

**CROCKERY TOWNSHIP
CORRIDOR IMPROVEMENT AUTHORITY**

Tax Increment Finance and Development Plan

Plan Adopted:
February 11, 2013

CROCKERY TOWNSHIP
CORRIDOR IMPROVEMENT AUTHORITY BOARD MEMBERS

Doug Meekhof, Chairman
Mark Schroeder, Vice Chairman
Allen D. LeMieu, Secretary/Treasurer
Mike Murphy
Russ Kniff
Jordan Terpstra
Roy Holmes
Joel Garcia
Leon Stille, ex-officio

CROCKERY TOWNSHIP BOARD

Leon Stille, Supervisor
Kathy Buchanan, Clerk
Judy VanBemmelen, Treasurer
Gordy Constantine, Trustee
Rich Suchecki, Trustee

CROCKERY TOWNSHIP
CORRIDOR IMPROVEMENT AUTHORITY
17431 112th Avenue
Crockery Township, MI 49448
(616) 837-6868

TABLE OF CONTENTS

SECTION 1 – DEVELOPMENT PLAN

Introduction	1
History	2
The Designation of Boundaries of the Development Area in Relation to Streets, Streams, or Otherwise	2
Functional Goals and Policies	4
Existing Streets	6
Public Properties and Facilities	8
Water System	8
Sanitary Sewer System	8
Storm Sewer System	8
Public Lands and Buildings	8
Public Utilities	8
Land Use	11
Legal Description of the Development Area	11
Description of Existing Improvements	13
Estimated Cost of the Improvements	13
Anticipated Development	15
Public Utility Capacity	16
Regional Real Estate Market	16
Provide for a Variety of Commercial and Industrial Types	16
Proposed Commercial Development	16
Commercial Nodes versus Sprawl	18
Business and Industrial	19
Community Gateways	19
Interchange Image Zone	19
Proposed Improvement Projects	20
Wastewater Treatment Facility	20
Storm Drainage System	20
Municipal Water System	21
Water Loop	21
Water Services	21
Streetscape and Sidewalk Improvements (112 th Ave. to Cleveland St. to South St.)	21

Streetscape and Sidewalk Improvements M-104 from 120 th Ave. to 124 th Ave.).....	22
Parks and Recreation.....	23
North Bank Trail Improvements.....	23
Sanitary Sewer Improvements.....	24
Sanitary Sewer (M-104 from Power Dr. to 120 th Ave.).....	24
Sanitary Sewer (120 th Ave. to 112 th Ave.).....	25
Property Acquisition.....	26
Street and Sidewalk Improvements.....	26
Business Development, Promotion, and Image.....	27
Administration and Operations.....	27
Stages of Construction Planned.....	28
Area to be Left as Open Space.....	29
Area to be Sold, Donated, Exchanged, or Leased.....	29
A Description of Desired Zoning Changes.....	29
A Description of Desired Changes in Streets, Street Levels, or Intersections.....	29
A Description of Desired Changes in Utilities.....	30
Development Activities and Costs.....	30
A Statement of the Proposed Method of Financing.....	32
The Ability of the Authority to Arrange the Financing.....	33
Designation of Persons for Whose Benefit the Project if Being Undertaken.....	33
The Procedures for Bidding for the Leasing, Purchasing, or Conveying.....	33
Estimates of the Number of Persons Residing in the Development Area.....	33
 SECTION 2- TAX INCREMENT FINANCING PLAN	
Detailed Explanation of the Tax Increment Procedure.....	35
Development of Captured Assessed Value.....	35
Taxable Properties and Values.....	35
The Tax Increment Procedure.....	45
Implementing Public Improvements.....	45
Issuing Bonds.....	45
Captured Assessed Value.....	46
Taxing Jurisdiction Agreements.....	46
Release of Captured Assessed Value.....	46
Justification for Tax Increment Financing.....	46

Preparation of Tax Increment Work Sheets 47
Establishment of Project Fund/Approval of Depository..... 48
Payment of Tax Increments to Corridor Improvement Authority 48
Use of Revenue for Bond Payments 49
Maximum Amount of Bonded Indebtedness to be Incurred 49
Duration of the Program..... 50
Estimated Impact of Tax Increment Financing on the Taxing Jurisdictions..... 50
Ottawa County Impact 52
Crockery Township Impact 52
General Impact 52
Statement as to Whether Plan Provides for the Use of Part or All of the Captured Assessed Value 52
Method for Excluding Growth in Property Value Resulting Solely from Inflation 54

List of Tables

Table 1 – Street Inventory.....	7
Table 2 – Land Use Inventory.....	11
Table 3 – Development Activities and Costs.....	31
Table 4 – Real Property Parcels and Taxable Values.....	36
Table 5 – Personal Properties and Taxable Values.....	40
Table 6 – Multiple and Linear Personal Property.....	43
Table 7 – 2011 Millage Rates and Assessed (Taxable) Values.....	44
Table 8 – Taxing Jurisdiction Taxable Value Histories (12 Years).....	51

List of Figures

Figure 1 – CIA Boundary.....	3
Figure 2 – Water System.....	9
Figure 3 – Sanitary Sewer Master Plan.....	10

List of Appendices

Appendix 1 – Revenue Generation Schedule	
Appendix 2 – Public Hearing Notice Dated January 4, 2013	
Appendix 3 – Crockery Township Board Meeting Minutes Held on February 11, 2013	
Appendix 4 – Resolution 2013-2	
Appendix 5 – Resolution 2013-3	
Appendix 6 – CIA Bylaws	
Appendix 7 – Act 280 of 2005	
Appendix 8 – CIA Board Member Roster	
Appendix 9 – Tax Increment Worksheet	

SECTION 1 DEVELOPMENT PLAN

Introduction

On February 14, 2011, Crockery Township approved a Resolution creating a Corridor Improvement Authority (CIA). The CIA was created according to Act 280 of Public Acts of 2005 of the State of Michigan, as amended (Act 280). Act 280 was established as a tool for communities 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; and to authorize the use of Tax Increment Financing.

The CIA provides a mechanism for communities to plan, organize, and implement the revitalization of the Township's business corridor. Tax Increment Financing (TIF), the mechanism around which Act 280 is written, provides a way to finance the planning and development needed to stimulate change in the Township. The primary intention of the Crockery Township CIA is to encourage economic growth through proper planning and provision of necessary and desirable public improvements.

The following text refers to the entire district over which the Authority maintains jurisdiction as most recently established and certified by the Township according to Act 280, P.A. 2005, as amended. During the past twelve months, the CIA Board has directed its efforts toward the creation of this Plan. The intent of this Plan is to provide the framework and direction to induce investment and business growth. The primary focus of public improvements should take place along M-104, ultimately to develop business and jobs in the area. This should be accomplished through the expansion of infrastructure like sanitary sewer and water, especially on M-104 throughout the length of the district. Specific improvements could include improved beautification, walkways, sanitary sewer and public water, lighting and landscaping making the area enjoyable and encouraging economic development and business growth. Public water to the Golf Course could be improved to distribution main size and extended to 112th Ave. The CIA should be an advocate for business, investigating of grants for financial assistance for Infrastructure projects like natural gas, cable and fiber optics, and internet service. Another potential project could be

the bike path extended to Nunica and sidewalks in the Nunica area.

Eventual implementation of the range of improvements proposed for the area involves a variety of components.

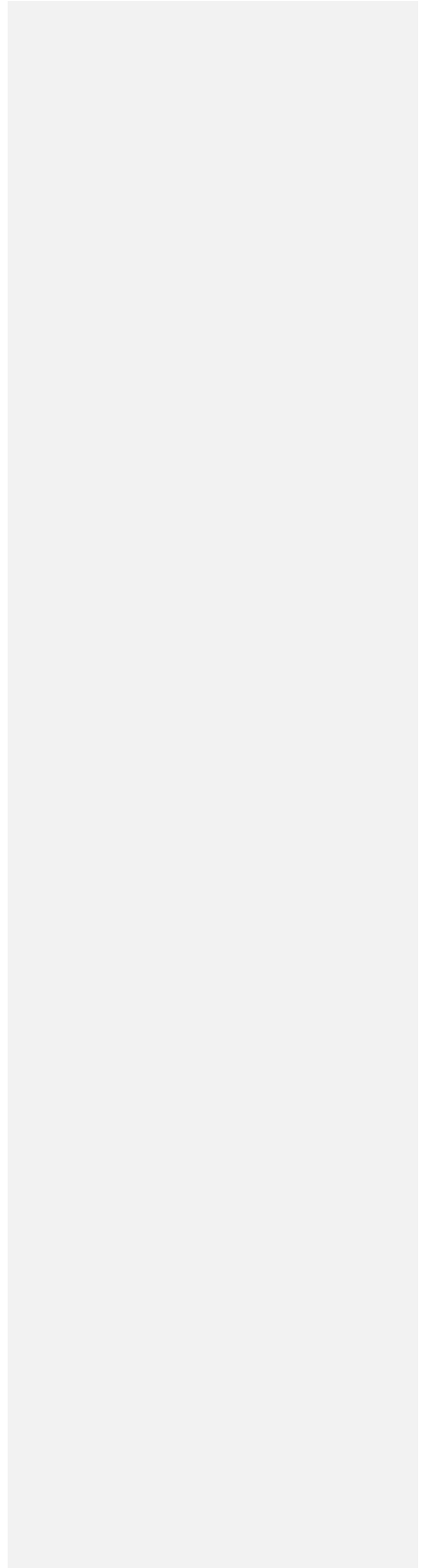
History

- ❖ On November 29, 2010, Crockery Township held a public hearing concerning the establishment of a CIA in Crockery Township.
- ❖ On February 14, 2011, the Township Board created the CIA and designated the area of operations of the CIA.
- ❖ On February 14, 2011, the Township Board approved the appointment of the CIA Board of Directors.
- ❖ The first meeting of the CIA was held April 27, 2011.
- ❖ The Township Board approved the Tax Increment Financing and Development Plan on February 11, 2013.

The Designation of Boundaries of the Development Area in Relation to Highways, Streets, Streams, or Otherwise (see Figure 1)

The development area generally encompasses 875 acres centrally located within Crockery Township. The former railroad right-of-way and M-104 (Cleveland Street) form the primary spines of the district. The development area generally extends west to 130th Avenue to include properties north and south of M-104 (Cleveland Street). The northern boundary extends primarily to the former railroad right-of-way. The southern portion of the development area excludes some properties on the south side of M-104 (Cleveland Street) but includes most properties on either side of M-104 (Cleveland Street) to just east of 112th Avenue. The development area includes the wastewater treatment facility, adjacent industrial areas and most of the developed property within the unincorporated area of historic Nunica.

Figure 1 – CIA Boundary



Functional Goals and Policies

The mission of the Crockery Township CIA is to pursue the revitalization of a traditional, vibrant, and attractive business district that creates economic opportunities, promotes a unique identity, and enhances the future quality of life for business owners, residents and visitors. The functional goals outlined below addresses specific areas of particular attention in order to carry out this mission in the development of the corridor. The policy recommendations represent methods of implementing the functional goals.

