\$0
2018	12-84-538-788	NEW TECHNOLOGIES INC	900	900	\$0	22.0539	\$0
2018	12-84-631-875	PRAXAIR INC	2,400	2,400	\$0	22.0539	\$0
2018	12-84-661-700	RECEPTEC CORP	167,200	167,200	\$0	22.0539	\$0
2018	12-84-714-286	RING SCREW LLC	218,800	218,800	\$0	22.0539	\$0
2018	12-84-754-611	STERICYCLE #112485	93,900	93,900	\$0	22.0539	\$0
2018	12-84-757-704	STRUCTURAL PLASTICS CORPORATION	43,300	43,300	\$0	22.0539	\$0
2018	12-84-770-602	TMI CUSTOM AIR SYSTEMS, INC.	644,100	644,100	\$0	22.0539	\$0
2018	12-84-797-584	RING SCREW LLC	199,200	199,200	\$0	22.0539	\$0
2018	12-84-989-598	ZITO CONSTRUCTION	442,400	442,400	\$0	22.0539	\$0
2018	12-87-100-416	MACALLISTER RENTALS LLC	95,400	95,400	\$0	22.0539	\$0
2018	12-95-144-511	MAGNA ELECTRONICS INC	80,000	80,000	\$0	22.0539	\$0

**2018 Grand Blanc Charter Township Tax Increment Finance Roll**

<b>Base Year</b>	<b>Tax ID Number</b>	<b>ADDRESS</b>	<b>Base Value</b>	<b>Current Value</b>	<b>Change in Value</b>	<b>Millage</b>	<b>Tax Increment</b>
<b>2018</b>	12-95-144-519	MAGNA ELECTRONICS TECHNOLOGY, INC	0	0	\$0	22.0539	\$0
<b>2018</b>	12-95-276-716	GRAND BLANC PROCESSING, LLC	1,392,700	1,392,700	\$0	22.0539	\$0
<b>2018</b>	12-95-714-218	RING SCREW LLC	0	0	\$0	22.0539	\$0
<b>2018</b>	12-95-749-316	SHERLOCK PROPERTIES, LLC	480,686	480,686	\$0	22.0539	\$0
<b>2018</b>	12-95-770-514	TMI CLIMATE SOLUTIONS, INC.	1,778,789	1,778,789	\$0	22.0539	\$0
<b>2018</b>	12-97-144-511	MAGNA E CAR SYSTEMS	1,608,300	1,608,300	\$0	22.0539	\$0
<b>2018</b>	12-97-144-515	MAGNA ELECTRONICS INC	333,100	333,100	\$0	22.0539	\$0
<b>2018</b>	12-97-144-611	MAGNA E CAR SYSTEMS	1,034,700	1,034,700	\$0	22.0539	\$0
<b>2018</b>	12-97-144-612	MAGNA ELECTRONICS, INC	1,104,100	1,104,100	\$0	22.0539	\$0
<b>2018</b>	12-97-674-212	RING SCREW, LLC	124,400	124,400	\$0	22.0539	\$0
<b>2018</b>	12-97-674-312	RING SCREW, LLC	87,600	87,600	\$0	22.0539	\$0
<b>2018</b>	12-97-674-412	RING SCREW, LLC	353,100	353,100	\$0	22.0539	\$0
<b>2018</b>	12-97-749-316	SPUD SOFTWARE, INC.	0	0	\$0	22.0539	\$0
<b>2018</b>	12-97-770-514	TMI CLIMATE SOLUTIONS, INC.	0	0	\$0	22.0539	\$0
<b>TOTAL</b>			<b>\$83,691,269</b>	<b>\$83,691,269</b>	<b>\$0</b>	<b>22.0539</b>	<b>\$0</b>

EXHIBIT L  
Estimated Capture for Grand Blanc Charter Township DDA (30 Years)

Year	TV	BASE YEAR 2018	CAPTURED VALUE	Captured TIF Revenue
2018	\$83,691,269	\$83,691,269	\$0	\$0
2019	\$99,567,504	\$83,691,269	\$15,876,235	\$350,133
2020	\$103,022,078	\$83,691,269	\$19,330,809	\$426,320
2021	\$101,802,449	\$83,691,269	\$18,111,180	\$399,422
2022	\$100,342,003	\$83,691,269	\$16,650,734	\$367,214
2023	\$99,002,681	\$83,691,269	\$15,311,412	\$337,676
2024	\$98,214,774	\$83,691,269	\$14,523,505	\$320,300
2025	\$99,478,815	\$83,691,269	\$15,787,546	\$348,177
2026	\$100,774,894	\$83,691,269	\$17,083,625	\$376,761
2027	\$102,103,120	\$83,691,269	\$18,411,851	\$406,053
2028	\$103,494,229	\$83,691,269	\$19,802,960	\$436,732
2029	\$104,927,330	\$83,691,269	\$21,236,061	\$468,338
2030	\$106,399,180	\$83,691,269	\$22,707,911	\$500,798
2031	\$107,904,693	\$83,691,269	\$24,213,424	\$534,000
2032	\$109,444,113	\$83,691,269	\$25,752,844	\$567,951
2033	\$111,017,705	\$83,691,269	\$27,326,436	\$602,654
2034	\$112,823,755	\$83,691,269	\$29,132,486	\$642,485
2035	\$114,660,484	\$83,691,269	\$30,969,215	\$682,992
2036	\$116,554,317	\$83,691,269	\$32,863,048	\$724,758
2037	\$118,486,965	\$83,691,269	\$34,795,696	\$767,381
2038	\$120,458,873	\$83,691,269	\$36,767,604	\$810,869
2039	\$122,470,506	\$83,691,269	\$38,779,237	\$855,233
2040	\$124,522,352	\$83,691,269	\$40,831,083	\$900,485
2041	\$126,614,916	\$83,691,269	\$42,923,647	\$946,634
2042	\$128,748,723	\$83,691,269	\$45,057,454	\$993,693
2043	\$130,924,321	\$83,691,269	\$47,233,052	\$1,041,673
2044	\$133,142,274	\$83,691,269	\$49,451,005	\$1,090,588
2045	\$135,403,166	\$83,691,269	\$51,711,897	\$1,140,449
2046	\$137,707,603	\$83,691,269	\$54,016,334	\$1,191,271
2047	\$140,056,206	\$83,691,269	\$56,364,937	\$1,243,067
2048	\$142,449,620	\$83,691,269	\$58,758,351	\$1,295,851
<b>TOTAL</b>				<b>\$20,769,957</b>