Goal: Encourage an improved environment for development and redevelopment of commercial buildings and land

Policy Recommendations:

- Develop a cooperative relationship between property owners, businesses, service clubs, and private developers in the district.
- Acquire land within the district, and prepare sites for expansion of commercial facilities.
- Provide recommendations to the Planning Commission regarding incompatible land uses through proper land use controls.
- Coordinate public improvements with planned, private investment.
- Use public improvements in the district as a catalyst for private investment.
- Complete an inventory of business types and conduct a survey to determine attitudes regarding local business as well as to identify spending patterns and residents' needs and market preferences.
- Put MDOT owned property back into private ownership.
- Establish a web site and become involved in promotion and marketing.

Goal: Strive for an improved public infrastructure and utilities within the development district.

Policy Recommendations:

- Study the need for improving and upgrading the utility systems for the district, and improve as necessary.
- Provide street improvements where necessary within the district. Improve circulation patterns for automobile and pedestrian traffic.
- Expand and improve the existing sidewalks in the district where appropriate.
- Provide for eventually burying utility lines.

Goal: Improve the overall appearance of the area

Policy Recommendations:

- Provide amenities, such as street lighting, landscaping, signs, street and sidewalk improvements, and other amenities, to foster a more pleasing environment.
- Identify public space needs and beautification standards.
- Unify streetscape with cohesive design aspects. Provide recommendations to the Planning Commission regarding regulation of size, location, and appearance of business signs.

Goal: Encourage development of additional public spaces in the district, and improve the existing facilities

Policy Recommendations:

- Encourage improvements to existing facilities.

- Provide additional amenities, such as public rest rooms, farmers market, and an outdoor entertainment facility for concerts, plays, etc.
- Provide sidewalk extensions to coordinate with existing facilities.
- Encourage street widening or bike routes to provide for pedestrian and bicycle traffic.
- Make better utilization of existing features adjacent to the North Bank Trail for the development of public spaces.
- Encourage MDOT to sell excess land to private developers or the CIA.

Existing Streets

The following public streets are within the development area:

East and West Avenues

- Dickinson Street: west of I-96
- Murphy Street: entire length
- Michigan Avenue: entire length
- Cleveland Street: I-96 to 1,900 feet east of 112th Avenue
- M-104: I-96 to 130th Avenue
- Fitzgerald Street: 122th Avenue east 2,000 feet

North and South Streets

- Java Boulevard: entire length (private)
- Power Drive: entire length (private)
- 124th Avenue: M-104 to 1,300 feet south
- Woodlane Street: entire length (private)
- 120th Avenue: M-104 south 950 feet and M-104 north 1,600 feet

- 116th Avenue: entire length
- 112th Avenue: I-96 south 550 feet and I-96 north 2,000 feet
- Apple Drive: 112th to Michigan Avenue

An inventory of existing streets within the development area can be found in **Table 1**.

TABLE 1 Street Inventory						
Street Name	R.O.W. Width	Surface Width	Length in CIA	Surface Type*	Curbs and Gutters	Sidewalks
Dickinson Street	66'	26'	1,800'	C	No	No
Murphy Street	66'	32'	2,180'	A	No	No
Michigan Avenue	80'	26'	2,650'	B	No	Yes
Cleveland Street	66'	26'	4,000'	A	No	No
M-104	66'	40'	8,000'	A	No	No
Fitzgerald Street	66'	22'	2,000'	C	No	No
Java Boulevard	66'	26'	400'	A	No	No
Power Drive	66'	26'	1,000'	A	No	No
124 th Avenue	80'	20'	1,300'	C	No	No
Woodlane Street	66'	24'	1,000'	A	No	No
120 th Avenue	66'	26'	2,700'	C	No	No
116 th Avenue	66'	22'	1,500'	C	No	No
112 th Avenue	66'	31'	3,400'	A	No	No
Apple Drive	150'	22'	1,800'	B	No	No

*A = Mixed Bituminous Surface (1" or more on Gravel)

*B = Mixed Bituminous Surface (1" or more on Concrete)

*C = Gravel

PUBLIC PROPERTIES AND FACILITIES

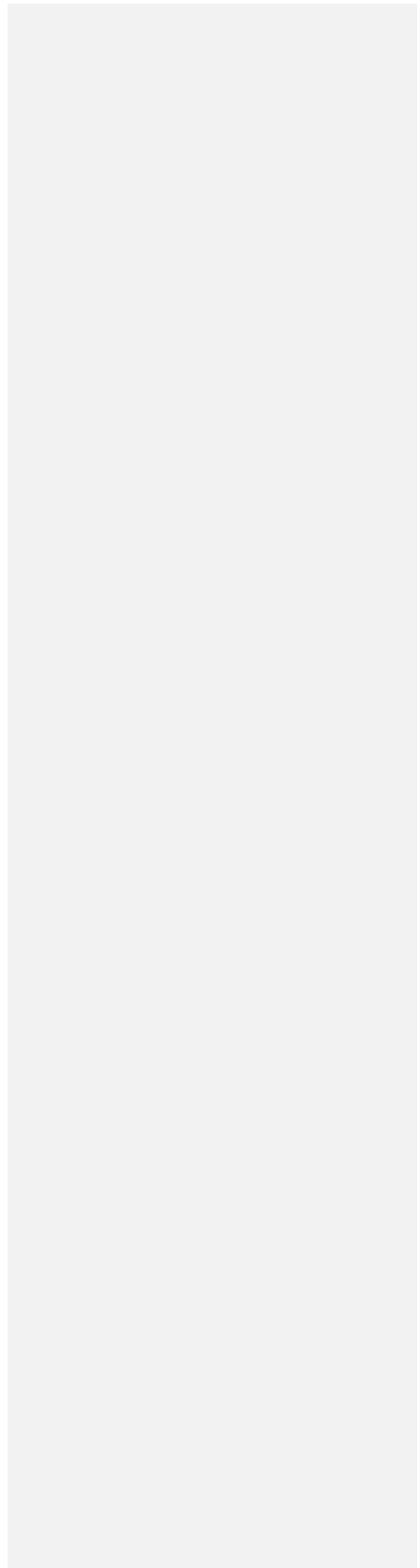
Water System - With only a few exceptions, most of the CIA is serviced by the Township water system or is within a reasonable distance to obtain service. Adequately sized water main is located along most major streets in the CIA district, although a few side streets are serviced by smaller distribution mains. Generally, the water system is serving the public health and fire protection needs of the community (see *Figure 2*).

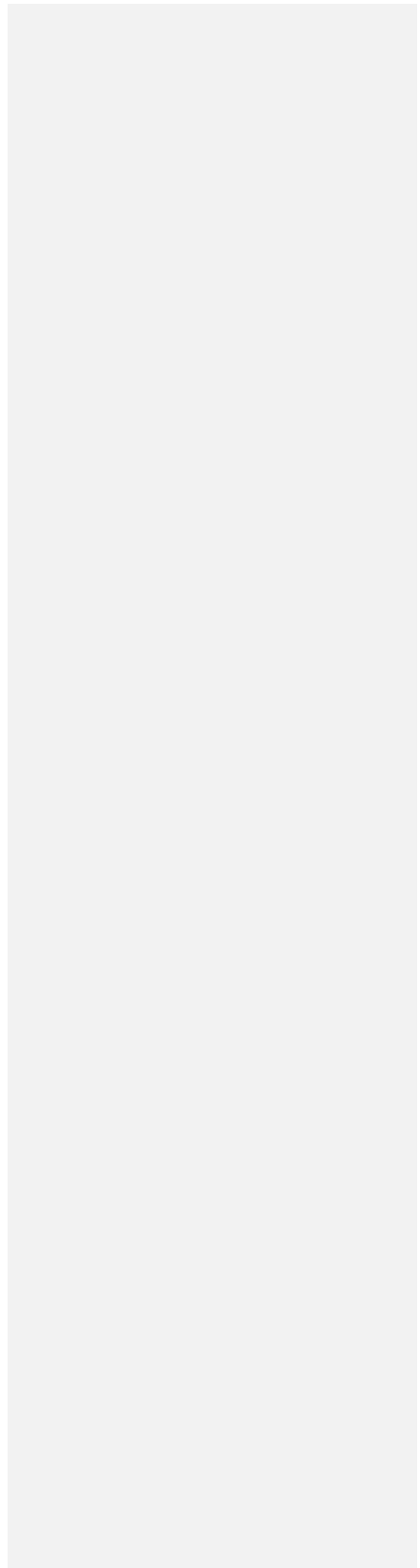
Sanitary Sewer System - The former railroad right-of-way serves as the primary collector connecting the serviced areas to the sanitary sewer facility. The existing collection system is currently limited to the residential developments of Hathaway Lakes and Cobblestone Park, and no sanitary sewer mains exist within the CIA (see *Figure 3*).

Storm Sewer System - Virtually all drainage within the CIA boundaries is conducted via surface ditches with flows being directed to the southeast or south and then east to the Hersey River.

Public Lands and Buildings - Public lands consist of the Township fire hall, cemetery, wastewater treatment site, water tower, and vacant parcels owned by the Township.

Public Utilities - The Public Utilities in the CIA are AT&T Telephone, Consumers Power Company, C-Tec Cable Systems (Cable Television), and Michigan Consolidated Gas Company.





Land Use

As of 2009, the Township tax roll had 268 properties in the development area. **Table 2** summarizes the land use composition within the CIA and provides a complete description of all property included within the development area from the 2009 tax roll. (See **Table 2**)

Comment [ERB1]: Why not more recent? Also, see p. 42 where you describe 139 properties – do the 268 properties include both real AND personal property?

	Parcels	Percent	SEV	Percent	Acres	Percent	Average
Commercial	30	21.58	\$4,105,023	43.53	279	38.06	34.39
Industrial	10	7.19	\$2,413,358	25.59	81	11.05	14.61
Residential	51	36.69	\$2,286,218	24.24	122	16.64	25.86
Public/Semipublic	6	4.32	0	0	28	3.82	4.07
Vacant	42	30.22	\$ 626,188	6.64	223	30.42	22.43
Total	139	100.0	\$9,430,787	100.0	733	100.0	

Legal Description of the Development Area (See Figure 1)

The boundary of the Corridor Improvement area, Crockery Township Corridor Improvement Authority, Ottawa County, Michigan, is as follows:

“Part of Sections 14, 15, 16, 17, 20, 21, 22, and 23 (T 8 N, R 15 W), Crockery Township, Ottawa County, Michigan, beginning on the south line of Section 17, approximately 1,320 feet West of the Southeast Corner of Section 17 to the Point of Beginning, (which is also the intersection of M-104 and 130th Avenue); thence South along the centerline of 130th Avenue approximately 494 feet; thence East approximately 677 feet; thence North approximately 422 feet to the south right-of-way of M-104; thence East along said South right-of-way approximately 1,987 feet; thence South approximately 1,257 feet; thence East approximately 1,364 feet to the East right-of-way of 124th Street; thence North approximately 586 feet along said East right-of-way; thence East approximately 260 feet; thence North approximately 73 feet; thence East approximately 165 feet; thence North approximately 118 feet; thence West approximately 425 feet to the East right-of-way of 124th Avenue; thence North approximately 215 feet along said East right-of-way; thence East approximately 99 feet; thence North

approximately 269 feet to the South right-of-way of M-104; thence East approximately 264 feet along said South right-of-way; thence South approximately 269 feet; thence East approximately 132 feet; thence North approximately 269 feet to the south right-of-way of M-104; thence East approximately 132 feet along said South right-of-way; thence South approximately 1,265 feet; thence East approximately 1,294 feet; thence North approximately 638 feet; thence East approximately 650 feet to the West right-of-way of 120th Avenue; thence South approximately 282 feet along said West right-of-way; thence East approximately 702 feet; thence South approximately 335 feet; thence East approximately 668 feet; thence South approximately 1,874 feet; thence East approximately 150 feet; thence South approximately 252 feet to the North right-of-way of Leonard Road; thence East approximately 75 feet along said North right-of-way; thence North approximately 408 feet; thence East approximately 869 feet; thence North approximately 378 feet to the East and West 1/4 line of Section 22; thence East approximately 1,572 feet along said East and West 1/4 line; thence North approximately 1,335 feet; thence East approximately 1,305 feet to the West right-of-way of 112th Avenue; thence South approximately 314 feet along said West right-of-way; thence East approximately 1,371 feet; thence North approximately 631 feet; thence West approximately 513 feet; thence North 315 feet to the South right-of-way of Fitzgerald Street; thence Northeasterly approximately 1,176 feet along said South right-of-way; thence North approximately 514 feet to the North right-of-way of Cleveland Street; thence West approximately 1,455 feet along said North right-of-way to the West right-of-way of George Street; thence North approximately 99 feet along said West right-of-way; thence West approximately 122 feet; thence North approximately 70 feet; thence West approximately 98 feet; thence North approximately 64 feet; thence West approximately 90 feet; thence North approximately 2 feet; thence West approximately 132 feet to the East right-of-way of 112th Avenue (Main Street); thence North approximately 900 feet; thence East approximately 125 feet; thence South approximately 231 feet to the North right-of-way of Cass Street; thence East approximately 390 feet along said North right-of-way to East right-of-way of George Street; thence South approximately 33 feet along said East right-of-way; thence East approximately 242 feet; thence North approximately 330 feet to the South line of the former Grand Trunk Rail Road right-of-way; thence West approximately 760 feet to the East right-of-way of 112th Avenue (Main Street); thence North approximately 140 feet along said East right-of-way to the North line of the former Grand Trunk Rail Road right-of-way; thence East approximately 214 feet along said North line; thence North approximately 234 feet; thence East approximately 74 feet; thence North approximately 99 feet; thence West approximately 189 feet; thence North approximately 33 feet; thence West approximately 100 feet to the East right-of-way of 112th Avenue (Main Street); thence North approximately 2 feet along said East line; thence West approximately 198 feet; thence South approximately 34 feet; thence West approximately 128 feet; thence South approximately 33 feet;

thence West approximately 7 feet; thence South approximately 111 feet to the North right-of-way of Michigan Street; thence West approximately 125 feet along said North right-of-way; thence North approximately 118 feet; thence West approximately 100 feet; thence South approximately 117 feet to the North right-of-way of Michigan Street; thence East approximately 2,169 feet to the West right-of-way of 116th Avenue; thence South approximately 104 feet along said West right-of-way to the North right-of-way of Murphy Street; thence West approximately 2,087 feet along said North right-of-way to the Northeasterly right-of-way of 120th Avenue; thence Northwesterly approximately 939 feet along said Northeasterly right-of-way to the East right-of-way of 120th Avenue; thence North approximately 313 feet along said East right-of-way to the North right-of-way of Dickinson Street; thence West approximately 641 feet along said North right-of-way to the Southwesterly right-of-way of I-96; thence Northwesterly approximately 1,301 feet along said Southwesterly right-of-way; thence South approximately 2,246 feet to the north line of the former Grand Trunk Rail Road right-of-way; thence West approximately 2,944 feet along said former Grand Trunk Rail Road right-of-way; thence North approximately 304 feet; thence West approximately 592 feet to the centerline of Black Creek; thence South along the centerline of said Black Creek to the north line of the former Grand Trunk Rail Road right-of-way; thence West approximately 412 feet to the East line of Section 17, thence South approximately 940 feet along said East line; thence West approximately 861 feet; thence South approximately 600 feet to the North right-of-way of M-104; thence West approximately 470 feet along said North right-of-way to the centerline of 130th Avenue; thence South approximately 66 feet to the Point of Beginning. This description is intended to include only whole parcels of record as of the 2010 tax roll and as shown on Exhibit A dated August 2010.”

The above description is based on assessment records, plats, and related information and, as such, is intended to include only complete tax parcels.

Description of Existing Improvements

Unknown at this time.

Estimated Cost of the Improvements

The CIA believes that successful revitalization requires a commitment from both the public and private sectors. In some cases, timely planning and development of the infrastructure to support new development, renovations of existing structures, and other physical improvements geared toward creating new jobs, attracting new businesses, retaining existing businesses, increasing the Township's tax base, and increasing property values is essential.

The CIA has identified both short and long-term activities and improvements that fulfill its objectives of revitalizing the Township. A long-term commitment is needed to implement the recommendations of the CIA. This commitment is being met by an extended period of 20 years over which the CIA intends to operate.

This document is designed to provide the legal authority for Crockery Township to utilize Tax Increment Financing for public purposes, which will in turn, halt the deterioration in property values throughout the Township. The CIA has become aware of several areas of concern that should be explored to determine their long-term effect on the CIA's area of operation.

Activities that the CIA has identified as requiring improvement, support, attention, or areas of concern and for which the Plan outlines financing for the following activities, include, but are not limited to:

1. A planning effort to identify the proper mix of activities and promotions needed to allow the Township to take advantage of tourism and business potential of the M-104/M-231/I-96 interchange area.
2. The infrastructure needed to stimulate development in the Township's commercial and industrial areas.
3. Public open space and streetscape improvement work.
4. Costs to acquire, construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate other public facilities and buildings, including facilities that, in the opinion of the CIA, are appropriate to the execution of the Development Plan.
5. Property appraisals, title searches, legal services, purchase negotiations, eminent domain proceedings (if necessary), and payment for real and personal property acquisitions.
6. Planning and promotional costs associated with stimulating business development in the CIA's area of operations.
7. Administrative costs associated with carrying out the Development and Financing Plan.

8. The beautification of the Township through a coordinated streetscaping program, especially along M-104 (Cleveland Street), and the need to improve the visual attractiveness of the entrances to the Township. These improvements could include streetscaping, lighting, seasonal displays, improved Township entry signs, etc.

It is recognized by the CIA that the projects listed herein may be beyond the scope of the CIA to complete with its own limited resources. It is hoped that with the assistance of possible grants from other government entities and private involvement such as property owner assessments and corporate contributions, the implementation of the above-mentioned items is possible.

Projected revenues over the 20-year life of this Plan are expected to be approximately \$1.0 million. Once it is determined how projects are going to be financed, a realistic approach to project completion can be developed. In addition, certain projects must be completed according to schedules (i.e., underground work should be completed before aboveground work). By consensus of the CIA Board, some projects are perceived as having a more urgent need than others have.

Anticipated Development

Crockery Township is strategically located within an active regional expansion area bounded by Grand Rapids, Holland and the city of Muskegon. This region is named the Grand Rapids MSA (Metropolitan Statistical Area). The newly established M-231 bypass and its intersection with I-96 and M-104 make the Township a potential regional transportation hub. Crockery Township's proximity to major employment centers within this development area, coupled with its natural resource assets, and quality school systems provide the ingredients for sustainable and increased growth. Retail development is anticipated along the M-104 corridor.

The proximity of larger regional market places creates opportunities for local residents to commute to places of employment. As the Greater Grand Rapids region continues to grow both in terms of employment opportunities and population, the residual impacts of that growth should result in new residential, retail and office development. Recognizing the potential of the local real estate market, the Township should provide appropriate locations for new development.

Public Utility Capacity

The public utility network, which determines the intensity of land development and ultimately the pace of development, is generally inadequate but has the capacity to serve the Township. While the water and wastewater systems have the ability to serve anticipated development, there are several areas that will require an infusion of public/private funding as development increases. The wastewater system will need to be upgraded along the M-104 corridor to accommodate future growth in the industrial area and potential new commercial developments. The water system must be upgraded to include the construction of a transmission main in several places to accommodate increased reliability in the system.

Regional Real Estate Market

The Grand Rapids MSA is rapidly being viewed as an extension of the Chicago market and the economic hub of Western Michigan. According to recent forecasts this area will become more reliant upon the healthcare and bioscience industries and other developing and expanding technologically advanced industries. These industries are expected to contribute to the overall health of the area. The state of Michigan has plans to invest \$2 billion over the next 10 years in the bioscience sector to spur job growth in this market segment. These monies are aimed at life-sciences, advanced automotive and manufacturing, alternative energy and homeland security.

Provide for a Variety of Commercial and Industrial Types

Given the Township's accessibility to regional transportation arteries as well as the employment and shopping needs of local residents, a range of both locally and regionally oriented types of commercial and industrial developments should be provided for. To accomplish this, various types of economic developments must be encouraged to locate in the areas best suited to meet individual business needs. The deliberate and objective allocation of different types of economic development in specific strategic locations will also help to avoid or minimize Future Land Use and traffic conflicts.

Proposed Commercial Development

Most residents of Crockery Township consider downtown Nunica as their downtown. However, many residents take the view that the M-104 commercial corridor in the township is the de facto downtown

resulting in competition with the traditional downtown. The issue confronting the community is how M-104 (Cleveland Street) and 112th Avenue will be developed. Currently, the Township Zoning Ordinance indicates that frontage along these corridors will be primarily commercially developed.

Along M-104, access management is achieved through a combination of appropriate site design and land use planning. From a traffic management viewpoint concentrating similar uses is preferred over elongating and spreading the same building mass and usage over a longer distance. From a land use perspective concentrating a similar mix of land uses in concentrated nodes creates economically viable and sustainable centers. It is recommended that proposed commercial nodes be limited to the following:

- 112th Avenue and Cleveland Street intersection: 10-14 acres
- 120th Avenue and M-104 intersection: 10-14 acres
- 124th Avenue and M-104 intersection: 10-14 acres
- 130th Avenue and M-104 intersection: 10-14 acres
- 136th Avenue and M-104 intersection: 10-14 acres

The 112th Avenue and Cleveland Street intersection could be distributed to all four corners of the intersection and extend about 1,000 feet east and west along Cleveland Street. The Future Land Use map illustrates this type of commercial development.

The commercial development at the 120th Avenue intersection would be relegated in the short-term to the north side of the intersection. Ultimately, only the northwest corner of the intersection will be accessible. The primary gateways to the Township will be the I-96 and 112th Avenue interchange, and the 120th Avenue and M-104 intersection. As a result, this commercial area should be managed with design guidelines focusing on building materials, signage (ground and projecting), landscaping, rear and side parking lots, pedestrian walkways and amenities. The area should have the appeal of traditional and walkable commercial districts and not a suburban strip center. The variety of uses within these centers would include restaurants (sit down) and taverns, banks, retail and service businesses, and professional services. If fast food establishments are considered they should be located internally within the site and not be the corner building. Implementation of the commercial node concept will require a change in zoning to provide land development and building design guidelines. Similarly, if gas stations are allowed they should be smaller in scale, without larger convenient stores and located on interior lots (not corners) no larger than sixteen to twenty thousand square feet.