EXHIBIT M  
Assumptions Used in Estimating Impact of TIF on Taxing Jurisdictions

	2018 TV	2019 Millage	Taxable Value Growth Rate Proj
<b>Genesee County</b>	\$ 8,669,905,344	8.4249	1.8%*
<b>Bishop Airport</b>	\$ 8,669,905,344	0.4837	1.8%*
<b>MTA</b>	\$ 8,669,905,344	1.2225	1.8%*
<b>District Library</b>	\$ 8,669,905,344	0.9938	1.8%*
<b>Mott Community College</b>	\$ 8,669,905,344	2.8047	1.8%*
<b>Veterans</b>	\$ 8,669,905,344	0.0998	1.8%*
<b>MSU Extension</b>	\$ 8,669,905,344	0.0399	1.8%*
<b>Animal Control</b>	\$ 8,669,905,344	0.1996	1.8%*
<b>Cultural Center</b>	\$ 8,669,905,344	0.96	1.8%*
<b>Grand Blanc Twp</b>	\$ 1,206,133,515	6.825	3%*
<b>Grand Blanc Twp DDA</b>	\$71,223,353	22.0539	1.8%**

**\*Based on Average Growth Rate in Taxable Value 2013 -2018**

**\*\*Average Growth Rate in Taxable Value 2013 -2018 was 1.5%, At the time of plan adoption 2019 preliminary TV's were known and were used to base the projected 2019 capture. A 1.8% increase was anticipated for the balance of the life of the TIF Plan based on implementation of the Development Plan**

EXHIBIT N  
Estimated Impact of Tax Increment Financing on Grand Blanc Charter Township

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$1,206,133,515	\$83,691,269	\$83,691,269	\$0	\$8,231,861	\$0	0.000%
2019	\$1,242,317,520	\$83,691,269	\$99,567,504	\$15,876,235	\$8,478,817	\$108,355	1.278%
2020	\$1,279,587,046	\$83,691,269	\$103,022,078	\$19,330,809	\$8,733,182	\$131,933	1.511%
2021	\$1,317,974,657	\$83,691,269	\$101,802,449	\$18,111,180	\$8,995,177	\$123,609	1.374%
2022	\$1,357,513,897	\$83,691,269	\$100,342,003	\$16,650,734	\$9,265,032	\$113,641	1.227%
2023	\$1,398,239,314	\$83,691,269	\$99,002,681	\$15,311,412	\$9,542,983	\$104,500	1.095%
2024	\$1,440,186,494	\$83,691,269	\$98,214,774	\$14,523,505	\$9,829,273	\$99,123	1.008%
2025	\$1,483,392,088	\$83,691,269	\$99,478,815	\$15,787,546	\$10,124,151	\$107,750	1.064%
2026	\$1,527,893,851	\$83,691,269	\$100,774,894	\$17,083,625	\$10,427,876	\$116,596	1.118%
2027	\$1,573,730,666	\$83,691,269	\$102,103,120	\$18,411,851	\$10,740,712	\$125,661	1.170%
2028	\$1,620,942,586	\$83,691,269	\$103,494,229	\$19,802,960	\$11,062,933	\$135,155	1.222%
2029	\$1,669,570,864	\$83,691,269	\$104,927,330	\$21,236,061	\$11,394,821	\$144,936	1.272%
2030	\$1,719,657,990	\$83,691,269	\$106,399,180	\$22,707,911	\$11,736,666	\$154,981	1.320%
2031	\$1,771,247,730	\$83,691,269	\$107,904,693	\$24,213,424	\$12,088,766	\$165,257	1.367%
2032	\$1,824,385,162	\$83,691,269	\$109,444,113	\$25,752,844	\$12,451,429	\$175,763	1.412%
2033	\$1,879,116,716	\$83,691,269	\$111,017,705	\$27,326,436	\$12,824,972	\$186,503	1.454%
2034	\$1,935,490,218	\$83,691,269	\$112,823,755	\$29,132,486	\$13,209,721	\$198,829	1.505%
2035	\$1,993,554,924	\$83,691,269	\$114,660,484	\$30,969,215	\$13,606,012	\$211,365	1.553%
2036	\$2,053,361,572	\$83,691,269	\$116,554,317	\$32,863,048	\$14,014,193	\$224,290	1.600%
2037	\$2,114,962,419	\$83,691,269	\$118,486,965	\$34,795,696	\$14,434,619	\$237,481	1.645%
2038	\$2,178,411,292	\$83,691,269	\$120,458,873	\$36,767,604	\$14,867,657	\$250,939	1.688%
2039	\$2,243,763,631	\$83,691,269	\$122,470,506	\$38,779,237	\$15,313,687	\$264,668	1.728%
2040	\$2,311,076,540	\$83,691,269	\$124,522,352	\$40,831,083	\$15,773,097	\$278,672	1.767%
2041	\$2,380,408,836	\$83,691,269	\$126,614,916	\$42,923,647	\$16,246,290	\$292,954	1.803%
2042	\$2,451,821,101	\$83,691,269	\$128,748,723	\$45,057,454	\$16,733,679	\$307,517	1.838%
2043	\$2,525,375,734	\$83,691,269	\$130,924,321	\$47,233,052	\$17,235,689	\$322,366	1.870%
2044	\$2,601,137,006	\$83,691,269	\$133,142,274	\$49,451,005	\$17,752,760	\$337,503	1.901%
2045	\$2,679,171,116	\$83,691,269	\$135,403,166	\$51,711,897	\$18,285,343	\$352,934	1.930%
2046	\$2,759,546,250	\$83,691,269	\$137,707,603	\$54,016,334	\$18,833,903	\$368,661	1.957%
2047	\$2,842,332,637	\$83,691,269	\$140,056,206	\$56,364,937	\$19,398,920	\$384,691	1.983%
2048	\$2,927,602,616	\$83,691,269	\$142,449,620	\$58,758,351	\$19,980,888	\$401,026	2.007%



EXHIBIT O  
Estimated Impact of Tax Increment Financing Genesee County

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$8,669,905,344	\$83,691,269	\$83,691,269	\$0	\$8,323,109	\$0	0.000%
2019	\$8,825,963,640	\$83,691,269	\$99,567,504	\$15,876,235	\$8,472,925	\$15,241	0.180%
2020	\$8,984,830,986	\$83,691,269	\$103,022,078	\$19,330,809	\$8,625,438	\$18,558	0.215%
2021	\$9,146,557,943	\$83,691,269	\$101,802,449	\$18,111,180	\$8,780,696	\$17,387	0.198%
2022	\$9,311,195,986	\$83,691,269	\$100,342,003	\$16,650,734	\$8,938,748	\$15,985	0.179%
2023	\$9,478,797,514	\$83,691,269	\$99,002,681	\$15,311,412	\$9,099,646	\$14,699	0.162%
2024	\$9,649,415,869	\$83,691,269	\$98,214,774	\$14,523,505	\$9,263,439	\$13,943	0.151%
2025	\$9,823,105,355	\$83,691,269	\$99,478,815	\$15,787,546	\$9,430,181	\$15,156	0.161%
2026	\$9,999,921,251	\$83,691,269	\$100,774,894	\$17,083,625	\$9,599,924	\$16,400	0.171%
2027	\$10,179,919,834	\$83,691,269	\$102,103,120	\$18,411,851	\$9,772,723	\$17,675	0.181%
2028	\$10,363,158,391	\$83,691,269	\$103,494,229	\$19,802,960	\$9,948,632	\$19,011	0.191%
2029	\$10,549,695,242	\$83,691,269	\$104,927,330	\$21,236,061	\$10,127,707	\$20,387	0.201%
2030	\$10,739,589,756	\$83,691,269	\$106,399,180	\$22,707,911	\$10,310,006	\$21,800	0.211%
2031	\$10,932,902,372	\$83,691,269	\$107,904,693	\$24,213,424	\$10,495,586	\$23,245	0.221%
2032	\$11,129,694,615	\$83,691,269	\$109,444,113	\$25,752,844	\$10,684,507	\$24,723	0.231%
2033	\$11,330,029,118	\$83,691,269	\$111,017,705	\$27,326,436	\$10,876,828	\$26,233	0.241%
2034	\$11,533,969,642	\$83,691,269	\$112,823,755	\$29,132,486	\$11,072,611	\$27,967	0.253%
2035	\$11,741,581,095	\$83,691,269	\$114,660,484	\$30,969,215	\$11,271,918	\$29,730	0.264%
2036	\$11,952,929,555	\$83,691,269	\$116,554,317	\$32,863,048	\$11,474,812	\$31,549	0.275%
2037	\$12,168,082,287	\$83,691,269	\$118,486,965	\$34,795,696	\$11,681,359	\$33,404	0.286%
2038	\$12,387,107,768	\$83,691,269	\$120,458,873	\$36,767,604	\$11,891,623	\$35,297	0.297%
2039	\$12,610,075,708	\$83,691,269	\$122,470,506	\$38,779,237	\$12,105,673	\$37,228	0.308%
2040	\$12,837,057,071	\$83,691,269	\$124,522,352	\$40,831,083	\$12,323,575	\$39,198	0.318%
2041	\$13,068,124,098	\$83,691,269	\$126,614,916	\$42,923,647	\$12,545,399	\$41,207	0.328%
2042	\$13,303,350,332	\$83,691,269	\$128,748,723	\$45,057,454	\$12,771,216	\$43,255	0.339%
2043	\$13,542,810,638	\$83,691,269	\$130,924,321	\$47,233,052	\$13,001,098	\$45,344	0.349%
2044	\$13,786,581,229	\$83,691,269	\$133,142,274	\$49,451,005	\$13,235,118	\$47,473	0.359%
2045	\$14,034,739,692	\$83,691,269	\$135,403,166	\$51,711,897	\$13,473,350	\$49,643	0.368%
2046	\$14,287,365,006	\$83,691,269	\$137,707,603	\$54,016,334	\$13,715,870	\$51,856	0.378%
2047	\$14,544,537,576	\$83,691,269	\$140,056,206	\$56,364,937	\$13,962,756	\$54,110	0.388%
2048	\$14,806,339,253	\$83,691,269	\$142,449,620	\$58,758,351	\$14,214,086	\$56,408	0.397%

EXHIBIT P  
Estimated Impact of Tax Increment Financing on MTA

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$8,669,905,344	\$83,691,269	\$83,691,269	\$0	\$10,598,959	\$0	0.000%
2019	\$8,825,963,640	\$83,691,269	\$99,567,504	\$15,876,235	\$10,789,741	\$19,409	0.180%
2020	\$8,984,830,986	\$83,691,269	\$103,022,078	\$19,330,809	\$10,983,956	\$23,632	0.215%
2021	\$9,146,557,943	\$83,691,269	\$101,802,449	\$18,111,180	\$11,181,667	\$22,141	0.198%
2022	\$9,311,195,986	\$83,691,269	\$100,342,003	\$16,650,734	\$11,382,937	\$20,356	0.179%
2023	\$9,478,797,514	\$83,691,269	\$99,002,681	\$15,311,412	\$11,587,830	\$18,718	0.162%
2024	\$9,649,415,869	\$83,691,269	\$98,214,774	\$14,523,505	\$11,796,411	\$17,755	0.151%
2025	\$9,823,105,355	\$83,691,269	\$99,478,815	\$15,787,546	\$12,008,746	\$19,300	0.161%
2026	\$9,999,921,251	\$83,691,269	\$100,774,894	\$17,083,625	\$12,224,904	\$20,885	0.171%
2027	\$10,179,919,834	\$83,691,269	\$102,103,120	\$18,411,851	\$12,444,952	\$22,508	0.181%
2028	\$10,363,158,391	\$83,691,269	\$103,494,229	\$19,802,960	\$12,668,961	\$24,209	0.191%
2029	\$10,549,695,242	\$83,691,269	\$104,927,330	\$21,236,061	\$12,897,002	\$25,961	0.201%
2030	\$10,739,589,756	\$83,691,269	\$106,399,180	\$22,707,911	\$13,129,148	\$27,760	0.211%
2031	\$10,932,902,372	\$83,691,269	\$107,904,693	\$24,213,424	\$13,365,473	\$29,601	0.221%
2032	\$11,129,694,615	\$83,691,269	\$109,444,113	\$25,752,844	\$13,606,052	\$31,483	0.231%
2033	\$11,330,029,118	\$83,691,269	\$111,017,705	\$27,326,436	\$13,850,961	\$33,407	0.241%
2034	\$11,533,969,642	\$83,691,269	\$112,823,755	\$29,132,486	\$14,100,278	\$35,614	0.253%
2035	\$11,741,581,095	\$83,691,269	\$114,660,484	\$30,969,215	\$14,354,083	\$37,860	0.264%
2036	\$11,952,929,555	\$83,691,269	\$116,554,317	\$32,863,048	\$14,612,456	\$40,175	0.275%
2037	\$12,168,082,287	\$83,691,269	\$118,486,965	\$34,795,696	\$14,875,481	\$42,538	0.286%
2038	\$12,387,107,768	\$83,691,269	\$120,458,873	\$36,767,604	\$15,143,239	\$44,948	0.297%
2039	\$12,610,075,708	\$83,691,269	\$122,470,506	\$38,779,237	\$15,415,818	\$47,408	0.308%
2040	\$12,837,057,071	\$83,691,269	\$124,522,352	\$40,831,083	\$15,693,302	\$49,916	0.318%
2041	\$13,068,124,098	\$83,691,269	\$126,614,916	\$42,923,647	\$15,975,782	\$52,474	0.328%
2042	\$13,303,350,332	\$83,691,269	\$128,748,723	\$45,057,454	\$16,263,346	\$55,083	0.339%
2043	\$13,542,810,638	\$83,691,269	\$130,924,321	\$47,233,052	\$16,556,086	\$57,742	0.349%
2044	\$13,786,581,229	\$83,691,269	\$133,142,274	\$49,451,005	\$16,854,096	\$60,454	0.359%
2045	\$14,034,739,692	\$83,691,269	\$135,403,166	\$51,711,897	\$17,157,469	\$63,218	0.368%
2046	\$14,287,365,006	\$83,691,269	\$137,707,603	\$54,016,334	\$17,466,304	\$66,035	0.378%
2047	\$14,544,537,576	\$83,691,269	\$140,056,206	\$56,364,937	\$17,780,697	\$68,906	0.388%
2048	\$14,806,339,253	\$83,691,269	\$142,449,620	\$58,758,351	\$18,100,750	\$71,832	0.397%