The commercial nodes can become the cornerstone for mixed-use walkable neighborhoods. Each proposed mixed-use area could include higher density residential (5-7 dwellings per acre) developments supplemented with parks, community facilities, such as schools, and commercial areas. In some communities, the development of “lifestyle” centers assumes this role. However, the retail element in these developments can exceed several hundred thousand square feet of leasable area and are occupied by national retail chains. The proposed mixed-use areas for Crockery Township envision less of an integrated development and more of a collection of independent developments constructed under a consistent set of land and building regulations. The use of the M-104 overlay zoning district coupled with specific design guidelines is recommended. This combination of land uses linked together with design and land development standards will establish a definable place. Commercial nodes should be considered pedestrian-oriented commercial districts reflecting the scale and diversity often associated with downtown areas. Buildings would be located near the property lines with parking preferably in the rear or along the side of the buildings using pedestrian scale streetscapes. Commercial areas outside of the nodes would be vehicular-oriented commercial districts accommodating banks, dry-cleaners, gas stations, auto related businesses, professional offices, and errand-based service businesses.

Commercial Nodes versus Sprawl

Commercial Development Nodes are identified at several intersections along M-104 and 112th Avenue. These nodes effectively compartmentalize commercial development into key intersections of the Township and create commercial and mixed-use development areas. These commercial nodes are located near existing residential areas and serve the day-to-day needs of residents including gas stations, restaurants, grocers, café’s, dry cleaners and other services needed on a regular basis. Adjacent higher residential densities may be desirable to make these compact commercial areas viable. The strategy of using commercial development nodes should significantly reduce commercial sprawl in the Township and consolidate commercial development into integrated and definable sites. Future benefits of this form of development include a reduction in traffic congestion, more efficient traffic movement, less negative air quality impact, and enhanced opportunities for walkable and non-motorized connections. Another feature associated with this form of land development is the ability to create a definable place and in the case of the 112th Avenue and Cleveland Street intersection a gateway into the community. When planned in conjunction with existing or new residential development

these commercial districts become focal areas for community events such as festivals, farmer markets, activity centers, and places for entertainment.

Business and Industrial

The intersection of I-96, M-231 and M-104 is expected to increase the demand for business development. The Township should support businesses that sustain a strong work force and stable tax base for the Township. By introducing higher density residential near these employment centers the Township hopes to provide employees of these business centers the opportunity to own a home within an easy commute and/or walking distance to destinations of employment. Access to abundant recreation opportunities, trails and natural features such as the Grand River and proximity to Lake Michigan provide incentives for new businesses to take advantage of these amenities. The Township has a variety of industrial land uses and buildings on the north side of M-104, and the scattered light industrial properties along 112th and Apple Drive. The Township should undertake an inventory of industrial developed and vacant properties to assess their economic development potential.

Community Gateways

Gateways into the Township currently do not effectively announce arrival and communicate the sense of pride and the character that is Crockery Township. Opportunities exist to develop primary gateway entrances into the Township primarily along M-104 at the I-96/M-231 intersection area. These entrances can use a variety of features including landscaping, signage and lighting to define the edge of the community and develop a strong identity for the Township.

Interchange Image Zone

Crockery Township has two locations on I-96 to establish an image and greet visitors to the community and these occur at the interchange with M-104/120th Avenue and the interchange at 112th Avenue. It is recommended that these zones be visually and aesthetically improved with wayfinding signage and improved streetscaping. Although both interchanges provide access to the Township, the M-104/120th Avenue interchange is the most significant and should be a higher priority.

PROPOSED IMPROVEMENT PROJECTS

The following projects are considered crucial because the CIA expects them to provide significant incentives to new investment and the development of ongoing projects. These public improvement projects may be financed through a variety of sources as identified in **Table 3**.

The following high priority items warrant formal inclusion into the Development Plan.

Wastewater Treatment Facility

Improvements are required at the wastewater treatment facility, located within the CIA, that include providing increased capacity for the wastewater plant, installation of an additional clarifier, and installation of a chemical feed system. These improvements are considered critical to future economic expansion and development within the CIA.

Total Estimated Project Cost:	\$3.0 Million
Estimated CIA Cost:	\$25,000
Estimated Completion:	2020

Storm Drainage System

Consideration should be given to improve some areas within the district, particularly the length of M-104 (Cleveland Street) between M-231 and 124th Avenue. Drainage improvements may include land and easement acquisition and the installation of culverts, underground piping, open ditches, and retention/detention basins. The proposed improvements would include concrete pipes, manholes, and catch basins, where necessary, to upgrade parts of the drainage system affected by other improvements.

Total Estimated Project Cost:	\$200,000
Estimated CIA Cost:	\$200,000
Estimated Completion:	2020

Municipal Water System

New water mains should be installed to correct existing reliability problems and to eliminate dead-ends. This would increase pressure as well as improve fire protection capabilities, causing a potential reduction in insurance costs to businesses and, therefore, encouraging more development. It would include new 10 and 12-inch water mains in various places to accommodate pressure, service, and fire-flow requirements. Improvements would include installation of fire hydrants, valves, and other required appurtenances.

Water Loop

Cleveland Street Dead end East of I-96 to 12" in Grand Trunk Railroad

Construction Total:	\$160,000
Construction Contingencies, Administration, Legal and Engineering (25%):	\$ 40,000
Total Estimated Project Cost:	\$600,000
Estimated CIA Cost:	\$300,000
Estimated Completion:	2020

Water Services

Extend Service to S. Side of I-96 along 112th Avenue

Construction Total:	\$140,000
Construction Contingencies, Administration, Legal and Engineering (25%):	\$ 35,000
Total Estimated Project Cost:	\$625,000
Estimated CIA Cost:	\$200,000
Estimated Completion:	2020

Streetscape and Sidewalk Improvements (112th Avenue from Cleveland Street to South Street)

Visual improvements, such as new street lighting, banners, and landscaping, are highly visible and have tremendous impact on a community. These accents help to improve the overall community image and

help to foster a positive business environment in the area. Actual styles, types, and locations would be determined during the design study. Additional enhancements including pedestrian scale lighting, signage, and site furniture such as benches, waste receptacles, and planters should be considered. The selection and placement of all items should express basic design principles. Each element should complement the others. Sidewalk improvements and additions may be included in the overall scope of this project.

Focal points should be established at primary entrances to the downtown area calling attention to the downtown. The focal points help maintain a consistent identity using signage, lighting, plantings, etc. Streetscape improvements would include intersection improvements at M-104 (Cleveland Street) and 112th Avenue, such as proper identification of pedestrian crossings, signalization, curb cuts/ramps, and adequate waiting space with minimized crossing distances for pedestrians.

Streetscape improvements include six-foot (6') wide sidewalk, planters, lighting, trees and irrigation for both sides of the street. Lighting costs are affected by type, quality and number and extent of fixtures.

2,000 l.f. @ \$250/l.f.	\$500,000
Construction Total:	\$500,000
Construction Contingencies, Administration, Legal and Engineering (25%):	\$125,000
Total Estimated Project Cost:	\$625,000
Estimated CIA Cost:	\$625,000
Estimated Completion:	2020

Streetscape and Sidewalk Improvements (M-104 from 120th Avenue to 124th Avenue)

Visual improvements, such as new street lighting, banners, and landscaping, are highly visible and have tremendous impact on a community. These accents help to improve the overall community image and help to foster a positive business environment in the area. Actual styles, types, and locations would be determined during the design study. Additional enhancements including pedestrian scale lighting, signage, and site furniture such as benches, waste receptacles, and planters should be considered. The selection and placement of all items should express basic design principles. Each element should complement the others. Sidewalk improvements and additions may be included in the overall scope of this project.

Focal points should be established at primary entrances to the downtown area calling attention to the downtown. The focal points help maintain a consistent identity using signage, lighting, plantings, etc. Streetscape improvements would include intersection improvements at M-104 (Cleveland Street) and 112th Avenue, such as proper identification of pedestrian crossings, signalization, curb cuts/ramps, and adequate waiting space with minimized crossing distances for pedestrians.

Streetscape improvements include six-foot (6') wide sidewalk, planters, lighting, trees and irrigation for both sides of the street. Lighting costs are affected by type, quality and number and extent of fixtures.

2,640 l.f. @ \$250/l.f.	\$660,000
Construction Total:	\$660,000
Construction Contingencies, Administration, Legal and Engineering (25%):	\$165,000
Total Estimated Project Cost:	\$825,000
Estimated CIA Cost:	\$825,000
Estimated Completion:	2020

Parks and Recreation

The intersection of Michigan Avenue and the trail would make an excellent location for expanding the recreational aspects of the trail as well as a means of access to the trail as a starting/ending point and staging area.

Total Estimated Project Cost:	\$300,000
Estimated CIA Cost:	\$150,000
Estimated Completion:	2020

North Bank Trail Improvements

Construct a ten-foot (10') wide non-motorized trail along the former railroad grade, Murphy Street and east of 112th Street in Nunica. This proposed trail length is approximately 12,000 feet depending on final route determination.

Ten-foot wide trail development @ \$40/lineal foot	\$480,000
Construction Total:	\$480,000

Construction Contingencies, Administration, Legal and Engineering (25%):	\$120,000
Total Estimated Project Cost:	\$600,000
Estimated CIA Cost:	\$150,000
Estimated Completion:	2020

Sanitary Sewer Improvements (North side of M-104 from Power Drive east to 120th Avenue)

Extensions and upgrades to the sanitary sewer collection system may be necessary within the CIA. It is desirable to provide funding for these improvements as they become necessary. This project will provide sanitary sewer service to the area north of M-104 along Power Drive and the developed area to the immediate east as shown in Figure 1 of the Crockery Township Wastewater Collection System Master Plan completed in 2008. In order to service the area by gravity sewer a pump station will need to be located near the wastewater treatment plant. Completion of this portion of sewer will allow connection of sanitary sewer from the east and areas along the south side of M-104.

Submersible Pump Station (at Treatment Plant)	\$200,000
8" Sanitary Sewer 1,600 l.f.	\$96,000
12" Sanitary Sewer (0-16') 1,800 l.f.	\$117,000
4' Diameter Sanitary Manhole 10 ea.	\$25,000
6" Sanitary Sewer Lateral 15 ea.	\$30,000
20' Roadway Replacement 1,050 l.f.	\$52,500
Construction Total:	\$520,500
Construction Contingencies, Administration, Legal and Engineering (25%):	\$129,500
Total Estimated Project Cost	\$650,000
Estimated CIA Cost:	\$500,000
Estimated Completion:	2020

Sanitary Sewer - South side of M-104 from Power Drive east to 120th Avenue

The above cost estimate provides sanitary sewer service to the areas along M-104 from Power Drive to a proposed pump station located to the west of 120th Avenue. This sewer has also been extended to 120th Avenue to allow for service to the frontage along M-104. Figure No. 1 and 2 of the 2008 Wastewater Collection System Master Plan area included in this cost for all areas east of 120th. This

estimate provides service to the SW corner of 120th and M-104 and outlets for development on the south side of M-104 along the route. Future service to the east from downtown Nunica and areas to the east will be through the pump station proposed near 120th Avenue.