EXHIBIT Q  
Estimated Impact of Tax Increment Financing on Genesee District Library

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$8,669,905,344	\$83,691,269	\$83,691,269	\$0	\$8,616,152	\$0	0.000%
2019	\$8,825,963,640	\$83,691,269	\$99,567,504	\$15,876,235	\$8,771,243	\$15,778	0.180%
2020	\$8,984,830,986	\$83,691,269	\$103,022,078	\$19,330,809	\$8,929,125	\$19,211	0.215%
2021	\$9,146,557,943	\$83,691,269	\$101,802,449	\$18,111,180	\$9,089,849	\$17,999	0.198%
2022	\$9,311,195,986	\$83,691,269	\$100,342,003	\$16,650,734	\$9,253,467	\$16,547	0.179%
2023	\$9,478,797,514	\$83,691,269	\$99,002,681	\$15,311,412	\$9,420,029	\$15,216	0.162%
2024	\$9,649,415,869	\$83,691,269	\$98,214,774	\$14,523,505	\$9,589,589	\$14,433	0.151%
2025	\$9,823,105,355	\$83,691,269	\$99,478,815	\$15,787,546	\$9,762,202	\$15,690	0.161%
2026	\$9,999,921,251	\$83,691,269	\$100,774,894	\$17,083,625	\$9,937,922	\$16,978	0.171%
2027	\$10,179,919,834	\$83,691,269	\$102,103,120	\$18,411,851	\$10,116,804	\$18,298	0.181%
2028	\$10,363,158,391	\$83,691,269	\$103,494,229	\$19,802,960	\$10,298,907	\$19,680	0.191%
2029	\$10,549,695,242	\$83,691,269	\$104,927,330	\$21,236,061	\$10,484,287	\$21,104	0.201%
2030	\$10,739,589,756	\$83,691,269	\$106,399,180	\$22,707,911	\$10,673,004	\$22,567	0.211%
2031	\$10,932,902,372	\$83,691,269	\$107,904,693	\$24,213,424	\$10,865,118	\$24,063	0.221%
2032	\$11,129,694,615	\$83,691,269	\$109,444,113	\$25,752,844	\$11,060,691	\$25,593	0.231%
2033	\$11,330,029,118	\$83,691,269	\$111,017,705	\$27,326,436	\$11,259,783	\$27,157	0.241%
2034	\$11,533,969,642	\$83,691,269	\$112,823,755	\$29,132,486	\$11,462,459	\$28,952	0.253%
2035	\$11,741,581,095	\$83,691,269	\$114,660,484	\$30,969,215	\$11,668,783	\$30,777	0.264%
2036	\$11,952,929,555	\$83,691,269	\$116,554,317	\$32,863,048	\$11,878,821	\$32,659	0.275%
2037	\$12,168,082,287	\$83,691,269	\$118,486,965	\$34,795,696	\$12,092,640	\$34,580	0.286%
2038	\$12,387,107,768	\$83,691,269	\$120,458,873	\$36,767,604	\$12,310,308	\$36,540	0.297%
2039	\$12,610,075,708	\$83,691,269	\$122,470,506	\$38,779,237	\$12,531,893	\$38,539	0.308%
2040	\$12,837,057,071	\$83,691,269	\$124,522,352	\$40,831,083	\$12,757,467	\$40,578	0.318%
2041	\$13,068,124,098	\$83,691,269	\$126,614,916	\$42,923,647	\$12,987,102	\$42,658	0.328%
2042	\$13,303,350,332	\$83,691,269	\$128,748,723	\$45,057,454	\$13,220,870	\$44,778	0.339%
2043	\$13,542,810,638	\$83,691,269	\$130,924,321	\$47,233,052	\$13,458,845	\$46,940	0.349%
2044	\$13,786,581,229	\$83,691,269	\$133,142,274	\$49,451,005	\$13,701,104	\$49,144	0.359%
2045	\$14,034,739,692	\$83,691,269	\$135,403,166	\$51,711,897	\$13,947,724	\$51,391	0.368%
2046	\$14,287,365,006	\$83,691,269	\$137,707,603	\$54,016,334	\$14,198,783	\$53,681	0.378%
2047	\$14,544,537,576	\$83,691,269	\$140,056,206	\$56,364,937	\$14,454,361	\$56,015	0.388%
2048	\$14,806,339,253	\$83,691,269	\$142,449,620	\$58,758,351	\$14,714,540	\$58,394	0.397%