Submersible Pump Station (W. of 120th)	\$200,000
12" Sanitary Sewer (0-16') 3,300 l.f.	\$231,000
4' Diameter Sanitary Manhole 7 ea.	\$17,500
6" Sanitary Sewer Lateral 6 ea.	\$12,000
8" Force Main 450 l.f.	\$20,250
Bore and Jack Force Main 80 l.f.	\$20,000
Restoration 3,750 l.f.	\$56,250
Construction Total:	\$557,000
Construction Contingencies, Administration, Legal and Engineering (25%):	\$143,000
Total Estimated Project Cost:	\$700,000
Estimated CIA Cost:	\$500,000
Estimated Completion:	2020

Sanitary Sewer - 120th Avenue to 112th Avenue north and south of I-96

This project cost estimate provides sanitary sewer service to the main downtown area of 112th Avenue and along Cleveland from 112th to the east to the CIA corridor limits. Sanitary sewer is provided along 112th Avenue and will serve as the main collector sewer for future service to the immediate areas outside of the corridor. Figure 5 of the Wastewater Collection System Master Plan includes the sanitary sewer estimated above for those areas within the corridor boundary. Gravity sewer is proposed to discharge to a pump station west of 112th along M-104, and pump to the west side of I-96 and into the gravity sewer along M-104 to the west of I-96. Service to the south of I-96 is included in the estimate above.

Submersible Pump Station (W. of 120th)	\$200,000
8" Sanitary Sewer 7,200 l.f.	\$432,000
12" Sanitary Sewer (0-16') 1,600 l.f.	\$112,000
4' Diameter Sanitary Manhole 25 ea.	\$62,500
6" Sanitary Sewer Lateral 70 ea	\$140,000
Bore and Jack Sanitary Sewer to S. of I-96 250 l.f.	\$75,000

8" Force Main 3,400 l.f	\$153,000
Bore and Jack Force Main 100 l.f	\$25,000
20' Roadway Replacement 4,000 l.	\$200,000
28' Roadway Replacement (112th) 2,000 l.f.	\$130,000
Restoration 2,200 l.f.	\$33,000
Construction Total:	\$1,562,500
Construction Contingencies, Administration, Legal and Engineering (25%):	\$387,500
Total Estimated Project Cost:	\$1,950,000
Estimated CIA Cost:	\$500,000
Estimated Completion:	2020

Property Acquisition

It may be desirable and/or necessary to acquire, repair, or redevelop properties located throughout the CIA in an effort to accomplish various improvement projects. Following acquisition it may be necessary to undertake site preparation activities, such as demolition, hauling debris, backfilling, drainage and grading, and excavation. Potential development projects include but are not limited to immediate expansion of commercial facilities. Additional property that could be leased or offered for private development in the future may be acquired by the CIA as it becomes available. It may be necessary to obtain rights-of-way to be used as alleys in the core area to allow parking lot access and utility corridors. The CIA may look at purchasing property along the railroad right-of-way for recreational use, such as a linear park, greater public access, public parking, or development property. The primary areas considered for acquisition would be located adjacent to the M-104 (Cleveland Street) corridor. Acquisition costs include necessary legal fees and appraisals, etc. Acquisition of property by the CIA would be by mutual agreement only.

Total Estimated Project Cost:	\$500,000
Estimated CIA Cost:	\$500,000
Estimated Completion:	Ongoing

Street and Sidewalk Improvements

It may be desirable and/or necessary to repair, or redevelop streets and sidewalks located throughout

the CIA in an effort to accomplish various improvement projects. It may be necessary to undertake activities such as paving, re-paving, and widening, including drainage and grading. It may be necessary to obtain additional rights-of-way to be used as access drives in the core M-104 areas to allow parking lot access, rear lot development and utility corridors. The CIA may look at purchasing property along the railroad right-of-way for greater public access. The addition of sidewalks, paved streets and improved drainage would also provide a benefit to the Nunica area. The primary areas considered for improvement would be located adjacent to 112th Avenue and the M-104 (Cleveland Street) corridor.

Total Estimated Project Cost:	\$500,000
Estimated CIA Cost:	\$500,000
Estimated Completion:	Ongoing

Business Development, Promotion, and Image

Marketing & Business Development are intended to communicate to the public and potential investors and business owners the advantages of being in Crockery Township. An effective marketing strategy would assist in building effective marketing campaigns and identifying target markets leading to increased investment and market share.

Total Estimated Project Cost:	\$100,000
Estimated CIA Cost:	\$100,000
Estimated Completion:	Ongoing

Comment [ERB2]: Is this intended to be a lump sum estimate to develop the marketing plan/campaign? Should you include an annual estimate?

Administration and Operations

For the purposes of this Plan, administration and operations will include expenses for day-to-day operations, the fees, salaries, and costs related to secretarial and financial assistance, an annual audit, the preparation of reports, etc., and other necessary items for the continuation of the CIA.

The CIA may want to attract new businesses and maintain existing occupancy in the business district. The development of promotional literature and providing assistance to potential interests will enable the CIA to actively seek additional businesses, such as retail, service, and professional offices.

These activities should contribute toward positive growth with community involvement, support, and

enthusiasm. It may be beneficial to appoint a dedicated volunteer or hire a director to coordinate these efforts. The provision of promotional brochures, publications, advertising, banners, and decorations fall within this category as well as business recruitment.

Civic image and community pride are other key elements that will help contribute to the positive growth and development in Crockery Township. Well-organized activities and events sponsored by the CIA are methods by which the community can begin to strengthen its image. The CIA could also help sponsor local festivals.

Total Estimated Project Cost:	\$100,000
Estimated CIA Cost:	\$100,000(\$10,000annually)
Estimated Completion:	Ongoing

The cost and time estimates included for the projects listed above are estimates only and may be revised by the Authority Board without amending this Plan.

Stages of Construction Planned

Construction of the activities being proposed above will be accomplished during construction seasons. It is expected that expenditures of significant size would be desirable between 2015 and 2020 to the extent that a bond issue may be warranted to complete many of the scheduled activities. These include the first proposed project of the CIA involving:

1. The extension of sanitary sewer.
2. The extension of public water.
3. The improvements at Cleveland Street and 112th Avenue intersection. Basic infrastructure improvements will precede the reconstruction projects including water services and streetscape improvements.

A continuation of the streetscape improvements on 112th Avenue and M-104 is anticipated as funding becomes available.

Some projects identified as occurring at more than one location may not be entirely completed in the

estimated completion year. Estimated completion represents initial portions of projects or those types of improvements likely to occur at the time specified as well as in future years. Other identified projects will proceed as revenues become available such as utility extensions along M-104 and the North Bank Trail improvements.

Several vacant lots may remain open space depending on when and if they are developed. No specific open space use is currently contemplated for the CIA except those incorporated into public rights-of-way, etc. (See **Figure 6**, Existing Land Use Map.)

Area to be Left as Open Space

Not known at this time

Areas to be Sold, Donated, Exchanged, or Leased

Not known at this time. The Authority Board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority Board without further amendment to this Plan.

A description of desired zoning changes

The primary means for ensuring implementation of private development objectives complementing the public improvements proposed in the Development Plan is through the Township zoning ordinance. This plan serves as a guide in the implementation of public improvements financed by the CIA or associated parties. The zoning ordinance should reflect the development patterns outlined in the CIA design plan. Therefore, reviewing and updating the zoning ordinance as necessary, by the Planning Commission and Township Board, is essential. No specific changes have yet been recommended. The zoning ordinance is currently under review.

A description of desired changes in streets, street levels, intersections, traffic flow modifications

Some disruption of pavement, shoulders, gutters, sidewalks, and drainage along roadways will occur within the scope of this plan. The only changes anticipated in local streets, street levels, or intersections involve improvements as described herein, such as resurfacing and upgrading. The proposed street and parking area reconstructions provide for better drainage and as such may necessitate some minor

changes in final grades.

A description of desired changes in utilities

Improvements in lighting, drainage, water, and sanitary sewer are anticipated, along with public utilities, such as electric, telephone, and cable television being put underground. New water services may be installed. Storm drainage improvements may be necessary based on limited capacity for additional storm water loads.

Development Activities and Costs

Table 3 provides a summary of proposed development activities. Aside from repayment of potential debt obligations, projects are expected to be completed within 20 years of the 2012 construction season.

The funding sources listed are options the CIA could utilize to finance various projects. Capital improvement projects can be financed through tax increment revenue bonds, general obligation bonds of the Township, or special assessment programs. Specific projects may also qualify for a variety of economic development grant funds.

Projects that are constructed partially within the CIA as the result of larger, Township wide projects typically would have a percent benefit ratio between the CIA and the Township. CIA costs for these projects would reflect the portion or benefit that occurs within the CIA. Some projects have also been identified as having a possible combination of funding sources. Projects for which the CIA does not intend to provide for 100 percent of the total project cost, are identified in **Table 3**.

The costs of projects have been estimated based on 2012 dollars and may need to be increased in the particular year the project is expected to be completed. This possible increase in project costs reflects typical economic trends, future rates of inflation, material and labor cost increases, etc. In this manner, project costs would be expected to increase three to 5 percent per year. Notwithstanding the foregoing, the CIA may increase or decrease the costs of any of the proposed projects without amendment to this Plan.

TABLE 3				
Development Activities and Costs				
Development Activity	Proposed Method of Financing	Estimated Completion Year	Total Cost	CIA Share
Wastewater Treatment Facility	1, 3, 5		\$3,000,000	\$25,000
Storm Drainage System	2, 3, 6, 8		\$200,000	\$200,000
Water Loop	2, 3		\$600,000	\$300,000
Water Services			\$625,000	\$200,000
Streetscape and Sidewalk Improvements -112th Avenue from Cleveland Street to South Street			\$625,000	\$625,000
Streetscape Development and Sidewalk Improvements	2, 5, 8		\$825,000	\$825,000
Parks and Recreation	1, 4		\$300,000	\$150,000
North Bank Trail Improvements			\$600,000	\$150,000
Sanitary Sewer Improvements - North side of M-104 from Power Drive east to 120 th			\$650,000	\$500,000
Sanitary Sewer - South side of M-104 from Power Drive east to 120 th Avenue			\$700,000	\$500,000
Sanitary Sewer - 120 th Avenue to 112 th Avenue north and south of I-96			\$1,950,000	\$500,000
Property Acquisition	1, 5		\$500,000	\$500,000
Street and Sidewalk Improvements			\$500,000	\$500,000
Business Development, Promotion, and Image			\$100,000	\$100,000
Administration and Operations	1		\$200,000	\$200,000
				(\$10,000)

				annually)
TOTAL			\$11,375,000	\$5,275,000
1=Tax Increments				
2=Tax Increment				
3=Township Funds				
4=MDNR Grants				
5=Economic Development Grants				
6=Special Assessment				
7=Private Funds				
8=MDOT Grants				

Comment [ERB3]: What is the difference between 1 and 2?

The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan and to be undertaken and financed by the Authority is estimated to be \$5,275,000, which includes administrative expenses and contingencies.

The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority Board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 280. Further, estimated costs for any items or improvements may be increased or decreased by the Authority Board without amending this Plan based upon then-current pre-construction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the Authority and the Township, as well as all advances extended by or indebtedness incurred by the Township or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues. The costs of the Plan are also anticipated to be paid from tax increment revenues as received.

A statement of the proposed method of financing

The Authority expects to finance these activities from any one or more of the following sources:

- Future tax increment revenues
- Interest on investments
- Donations received by the Authority
- Proceeds from State and Federal Grants

- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Special assessments as may be approved by the Township Board
- Proceeds of bonds issued by the Township
- Proceeds of bonds issued by the Authority, including revenue bonds or tax increment bonds

The proceeds to be received from tax increment revenues in the development district plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan.

The ability of the Authority to arrange the financing

Growth in tax increments as shown in Appendix 1.

Designation persons for whose benefit the project is being undertaken

All public improvements accomplished by the Authority and any land, property, or equipment, etc., obtained to complete the plans set forth in this document may be conveyed to the Township, at no cost, at the discretion of the CIA Board of Directors. At the time of dissolution of the Authority, all property then in its control would become the property of Crockery Township. It is possible that the CIA may also convey property within its control to a private party, but no specific plans of this type exist at this time.

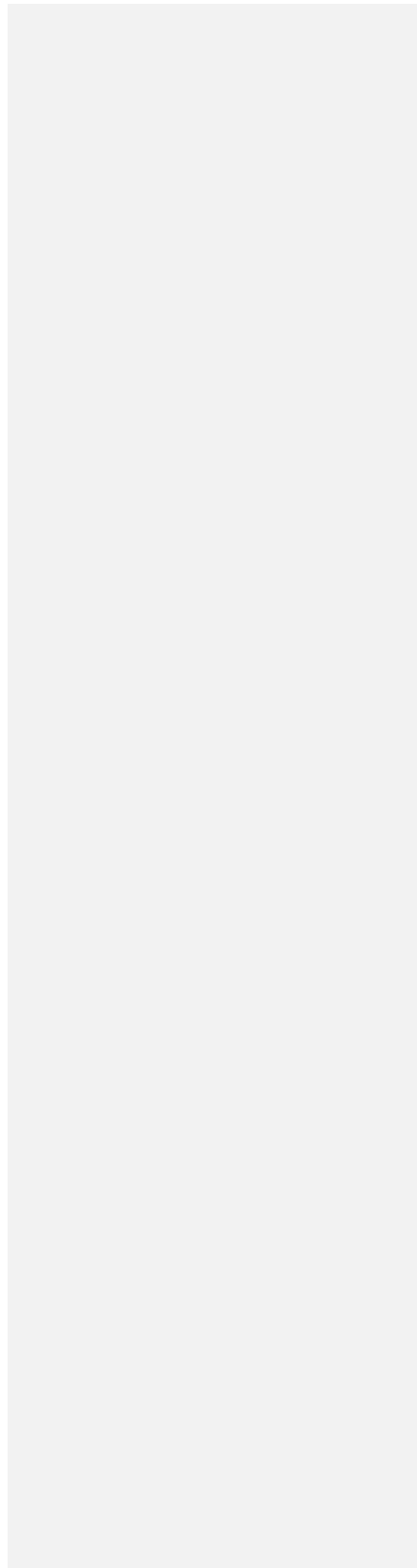
The Procedure for Bidding for the Leasing, Purchasing, or Conveying

Procedures already in place for the Township will apply to the CIA.

Estimates of the number of persons residing in the development area

The land use inventory from **Table 2** indicates that there are 51 residential parcels in the district. The 2010 census indicates that Crockery Township has an average of 2.87 persons per household. Applied uniformly over the households, this yields a total population of approximately 146 persons.

The Authority does not intend to acquire or clear occupied residents as part of the Development Plan or displace any residents.



SECTION 2 TAX INCREMENT FINANCING PLAN

Detailed Explanation of the Tax Increment Procedure

Development of Captured Assessed Value

The primary objective of the CIA concept is to create economic expansion and 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 provides an appropriate source of funds within a reasonable period. Tax Increment Financing is considered an equitable method of developing the projects identified herein and providing the CIA with an important financial advantage. A significant portion of the final financing package will consist of cooperative joint funding and the use of Tax Increment Financing. The Township's commitment to the CIA is an important and necessary ingredient upon which to accomplish the Development Plan.

The successful financial packaging of the proposed public improvement project's intended 30-year period will serve to fulfill the objectives of Crockery Township, but the entire range of projects will not be completed without commitment through the Tax Increment Financing and Development Plan. New commercial tenants will be encouraged to locate using the improvements detailed in the Development Plan. Bonds issued as the result of new development create a self-fulfilling situation; in that, the public improvements are made possible through tax increment bonds issued as the result of the private investment. In this way, revenue is generated from captured assessed value (CAV) increases that otherwise would not have occurred. Assessed value means the taxable value as determined under the general property tax act.

Taxable Properties and Values

There are currently 139 real properties within the development area with a total 2012 taxable value (as of December 31, 2011) of \$9,430,787 as portrayed in Table 4. There are also 78 personal properties with a total taxable value of \$2,955,322 and 1 tax-abated property with a value of \$39,050. These

Comment [ERB4]: See comment on p. 16

TABLE 4
2012 REAL PROPERTY PARCELS AND TAXABLE VALUES

PIN	Condo Unit	OWNER NAME	CLASS	Total	Taxable	Taxable
				Acres	Acres	Values
70-04-14-320-002		STATE OF MICHIGAN	701	0.08	0.08	\$0.00
70-04-14-320-003		FALKOWSKI FAITH	202	0.36	0.36	\$4,380.00
70-04-14-320-004		FALKOWSKI FAITH	201	0.36	0.36	\$75,000.00
70-04-14-320-005		FALKOWSKI FAITH	402	0.13	0.13	\$5,000.00
70-04-14-320-006		RUSSELL LUCILLE-GOOSEN RITA	402	0.34	0.34	\$4,187.00
70-04-14-320-009		RUSSELL LUCILLE-GOOSEN RITA	402	0.37	0.37	\$4,187.00
70-04-14-351-001		OOSTING CHRISTINE E	201	0.15	0.15	\$44,668.00
70-04-14-351-005		KULIKAMP JOY TRUST	401	4.42	4.42	\$29,511.00
70-04-14-351-006		OOSTING CHRISTINE E	402	0.08	0.08	\$4,187.00
70-04-14-354-004		VANDUSSEN LARRY J-DIANE M	201	0.81	0.81	\$42,393.00
70-04-14-354-005		HOLMES ROGER G	201	0.59	0.59	\$51,220.00
70-04-15-300-004		MDOT	701	0.44	0.27	\$0.00
70-04-15-300-016		OTTAWA COUNTY ROAD COMM	701	0.57	0.50	\$0.00
70-04-15-300-025		ZERO CLEVELAND LLC	401	1.45	0.96	\$32,000.00
70-04-15-300-026		THOMAS AL	401	0.90	0.90	\$24,600.00
70-04-15-300-027		OOSTING ALAN W	401	0.57	0.57	\$8,800.00
70-04-15-300-028		HATFIELD WILLIAM G	202	1.22		\$1,156.00
70-04-15-300-031		CROUSE DANIEL C-JANET L	402	6.64	5.49	\$21,689.00
70-04-15-300-034		WINGLER JOHN MARK-HAMEEDA	401	15.94	15.94	\$77,919.00
70-04-15-300-035		TURNSTONE INVESTMENTS LLC	201	20.54	18.67	\$138,857.00
70-04-15-300-036		MURPHY INVESTMENTS INC	201	1.50	1.36	\$231,300.00
70-04-15-300-038		HATFIELD ALLEN-KIM CORGAN	401	4.72	4.05	\$57,182.00
70-04-15-300-039		MEINEL RICHARD C-WILMA	401	4.60	4.52	\$33,377.00
70-04-15-300-040		LINDSEY JEFFERY S-ERIN E	401	5.29	5.29	\$81,600.00
70-04-15-300-041		GRAHEK MARK A-ANN MARIE	401	4.68	3.88	\$59,830.00
70-04-15-400-001		CONSUMERS ENERGY COMPANY	302	1.66	1.62	\$1,169.00
70-04-15-400-002		TWIN LAKES FARMS INC	102	12.99	12.66	\$8,845.00
70-04-15-400-005		POTTER MICHAEL A-GLORIA	401	0.22	0.16	\$29,100.00
70-04-15-400-006		LAMPMAN RONALD-JEAN	401	0.52	0.39	\$38,700.00
70-04-15-400-008		KARELL STEVE-JEAN ET UX	201	0.37	0.28	\$20,200.00

70-04-15-400-011	GOLL PATRICK	401	3.04	2.73	\$24,073.00
70-04-15-400-012	WHITE GERALD MARGARET	401	3.03	2.73	\$72,763.00
70-04-15-400-013	TWIN LAKES FARMS INC	102	3.04	2.73	\$2,110.00
70-04-15-400-014	O'CONNOR HENRY L	401	3.04	2.73	\$57,500.00
70-04-15-400-015	KASNOWICZ JOSHUA-KATHLEEN	401	3.04	2.74	\$71,300.00
70-04-15-400-016	HILTON DANIEL L TRUST	401	8.24	6.40	\$86,300.00
70-04-15-400-017	CROCKERY TOWNSHIP	701	3.22	2.95	\$0.00
70-04-15-400-018	NASH DAVID J	401	1.15	1.01	\$39,351.00
70-04-15-400-021	CHEYNE ALICE	401	1.37	1.37	\$50,220.00
70-04-15-400-025	NEW PAR DBA VERIZON WIRELESS	201	9.88	9.88	\$31,184.00
70-04-15-400-026	COOPERSVILLE AREA FOUNDATION	202	14.74	14.23	\$23,918.00
70-04-15-400-035	RIC RYMAL PROPERTIES LLC	201	1.45	1.37	\$31,904.00
70-04-15-400-036	HATFIELD WILLIAM G-NANCY	402	1.18	1.18	\$5,830.00
70-04-15-400-037	SCHROEDER MARK G-DONNA M	301	4.62	4.62	\$430,200.00
70-04-15-406-004	CONRAN DARYLE-MARY	402	0.50	0.50	\$7,900.00
70-04-15-406-007	MAJOR WILLIAM	401	0.33	0.33	\$27,900.00
70-04-15-406-008	DELONGE WADE F	401	0.31	0.31	\$20,600.00
70-04-15-406-014	HINTZ MELVIN J-JUDITH A TRUST	401	0.34	0.34	\$28,100.00
70-04-15-406-015	ROSE JEFFREY A	401	0.53	0.53	\$68,500.00
70-04-15-406-016	THOMAS ALAN R	401	0.71	0.71	\$42,400.00
70-04-15-406-017	VAN VOLKENBURG GARY	401	1.50	1.50	\$24,970.00
70-04-15-406-018	CONRAN DARYLE-MARY	401	0.80	0.80	\$34,076.00
70-04-15-406-019	CITY MORTGAGE INC	402	0.28	0.28	\$1,500.00
70-04-15-430-017	FELICIONI MICHAEL L	201	0.31	0.27	\$38,909.00
70-04-15-430-018	CROCKERY TOWNSHIP	701	1.07	1.01	\$0.00
70-04-15-431-001	STAHL LAURA	401	0.07	0.07	\$20,100.00
70-04-15-431-002	STAHL LAURA	401	0.16	0.16	\$4,700.00
70-04-15-431-012	GROENINK'S ELEVATOR & HARDWARE INC	401	0.32	0.32	\$4,300.00
70-04-15-431-015	GROENINK'S ELEVATOR & HD	201	4.39	1.33	\$397,192.00
70-04-15-431-017	MILLER LLOYD D	401	0.19	0.19	\$30,600.00
70-04-15-431-018	WRIGHT KIM	401	0.19	0.19	\$25,800.00
70-04-16-200-007	JABLONSKI DONALD A	102	6.93	6.93	\$1,502.00
70-04-16-200-010	JABLONSKI DONALD A	201	1.42	1.13	\$34,735.00
70-04-16-200-011	BOEVE TIMOTHY L	201	1.16	0.90	\$4,100.00
70-04-16-300-010	STAPEL DALE D	201	10.17	9.70	\$106,672.00