EXHIBIT R  
Estimated Impact of Tax Increment Financing Mott Community College

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$8,669,905,344	\$83,691,269	\$83,691,269	\$0	\$24,316,484	\$0	0.000%
2019	\$8,825,963,640	\$83,691,269	\$99,567,504	\$15,876,235	\$24,754,180	\$44,528	0.180%
2020	\$8,984,830,986	\$83,691,269	\$103,022,078	\$19,330,809	\$25,199,755	\$54,217	0.215%
2021	\$9,146,557,943	\$83,691,269	\$101,802,449	\$18,111,180	\$25,653,351	\$50,796	0.198%
2022	\$9,311,195,986	\$83,691,269	\$100,342,003	\$16,650,734	\$26,115,111	\$46,700	0.179%
2023	\$9,478,797,514	\$83,691,269	\$99,002,681	\$15,311,412	\$26,585,183	\$42,944	0.162%
2024	\$9,649,415,869	\$83,691,269	\$98,214,774	\$14,523,505	\$27,063,717	\$40,734	0.151%
2025	\$9,823,105,355	\$83,691,269	\$99,478,815	\$15,787,546	\$27,550,864	\$44,279	0.161%
2026	\$9,999,921,251	\$83,691,269	\$100,774,894	\$17,083,625	\$28,046,779	\$47,914	0.171%
2027	\$10,179,919,834	\$83,691,269	\$102,103,120	\$18,411,851	\$28,551,621	\$51,640	0.181%
2028	\$10,363,158,391	\$83,691,269	\$103,494,229	\$19,802,960	\$29,065,550	\$55,541	0.191%
2029	\$10,549,695,242	\$83,691,269	\$104,927,330	\$21,236,061	\$29,588,730	\$59,561	0.201%
2030	\$10,739,589,756	\$83,691,269	\$106,399,180	\$22,707,911	\$30,121,327	\$63,689	0.211%
2031	\$10,932,902,372	\$83,691,269	\$107,904,693	\$24,213,424	\$30,663,511	\$67,911	0.221%
2032	\$11,129,694,615	\$83,691,269	\$109,444,113	\$25,752,844	\$31,215,454	\$72,229	0.231%
2033	\$11,330,029,118	\$83,691,269	\$111,017,705	\$27,326,436	\$31,777,333	\$76,642	0.241%
2034	\$11,533,969,642	\$83,691,269	\$112,823,755	\$29,132,486	\$32,349,325	\$81,708	0.253%
2035	\$11,741,581,095	\$83,691,269	\$114,660,484	\$30,969,215	\$32,931,612	\$86,859	0.264%
2036	\$11,952,929,555	\$83,691,269	\$116,554,317	\$32,863,048	\$33,524,382	\$92,171	0.275%
2037	\$12,168,082,287	\$83,691,269	\$118,486,965	\$34,795,696	\$34,127,820	\$97,591	0.286%
2038	\$12,387,107,768	\$83,691,269	\$120,458,873	\$36,767,604	\$34,742,121	\$103,122	0.297%
2039	\$12,610,075,708	\$83,691,269	\$122,470,506	\$38,779,237	\$35,367,479	\$108,764	0.308%
2040	\$12,837,057,071	\$83,691,269	\$124,522,352	\$40,831,083	\$36,004,094	\$114,519	0.318%
2041	\$13,068,124,098	\$83,691,269	\$126,614,916	\$42,923,647	\$36,652,168	\$120,388	0.328%
2042	\$13,303,350,332	\$83,691,269	\$128,748,723	\$45,057,454	\$37,311,907	\$126,373	0.339%
2043	\$13,542,810,638	\$83,691,269	\$130,924,321	\$47,233,052	\$37,983,521	\$132,475	0.349%
2044	\$13,786,581,229	\$83,691,269	\$133,142,274	\$49,451,005	\$38,667,224	\$138,695	0.359%
2045	\$14,034,739,692	\$83,691,269	\$135,403,166	\$51,711,897	\$39,363,234	\$145,036	0.368%
2046	\$14,287,365,006	\$83,691,269	\$137,707,603	\$54,016,334	\$40,071,773	\$151,500	0.378%
2047	\$14,544,537,576	\$83,691,269	\$140,056,206	\$56,364,937	\$40,793,065	\$158,087	0.388%
2048	\$14,806,339,253	\$83,691,269	\$142,449,620	\$58,758,351	\$41,527,340	\$164,800	0.397%

EXHIBIT S  
Estimated Impact of Tax Increment Financing on Genesee County Veterans

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$8,669,905,344	\$83,691,269	\$83,691,269	\$0	\$865,257	\$0	0.000%
2019	\$8,825,963,640	\$83,691,269	\$99,567,504	\$15,876,235	\$880,831	\$1,584	0.180%
2020	\$8,984,830,986	\$83,691,269	\$103,022,078	\$19,330,809	\$896,686	\$1,929	0.215%
2021	\$9,146,557,943	\$83,691,269	\$101,802,449	\$18,111,180	\$912,826	\$1,807	0.198%
2022	\$9,311,195,986	\$83,691,269	\$100,342,003	\$16,650,734	\$929,257	\$1,662	0.179%
2023	\$9,478,797,514	\$83,691,269	\$99,002,681	\$15,311,412	\$945,984	\$1,528	0.162%
2024	\$9,649,415,869	\$83,691,269	\$98,214,774	\$14,523,505	\$963,012	\$1,449	0.151%
2025	\$9,823,105,355	\$83,691,269	\$99,478,815	\$15,787,546	\$980,346	\$1,576	0.161%
2026	\$9,999,921,251	\$83,691,269	\$100,774,894	\$17,083,625	\$997,992	\$1,705	0.171%
2027	\$10,179,919,834	\$83,691,269	\$102,103,120	\$18,411,851	\$1,015,956	\$1,838	0.181%
2028	\$10,363,158,391	\$83,691,269	\$103,494,229	\$19,802,960	\$1,034,243	\$1,976	0.191%
2029	\$10,549,695,242	\$83,691,269	\$104,927,330	\$21,236,061	\$1,052,860	\$2,119	0.201%
2030	\$10,739,589,756	\$83,691,269	\$106,399,180	\$22,707,911	\$1,071,811	\$2,266	0.211%
2031	\$10,932,902,372	\$83,691,269	\$107,904,693	\$24,213,424	\$1,091,104	\$2,416	0.221%
2032	\$11,129,694,615	\$83,691,269	\$109,444,113	\$25,752,844	\$1,110,744	\$2,570	0.231%
2033	\$11,330,029,118	\$83,691,269	\$111,017,705	\$27,326,436	\$1,130,737	\$2,727	0.241%
2034	\$11,533,969,642	\$83,691,269	\$112,823,755	\$29,132,486	\$1,151,090	\$2,907	0.253%
2035	\$11,741,581,095	\$83,691,269	\$114,660,484	\$30,969,215	\$1,171,810	\$3,091	0.264%
2036	\$11,952,929,555	\$83,691,269	\$116,554,317	\$32,863,048	\$1,192,902	\$3,280	0.275%
2037	\$12,168,082,287	\$83,691,269	\$118,486,965	\$34,795,696	\$1,214,375	\$3,473	0.286%
2038	\$12,387,107,768	\$83,691,269	\$120,458,873	\$36,767,604	\$1,236,233	\$3,669	0.297%
2039	\$12,610,075,708	\$83,691,269	\$122,470,506	\$38,779,237	\$1,258,486	\$3,870	0.308%
2040	\$12,837,057,071	\$83,691,269	\$124,522,352	\$40,831,083	\$1,281,138	\$4,075	0.318%
2041	\$13,068,124,098	\$83,691,269	\$126,614,916	\$42,923,647	\$1,304,199	\$4,284	0.328%
2042	\$13,303,350,332	\$83,691,269	\$128,748,723	\$45,057,454	\$1,327,674	\$4,497	0.339%
2043	\$13,542,810,638	\$83,691,269	\$130,924,321	\$47,233,052	\$1,351,573	\$4,714	0.349%
2044	\$13,786,581,229	\$83,691,269	\$133,142,274	\$49,451,005	\$1,375,901	\$4,935	0.359%
2045	\$14,034,739,692	\$83,691,269	\$135,403,166	\$51,711,897	\$1,400,667	\$5,161	0.368%
2046	\$14,287,365,006	\$83,691,269	\$137,707,603	\$54,016,334	\$1,425,879	\$5,391	0.378%
2047	\$14,544,537,576	\$83,691,269	\$140,056,206	\$56,364,937	\$1,451,545	\$5,625	0.388%
2048	\$14,806,339,253	\$83,691,269	\$142,449,620	\$58,758,351	\$1,477,673	\$5,864	0.397%

EXHIBIT T  
Estimated Impact of Tax Increment Financing on MSU Extension

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$8,669,905,344	\$83,691,269	\$83,691,269	\$0	\$345,929	\$0	0.000%
2019	\$8,825,963,640	\$83,691,269	\$99,567,504	\$15,876,235	\$352,156	\$633	0.180%
2020	\$8,984,830,986	\$83,691,269	\$103,022,078	\$19,330,809	\$358,495	\$771	0.215%
2021	\$9,146,557,943	\$83,691,269	\$101,802,449	\$18,111,180	\$364,948	\$723	0.198%
2022	\$9,311,195,986	\$83,691,269	\$100,342,003	\$16,650,734	\$371,517	\$664	0.179%
2023	\$9,478,797,514	\$83,691,269	\$99,002,681	\$15,311,412	\$378,204	\$611	0.162%
2024	\$9,649,415,869	\$83,691,269	\$98,214,774	\$14,523,505	\$385,012	\$579	0.151%
2025	\$9,823,105,355	\$83,691,269	\$99,478,815	\$15,787,546	\$391,942	\$630	0.161%
2026	\$9,999,921,251	\$83,691,269	\$100,774,894	\$17,083,625	\$398,997	\$682	0.171%
2027	\$10,179,919,834	\$83,691,269	\$102,103,120	\$18,411,851	\$406,179	\$735	0.181%
2028	\$10,363,158,391	\$83,691,269	\$103,494,229	\$19,802,960	\$413,490	\$790	0.191%
2029	\$10,549,695,242	\$83,691,269	\$104,927,330	\$21,236,061	\$420,933	\$847	0.201%
2030	\$10,739,589,756	\$83,691,269	\$106,399,180	\$22,707,911	\$428,510	\$906	0.211%
2031	\$10,932,902,372	\$83,691,269	\$107,904,693	\$24,213,424	\$436,223	\$966	0.221%
2032	\$11,129,694,615	\$83,691,269	\$109,444,113	\$25,752,844	\$444,075	\$1,028	0.231%
2033	\$11,330,029,118	\$83,691,269	\$111,017,705	\$27,326,436	\$452,068	\$1,090	0.241%
2034	\$11,533,969,642	\$83,691,269	\$112,823,755	\$29,132,486	\$460,205	\$1,162	0.253%
2035	\$11,741,581,095	\$83,691,269	\$114,660,484	\$30,969,215	\$468,489	\$1,236	0.264%
2036	\$11,952,929,555	\$83,691,269	\$116,554,317	\$32,863,048	\$476,922	\$1,311	0.275%
2037	\$12,168,082,287	\$83,691,269	\$118,486,965	\$34,795,696	\$485,506	\$1,388	0.286%
2038	\$12,387,107,768	\$83,691,269	\$120,458,873	\$36,767,604	\$494,246	\$1,467	0.297%
2039	\$12,610,075,708	\$83,691,269	\$122,470,506	\$38,779,237	\$503,142	\$1,547	0.308%
2040	\$12,837,057,071	\$83,691,269	\$124,522,352	\$40,831,083	\$512,199	\$1,629	0.318%
2041	\$13,068,124,098	\$83,691,269	\$126,614,916	\$42,923,647	\$521,418	\$1,713	0.328%
2042	\$13,303,350,332	\$83,691,269	\$128,748,723	\$45,057,454	\$530,804	\$1,798	0.339%
2043	\$13,542,810,638	\$83,691,269	\$130,924,321	\$47,233,052	\$540,358	\$1,885	0.349%
2044	\$13,786,581,229	\$83,691,269	\$133,142,274	\$49,451,005	\$550,085	\$1,973	0.359%
2045	\$14,034,739,692	\$83,691,269	\$135,403,166	\$51,711,897	\$559,986	\$2,063	0.368%
2046	\$14,287,365,006	\$83,691,269	\$137,707,603	\$54,016,334	\$570,066	\$2,155	0.378%
2047	\$14,544,537,576	\$83,691,269	\$140,056,206	\$56,364,937	\$580,327	\$2,249	0.388%
2048	\$14,806,339,253	\$83,691,269	\$142,449,620	\$58,758,351	\$590,773	\$2,344	0.397%



EXHIBIT U  
Estimated Impact of Tax Increment Financing on Genesee County Animal Control