70-04-16-300-014	BOERTMAN DAVID LIVING TRUST	301	18.93	18.01	\$285,248.00
70-04-16-300-015	CHRISKO & ASSOCIATES LTD	301	3.00	3.00	\$277,000.00
70-04-16-300-017	LEMIEUX ALLEN	201	1.81	1.81	\$174,148.00
70-04-16-300-021	JABLONSKI DONALD A	201	25.55	24.81	\$24,792.00
70-04-16-300-022	KIHNIKE INVESTMENT GROUP LLC	301	5.38	5.04	\$369,374.00
70-04-16-300-024	JH MILLER ENT LLC	301	2.02	2.02	\$247,900.00
70-04-16-300-025	M & S REAL ESTATE DEVELOPMENT, LLC	301	4.30	4.30	\$167,956.00
70-04-16-300-026	PRECISION ENGINEERING MANUFACTURING	ξ 301	1.47	1.47	\$111,500.00
70-04-16-300-028	SYTSMA HOLDINGS LLC	301	1.39	1.39	\$180,600.00
70-04-16-300-031	JABLONSKI DONALD	102	31.93	31.93	\$15,359.00
70-04-16-300-032	CROCKERY TOWNSHIP	701	4.24	4.24	\$0.00
70-04-16-300-033	POWER DRIVE STORAGE, LLC	201	3.33	3.18	\$235,000.00
70-04-16-300-034	KLOOTE JIM	302	3.60	3.60	\$46,755.00
70-04-16-300-035	KLOOTE JIM	302	1.67	1.67	\$20,402.00
70-04-16-300-036	JABLONSKI DONALD A	402	9.12	9.12	\$10,614.00
70-04-16-300-037	CONSUMERS ENERGY COMPANY	302	1.53	1.53	\$1,044.00
70-04-16-300-038	GOLDMAN LARRY	302	1.51	1.51	\$1,044.00
70-04-16-400-003	JABLONSKI DONALD A	402	0.59	0.59	\$133.00
70-04-16-400-004	JABLONSKI DONALD A	102	2.32	2.32	\$300.00
70-04-16-400-006	CROCKERY TOWNSHIP	701	9.88	9.88	\$0.00
70-04-16-400-007	CROCKERY TOWNSHIP	701	9.61	9.39	\$0.00
70-04-16-400-010	SOLOW THEODORE	401	3.05	2.78	\$58,871.00
70-04-16-400-011	TWIST TERESA	401	3.85	3.50	\$58,900.00
70-04-16-400-012	A N R PIPELINE CO	201	0.49	0.38	\$20,607.00
70-04-16-400-016	MEEKHOF TRUCKING INC	301	29.61	27.25	\$167,784.00
70-04-16-400-019	MELCOR LLC	302	3.28	3.28	\$41,652.00
70-04-16-400-021	MELCOR LLC	302	2.79	2.79	\$36,236.00
70-04-16-400-022	MELCOR LLC	301	2.00	2.00	\$106,900.00
70-04-16-400-023	HILL KENNETH-CHRISTAL	301	8.36	7.46	\$182,714.00
70-04-16-400-024	MEEKHOF'S LAKESIDE DOCK, INC	402	30.73	30.53	\$66,000.00
70-04-16-400-025	CONSUMERS ENERGY COMPANY	302	3.12	3.09	\$2,089.00
70-04-16-456-000 1	MURPHY INVESTMENTS INC	301	1.98	1.98	\$137,300.00
70-04-16-456-000 2	SLUIS REAL ESTATE LLC	301	1.98		\$106,700.00
70-04-16-469-000 2	T & L VENTURES LLC	301	4.77	4.49	\$209,900.00
70-04-16-469-000 3	MURPHY INVESTMENTS INC	301	4.77		\$70,300.00

70-04-16-469-000 1	MURPHY INVESTMENTS INC	301	4.77		\$164,700.00
70-04-17-400-009	MCCLELLAN SAMUEL A	402	1.50	1.50	\$13,000.00
70-04-17-400-010	MCCLELLAN SAMUEL A	201	8.76	8.76	\$88,638.00
70-04-17-400-012	MCCLELLAN SAMUEL A	402	0.77	0.77	\$8,800.00
70-04-20-200-032	BONNEMA GREGORY-BONNIE	201	7.39	6.25	\$241,261.00
70-04-21-100-004	BRUHN FREDERICK C	402	40.46	37.61	\$67,733.00
70-04-21-200-028	WILSON MARGARET ELLYN-RUTHANN KEY	201	1.72	1.59	\$80,652.00
70-04-21-200-031	MURPHY INVESTMENTS INC	402	0.74	0.58	\$8,600.00
70-04-21-200-033	MURPHY INVESTMENTS INC	201	0.77	0.77	\$78,694.00
70-04-21-200-035	R & A INVESTMENT PROPERTY LLC	201	3.29	3.29	\$65,456.00
70-04-21-200-036	MURPHY INVESTMENTS INC	202	15.67	15.67	\$85,300.00
70-04-21-200-037	WIERENGA WILLIAM F	102	9.55	9.55	\$10,106.00
70-04-21-200-038	B WADE HOLDINGS LLC	402	0.22	0.22	\$12,426.00
70-04-21-200-039	CANAAN LAND MGMT CORP	402	12.13	12.13	\$18,031.00
70-04-21-200-040	CANAAN LAND MGMT CORP	202	0.30	0.30	\$5,784.00
70-04-22-100-002	BLARNEY CASTLE OIL CO	201	0.73	0.73	\$261,600.00
70-04-22-100-003	ROLLING HILLS GOLF LLC	202	4.37	4.37	\$5,385.00
70-04-22-100-005	ROLLING HILLS GOLF LLC	201	140.31	140.55	\$625,700.00
70-04-22-100-007	MDOT	701	0.73	0.73	\$0.00
70-04-22-100-009	MDOT	701	12.99	12.99	\$0.00
70-04-22-100-010	WILLIWAW HOLDINGS LLC	201	1.88	1.88	\$0.00
70-04-22-200-001	GRUIZINGA BRAD	402	3.91	3.91	\$0.00
70-04-22-200-002	KORNOELJE MICHAEL	401	0.97	0.71	\$68,700.00
70-04-22-200-005	GRUIZINGA BRAD	401	6.12	6.12	\$0.00
70-04-22-200-006	HOLMES ROGER G TRUST	201	11.87	11.87	\$43,649.00
70-04-22-200-016	DRAFT KELLY L-TERESA M	202	1.88	1.44	\$12,982.00
70-04-22-200-017	MDOT	701	1.40	0.71	\$0.00
70-04-22-200-018	CROCKERY STORE N LOCK LLC	201	4.31	3.84	\$140,745.00
70-04-22-200-019	CHITTENDEN TAMMEY	401	1.06	0.90	\$27,600.00
70-04-22-200-020	COASTAL REAL ESTATE HOLDINGS, LLC	201	1.55	1.24	\$116,100.00
70-04-23-100-001	MDOT	402	0.59	0.28	\$200.00
70-04-23-100-002	PATTON SHERYL A	401	0.85	0.52	\$26,406.00
70-04-23-100-003	FALKOWSKI JAMES B	401	0.71	0.48	\$36,800.00
70-04-23-100-005	SHERIDAN TIMOTHY D-CLARA A	402	2.69	0.69	\$200.00
70-04-23-100-011	GTDA LLC	201	10.15	9.90	\$65,564.00

70-04-23-100-015	BARTZ ALAN E	401	1.54	1.05	\$33,828.00
70-04-23-100-016	ALL OF COUNTRY'S GLORY LLC	202	3.69	2.33	\$53,626.00
70-04-23-100-017	CJ INVESTMENTS LLC	201	10.04	10.04	\$322,233.00
70-04-23-100-021	CJ INVESTMENTS LLC	201	1.59	1.59	\$222,900.00
				TOTAL	\$9,430,787.00

**TABLE 5
PERSONAL PROPERTIES AND TAXABLE VALUES**

PERSONAL PROPERTIES

70-50-14-000-100	CONSUMERS ENERGY	\$101,551	5.90%
70-50-14-000-150	CONSUMERS ENERGY	\$43,430	5.90%
70-50-14-000-200	Groenink's Elevator & HD	\$243,300	
70-50-14-000-250	ANR PIPELINE	\$4,083	5.90%
70-50-14-000-300	Nunica Bar	\$18,700	
70-50-14-000-400	Turk's Inn Inc.	\$10,700	
70-50-14-000-450	Blarney Castle Oil Co.	\$5,700	
70-50-14-000-500	CONSUMERS ENERGY	\$53	5.90%
70-50-14-000-800	Marathon Ashland Pipe Line LLC	\$3,853	5.90%
70-50-14-000-850	Marathon Ashland Pipe Line LLC	\$5,233	5.90%
70-50-14-000-900	MICHIGAN GAS UTILITIES	\$17,529	5.90%
70-50-14-000-950	MICHIGAN GAS UTILITIES	\$25,630	5.90%
70-50-14-001-050	CBS Outdoor Inc	\$1,400	
70-50-14-001-400	Great Lakes Auto Body	\$4,300	
70-50-14-002-800	CHARTER COMMUNICATIONS	\$7,375	5.90%
70-50-14-003-300	Hill Kenneth	\$8,600	
70-50-14-003-650	Georgetown Golf Inc.	\$65,600	
70-50-14-005-100	New Par DBA Verizon Wireless	\$92,100	
70-50-14-005-450	Dolteck Enterprises	\$274,600	
70-50-14-005-550	G-Tech Corp.	\$1,300	
70-50-14-005-600	COCA-COLA	\$230	5.90%
70-50-14-005-650	Terra Verde Restaurants LLC	\$10,800	
70-50-14-006-500	Baker Engineering	\$201,700	
70-50-14-006-600	Alpha-Tran Engineering Co.	\$13,400	
70-50-14-006-650	Meekhof Trucking Inc.	\$600	
70-50-14-006-850	Anlaan Corporation	\$159,800	
70-50-14-006-950	LAMAR OCI NORTH CORP	\$151,300	
70-50-14-007-100	RA Holmes Construction Inc.	\$101,400	
70-50-14-007-150	Michigan Industrial Co.	\$1,000	
70-50-14-007-200	WASTE MANAGEMENT	\$6	5.90%
70-50-14-007-300	Meekhof Lakeside Dock, Inc.	\$153,700	