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$8,669,905,344	\$83,691,269	\$83,691,269	\$0	\$1,730,513	\$0	0.000%
2019	\$8,825,963,640	\$83,691,269	\$99,567,504	\$15,876,235	\$1,761,662	\$3,169	0.180%
2020	\$8,984,830,986	\$83,691,269	\$103,022,078	\$19,330,809	\$1,793,372	\$3,858	0.215%
2021	\$9,146,557,943	\$83,691,269	\$101,802,449	\$18,111,180	\$1,825,653	\$3,615	0.198%
2022	\$9,311,195,986	\$83,691,269	\$100,342,003	\$16,650,734	\$1,858,515	\$3,323	0.179%
2023	\$9,478,797,514	\$83,691,269	\$99,002,681	\$15,311,412	\$1,891,968	\$3,056	0.162%
2024	\$9,649,415,869	\$83,691,269	\$98,214,774	\$14,523,505	\$1,926,023	\$2,899	0.151%
2025	\$9,823,105,355	\$83,691,269	\$99,478,815	\$15,787,546	\$1,960,692	\$3,151	0.161%
2026	\$9,999,921,251	\$83,691,269	\$100,774,894	\$17,083,625	\$1,995,984	\$3,410	0.171%
2027	\$10,179,919,834	\$83,691,269	\$102,103,120	\$18,411,851	\$2,031,912	\$3,675	0.181%
2028	\$10,363,158,391	\$83,691,269	\$103,494,229	\$19,802,960	\$2,068,486	\$3,953	0.191%
2029	\$10,549,695,242	\$83,691,269	\$104,927,330	\$21,236,061	\$2,105,719	\$4,239	0.201%
2030	\$10,739,589,756	\$83,691,269	\$106,399,180	\$22,707,911	\$2,143,622	\$4,532	0.211%
2031	\$10,932,902,372	\$83,691,269	\$107,904,693	\$24,213,424	\$2,182,207	\$4,833	0.221%
2032	\$11,129,694,615	\$83,691,269	\$109,444,113	\$25,752,844	\$2,221,487	\$5,140	0.231%
2033	\$11,330,029,118	\$83,691,269	\$111,017,705	\$27,326,436	\$2,261,474	\$5,454	0.241%
2034	\$11,533,969,642	\$83,691,269	\$112,823,755	\$29,132,486	\$2,302,180	\$5,815	0.253%
2035	\$11,741,581,095	\$83,691,269	\$114,660,484	\$30,969,215	\$2,343,620	\$6,181	0.264%
2036	\$11,952,929,555	\$83,691,269	\$116,554,317	\$32,863,048	\$2,385,805	\$6,559	0.275%
2037	\$12,168,082,287	\$83,691,269	\$118,486,965	\$34,795,696	\$2,428,749	\$6,945	0.286%
2038	\$12,387,107,768	\$83,691,269	\$120,458,873	\$36,767,604	\$2,472,467	\$7,339	0.297%
2039	\$12,610,075,708	\$83,691,269	\$122,470,506	\$38,779,237	\$2,516,971	\$7,740	0.308%
2040	\$12,837,057,071	\$83,691,269	\$124,522,352	\$40,831,083	\$2,562,277	\$8,150	0.318%
2041	\$13,068,124,098	\$83,691,269	\$126,614,916	\$42,923,647	\$2,608,398	\$8,568	0.328%
2042	\$13,303,350,332	\$83,691,269	\$128,748,723	\$45,057,454	\$2,655,349	\$8,993	0.339%
2043	\$13,542,810,638	\$83,691,269	\$130,924,321	\$47,233,052	\$2,703,145	\$9,428	0.349%
2044	\$13,786,581,229	\$83,691,269	\$133,142,274	\$49,451,005	\$2,751,802	\$9,870	0.359%
2045	\$14,034,739,692	\$83,691,269	\$135,403,166	\$51,711,897	\$2,801,334	\$10,322	0.368%
2046	\$14,287,365,006	\$83,691,269	\$137,707,603	\$54,016,334	\$2,851,758	\$10,782	0.378%
2047	\$14,544,537,576	\$83,691,269	\$140,056,206	\$56,364,937	\$2,903,090	\$11,250	0.388%
2048	\$14,806,339,253	\$83,691,269	\$142,449,620	\$58,758,351	\$2,955,345	\$11,728	0.397%

EXHIBIT V  
Estimated Impact of Tax Increment Financing on Flint Cultural Center

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$8,669,905,344	\$83,691,269	\$83,691,269	\$0	\$8,323,109	\$0	0.000%
2019	\$8,825,963,640	\$83,691,269	\$99,567,504	\$15,876,235	\$8,472,925	\$15,241	0.180%
2020	\$8,984,830,986	\$83,691,269	\$103,022,078	\$19,330,809	\$8,625,438	\$18,558	0.215%
2021	\$9,146,557,943	\$83,691,269	\$101,802,449	\$18,111,180	\$8,780,696	\$17,387	0.198%
2022	\$9,311,195,986	\$83,691,269	\$100,342,003	\$16,650,734	\$8,938,748	\$15,985	0.179%
2023	\$9,478,797,514	\$83,691,269	\$99,002,681	\$15,311,412	\$9,099,646	\$14,699	0.162%
2024	\$9,649,415,869	\$83,691,269	\$98,214,774	\$14,523,505	\$9,263,439	\$13,943	0.151%
2025	\$9,823,105,355	\$83,691,269	\$99,478,815	\$15,787,546	\$9,430,181	\$15,156	0.161%
2026	\$9,999,921,251	\$83,691,269	\$100,774,894	\$17,083,625	\$9,599,924	\$16,400	0.171%
2027	\$10,179,919,834	\$83,691,269	\$102,103,120	\$18,411,851	\$9,772,723	\$17,675	0.181%
2028	\$10,363,158,391	\$83,691,269	\$103,494,229	\$19,802,960	\$9,948,632	\$19,011	0.191%
2029	\$10,549,695,242	\$83,691,269	\$104,927,330	\$21,236,061	\$10,127,707	\$20,387	0.201%
2030	\$10,739,589,756	\$83,691,269	\$106,399,180	\$22,707,911	\$10,310,006	\$21,800	0.211%
2031	\$10,932,902,372	\$83,691,269	\$107,904,693	\$24,213,424	\$10,495,586	\$23,245	0.221%
2032	\$11,129,694,615	\$83,691,269	\$109,444,113	\$25,752,844	\$10,684,507	\$24,723	0.231%
2033	\$11,330,029,118	\$83,691,269	\$111,017,705	\$27,326,436	\$10,876,828	\$26,233	0.241%
2034	\$11,533,969,642	\$83,691,269	\$112,823,755	\$29,132,486	\$11,072,611	\$27,967	0.253%
2035	\$11,741,581,095	\$83,691,269	\$114,660,484	\$30,969,215	\$11,271,918	\$29,730	0.264%
2036	\$11,952,929,555	\$83,691,269	\$116,554,317	\$32,863,048	\$11,474,812	\$31,549	0.275%
2037	\$12,168,082,287	\$83,691,269	\$118,486,965	\$34,795,696	\$11,681,359	\$33,404	0.286%
2038	\$12,387,107,768	\$83,691,269	\$120,458,873	\$36,767,604	\$11,891,623	\$35,297	0.297%
2039	\$12,610,075,708	\$83,691,269	\$122,470,506	\$38,779,237	\$12,105,673	\$37,228	0.308%
2040	\$12,837,057,071	\$83,691,269	\$124,522,352	\$40,831,083	\$12,323,575	\$39,198	0.318%
2041	\$13,068,124,098	\$83,691,269	\$126,614,916	\$42,923,647	\$12,545,399	\$41,207	0.328%
2042	\$13,303,350,332	\$83,691,269	\$128,748,723	\$45,057,454	\$12,771,216	\$43,255	0.339%
2043	\$13,542,810,638	\$83,691,269	\$130,924,321	\$47,233,052	\$13,001,098	\$45,344	0.349%
2044	\$13,786,581,229	\$83,691,269	\$133,142,274	\$49,451,005	\$13,235,118	\$47,473	0.359%
2045	\$14,034,739,692	\$83,691,269	\$135,403,166	\$51,711,897	\$13,473,350	\$49,643	0.368%
2046	\$14,287,365,006	\$83,691,269	\$137,707,603	\$54,016,334	\$13,715,870	\$51,856	0.378%
2047	\$14,544,537,576	\$83,691,269	\$140,056,206	\$56,364,937	\$13,962,756	\$54,110	0.388%
2048	\$14,806,339,253	\$83,691,269	\$142,449,620	\$58,758,351	\$14,214,086	\$56,408	0.397%

EXHIBIT W  
Estimated Impact of Tax Increment Financing on Bishop Airport

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2018	\$8,669,905,344	\$83,691,269	\$83,691,269	\$0	\$4,193,633	\$0	0.000%
2019	\$8,825,963,640	\$83,691,269	\$99,567,504	\$15,876,235	\$4,269,119	\$7,679	0.180%
2020	\$8,984,830,986	\$83,691,269	\$103,022,078	\$19,330,809	\$4,345,963	\$9,350	0.215%
2021	\$9,146,557,943	\$83,691,269	\$101,802,449	\$18,111,180	\$4,424,190	\$8,760	0.198%
2022	\$9,311,195,986	\$83,691,269	\$100,342,003	\$16,650,734	\$4,503,825	\$8,054	0.179%
2023	\$9,478,797,514	\$83,691,269	\$99,002,681	\$15,311,412	\$4,584,894	\$7,406	0.162%
2024	\$9,649,415,869	\$83,691,269	\$98,214,774	\$14,523,505	\$4,667,422	\$7,025	0.151%
2025	\$9,823,105,355	\$83,691,269	\$99,478,815	\$15,787,546	\$4,751,436	\$7,636	0.161%
2026	\$9,999,921,251	\$83,691,269	\$100,774,894	\$17,083,625	\$4,836,962	\$8,263	0.171%
2027	\$10,179,919,834	\$83,691,269	\$102,103,120	\$18,411,851	\$4,924,027	\$8,906	0.181%
2028	\$10,363,158,391	\$83,691,269	\$103,494,229	\$19,802,960	\$5,012,660	\$9,579	0.191%
2029	\$10,549,695,242	\$83,691,269	\$104,927,330	\$21,236,061	\$5,102,888	\$10,272	0.201%
2030	\$10,739,589,756	\$83,691,269	\$106,399,180	\$22,707,911	\$5,194,740	\$10,984	0.211%
2031	\$10,932,902,372	\$83,691,269	\$107,904,693	\$24,213,424	\$5,288,245	\$11,712	0.221%
2032	\$11,129,694,615	\$83,691,269	\$109,444,113	\$25,752,844	\$5,383,433	\$12,457	0.231%
2033	\$11,330,029,118	\$83,691,269	\$111,017,705	\$27,326,436	\$5,480,335	\$13,218	0.241%
2034	\$11,533,969,642	\$83,691,269	\$112,823,755	\$29,132,486	\$5,578,981	\$14,091	0.253%
2035	\$11,741,581,095	\$83,691,269	\$114,660,484	\$30,969,215	\$5,679,403	\$14,980	0.264%
2036	\$11,952,929,555	\$83,691,269	\$116,554,317	\$32,863,048	\$5,781,632	\$15,896	0.275%
2037	\$12,168,082,287	\$83,691,269	\$118,486,965	\$34,795,696	\$5,885,701	\$16,831	0.286%
2038	\$12,387,107,768	\$83,691,269	\$120,458,873	\$36,767,604	\$5,991,644	\$17,784	0.297%
2039	\$12,610,075,708	\$83,691,269	\$122,470,506	\$38,779,237	\$6,099,494	\$18,758	0.308%
2040	\$12,837,057,071	\$83,691,269	\$124,522,352	\$40,831,083	\$6,209,285	\$19,750	0.318%
2041	\$13,068,124,098	\$83,691,269	\$126,614,916	\$42,923,647	\$6,321,052	\$20,762	0.328%
2042	\$13,303,350,332	\$83,691,269	\$128,748,723	\$45,057,454	\$6,434,831	\$21,794	0.339%
2043	\$13,542,810,638	\$83,691,269	\$130,924,321	\$47,233,052	\$6,550,658	\$22,847	0.349%
2044	\$13,786,581,229	\$83,691,269	\$133,142,274	\$49,451,005	\$6,668,569	\$23,919	0.359%
2045	\$14,034,739,692	\$83,691,269	\$135,403,166	\$51,711,897	\$6,788,604	\$25,013	0.368%
2046	\$14,287,365,006	\$83,691,269	\$137,707,603	\$54,016,334	\$6,910,798	\$26,128	0.378%
2047	\$14,544,537,576	\$83,691,269	\$140,056,206	\$56,364,937	\$7,035,193	\$27,264	0.388%
2048	\$14,806,339,253	\$83,691,269	\$142,449,620	\$58,758,351	\$7,161,826	\$28,421	0.397%

EXHIBIT X  
General Ordinance