70-50-14-007-600	J&S Technologies	\$59,900	
70-50-14-007-650	Steel Cut Services Inc.	\$2,600	
70-50-14-007-850	IPCS Wireless Inc.	\$10,600	
70-50-14-007-900	DIRECT TV	\$443	5.90%
70-50-14-008-050	OCE Imagistics Inc.	\$200	
70-50-14-008-175	METC PROPERTY TAX	\$2,909	5.90%
70-50-14-008-275	DISH NETWORK	\$720	5.90%
70-50-14-008-350	INTEGRITY TRAILERS	\$8,000	
70-50-14-008-400	Crawford Sales	\$2,900	
70-50-14-008-575	J&B Metal Fab	\$129,200	
70-50-14-008-625	JE Kloote Contracting	\$164,100	
70-50-14-008-775	Take A Label	\$35,000	
70-50-14-009-025	PITNEY BOWES GLOBAL	\$41	5.90%
70-50-14-009-125	US Bankcorp Equipment Finance	\$6,400	
70-50-14-009-150	Pony Cars LLC	\$400	
70-50-14-009-400	H2O Oasis	\$1,000	
70-50-14-009-500	Melching Inc.	\$75,000	
70-50-14-009-525	Dennison Automatics	\$11,300	
70-50-14-009-550	3rd Coast Technologies	\$10,000	
70-50-14-009-575	Service Integrated Systems Inc.	\$1,900	
70-50-14-009-600	Copy Tech	\$500	
70-50-14-009-625	REPUBLIC SERVICES	\$496	5.90%
70-50-14-009-650	Chep USA	\$9,600	
70-50-14-009-750	SAFETY KLEEN NUNICA	\$12	5.90%
70-50-14-009-775	MICHIGAN LOGOIS	\$4,000	
70-50-14-009-925	GORDON FOOD SERVICES	\$18	5.90%
70-50-14-009-975	Spring Lake Bridal	\$10,000	
70-50-14-010-000	Solow Used Cars	\$2,000	
70-50-14-010-050	Bee Green	\$200	
70-50-14-010-075	Details Event Planning Center	\$2,000	
70-50-14-010-100	Grand Valley HydraUlics	\$5,000	
70-50-14-010-150	Autopro	\$20,000	
70-50-14-010-175	Marathon Petroleum Co., LP	\$800	
70-50-14-010-250	Inergy Propane, LLC DBA	\$200	
70-50-14-010-275	MetroPCS DBA: MetroPCS	\$14,700	
70-50-14-010-350	Lifetime Veterinary Care	\$3,500	
70-50-14-010-400	Midwest Automotive Specialist	\$1,500	
70-50-14-010-425	Matrix Landscapes, LLC	\$138,500	
70-50-14-010-450	L & K COFFEE COMPANY	\$485,200	
70-50-14-010-475	AUTO EXCHANGE	\$1,700	
70-50-14-010-550	COBALT PACKAGING & MACHINERY	\$3,700	
70-50-14-010-575	WILDBLUE COMMUNICATIONS	\$18	5.90%

70-50-14-010-600	GRAYHAWK LEASING	\$77	5.90%
70-50-14-010-625	ADT SECURITY SERVICES	\$18	5.90%
		\$2,955,322	5.90%
70-57-14-104-460	VERSATILE WOOD SOLUTIONS	\$39,050	50%

aggregate property values represent the total current assessed value of all CIA property. The original “initial assessed value” of the CIA having an established base year of 2012 is \$12,425,159. The difference between the “initial assessed value” and the “current assessed value” is the “captured assessed value”.

Personal property is identified slightly differently than real property and, for purposes of determining initial assessed value (base year Taxable Value), falls into three categories. First, there are those personal properties located entirely at a single real property. These can easily be cross-referenced to a real property location and are always 100 percent within the district. Second, there are those identified by a single tax number but are located at multiple locations. Sometimes these locations are 100 percent within the district, and sometimes they are only partially within the district. For those that cannot be positively linked to real property locations within the district, a methodology must be used to determine the amount of that personal property located within the district. The third class of personal property is that which is distributed throughout the entire community but only partially within the CIA. The class includes transmission lines owned by public utilities such as gas, electric, telephone and cable television companies. A suitable method must be established to determine the estimated amount of this type of personal property attributable to the CIA district. This methodology must be consistently applied each year.

Personal properties having a “single location and a single tax number” are accounted for annually by simply determining changes in value, ownership, etc., the same as any real property. Personal property may be withdrawn from some premises and have a zero assessment, and new personal property may be added with a base year value of zero.

The multiple-location, single tax number personal property located entirely within the district is also accounted for annually in the same manner. Multi-locational property not located 100 percent within the CIA is determined by the number of locations within the district, relative to the total number of locations.

Linear-locational personal property is allocated to the district based on a proportional multiplier

determined by the mean of these three factors:

1. The number of real property parcels in the CIA district relative to the number of parcels in the Township (139/2449) = 5.7 percent.
2. The total real property SEV of the CIA district relative to the total real property SEV of the Township (\$9,430,787/\$121,533,466) = 7.8 percent.
3. The number of acres in the development area compared to the area of the Township (875/21,365) = 4.1 percent

The result of this analysis is that the CIA represents approximately 5.9 percent of the total Township. Therefore, the amount of taxable value to be used in the case of the linear personal property designations will be 5.9 percent of current total taxable value. The following is a listing of multiple and linear personal properties by type and their respective base year Taxable Value.

Table 6					
Multiple and Linear Personal Property					
Type	Name	Tax Number	Taxable Value	Percent within CIA	Current Taxable Value in CIA
Linear	Consumers Energy	14-000-100	\$1,721,200	5.9	\$101,551
Linear	Consumers Energy	14-000-150	\$736,100	5.9	\$43,430
Linear	ANR Pipeline	14-000-250	\$69,200	5.9	\$4,083
Linear	Consumers Energy	14-000-500	\$900	5.9	\$53
Linear	Marathon Ashland Pipe Line LLC	14-000-800	\$65,300	5.9	\$3,853
Linear	Marathon Ashland Pipe Line LLC	14-000-850	\$88,700	5.9	\$5,233
Linear	Michigan Gas Utilities	14-000-900	\$297,100	5.9	\$17,529
Linear	Michigan Gas Utilities	14-000-950	\$434,400	5.9	\$25,630

Linear	Charter Communications	14-002-800	\$125,000	5.9	\$7,375
Multiple	Coca-Cola	14-005-600	\$3,900	5.9	\$230
Multiple	Waste Management	14-007-200	\$100	5.9	\$6
Multiple	DirecTV LLC	14-007-900	\$7,500	5.9	\$443
Multiple	METC Property Tax	14-008-175	\$49,300	5.9	\$2,909
Multiple	Dish Network	14-008-275	\$12,200	5.9	\$720
Multiple	Pitney Bowes	14-009-025	\$700	5.9	\$41
Multiple	Republic Services	14-009-625	\$8,400	5.9	\$496
Multiple	Safety Kleen	14-009-750	\$200	5.9	\$12
Multiple	Gordon Food Service	14-009-925	\$300	5.9	\$18
Multiple	Wildblue Communications	14-010-575	\$300	5.9	\$18
Multiple	Grayhawk Leasing	14-010-600	\$1,300	5.9	\$77
Multiple	ADT Security	14-010-625	\$300	5.9	\$18

Table 7 contains information regarding the current taxing jurisdictions from whose millage tax increment revenues are produced. The total millage is for the entire tax year. A portion of the levy may be collected in the summer or winter tax collection period. The tax increment revenue that is produced is a function of the CIA captured assessed value and the millage rate. However, the less of a percentage of each taxing jurisdictions total **Taxable Value** within the CIA the less of an impact Tax Increment Financing will have.

TABLE 7 2011 Millage Rates and Assessed (Taxable) Values					
Taxing Jurisdictions	Millage Rate	2012 Value	CIA Value	% in CIA	
Crockery Township	Operating	0.8991	\$128,338,510	\$12,425,159	9.68
	Fire Op.	0.6903			
	Fire Dept.	0.6903			
	Brining	0.3300			

	Bld. Repair	0.2500			
Ottawa County	Operating	3.6000	\$9,316,153,677	\$12,425,159	0.13
	911	0.4400			
	Parks	0.3165			
TOTAL		7.2162			

The Tax Increment Procedure

The theory of Tax Increment Financing is that investment in public improvements of an area within the municipality will result in greater tax revenues from that area than would otherwise occur if no special development were undertaken. Therefore, it is important to earmark a portion of the resulting increased tax revenues for paying the cost of providing public improvements in that area. A Tax Increment Financing and Development Plan may earmark all or any portion of the tax increment revenues for use in paying the cost of the Development Plan. The plan must be adopted by the local legislative body following consultation with the taxing units involved and a public hearing as required by statute. The essence of the Tax Increment Financing procedure is as follows:

Implementing Public Improvements

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

Issuing Bonds

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

Captured Assessed Value

The Captured Assessed Value (CAV) is determined at the end of each year of the Plan and is equal to the difference between the initial assessed value and the current assessed value. The initial assessed values for CIA properties are from the 2012 tax roll. In future years, the initial assessed value base year may be from a more current year because of a property split, new personal property, etc., but will be added at a zero value. Taxes generated from the subsequent growth in the tax base of the development district are retained and utilized by the authority.

Taxing Jurisdiction Agreements

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

Since the Plan may provide for the use of part or the entire CAV, the CIA may enter into agreements with each of the taxing units to share a portion of the CAV of the district. At this time, the Authority has determined that it will use all of the CAV for the purpose of undertaking projects and paying the principal and interest on any outstanding bond issues. The Authority reserves the right to enter into tax sharing agreements with affected tax jurisdictions from time-to-time without amending this Plan.

Should the Township vote extra millage for specific projects (for example, street building and repair or additional fire or police protection), such increased millage will also be included in the CAV.

Release of Captured Assessed Value

When the specified development and Tax Increment Financing plan is accomplished, the CAV is released and the taxing units receive all the taxes levied on them from that point on.

Justification for Tax Increment Financing

Since only the growth in tax base (the CAV) in the development district is used to finance the Development Plan, the taxing units continue to receive their full tax levy on the initial assessed value of property in the development area. In addition, any taxes generated by the CAV beyond the amount

required by the Development Plan are returned to the taxing units each year.

The justification of the Tax Increment Financing procedure is based on the expectation that all or a portion of the CAV that is created, following implementation of a Corridor Improvement Plan, would not have occurred without the stimulation of the public investment involved in the Plan implementation; and, therefore, the short-term investment made by the taxing units in foregoing part of the growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger tax base.

Preparation of Tax Increment Work Sheets

Each year, within 30 days of the date that the state finally equalizes SEV (the fourth Monday in May), the Township or the CIA shall prepare the 'Tax Increment Work Sheet.' The Tax Increment Work Sheet shall be prepared in a manner similar to Table 5. It shall include a complete listing of all properties within the development area (real, personal, and facilities exemptions). The Tax Increment Work Sheet shall include the following required information:

- Identification of type of property (real, personal, etc.)
- Property code and/or tax identification number
- Last name of owner of record
- Initial assessed (base year) **Taxable Value** for each property and totals for all property within the district
- Current year **Taxable Value** amount totals for assessed values of the district
- Total millage being levied by all taxing jurisdictions
- Total CAV for all property in the district
- Tax revenue from the CAV
- Amount of current taxes due each tax assessing unit and distributed to each based on the total initial assessed values of the district
- Amount of current taxes due the CIA based on total CAV's
- Data deemed necessary for the accounting and reporting of CIA taxes

The Township treasurer shall provide information on the taxes paid on the abated property and the ad valorem millage rate so that the current assessed value can be determined. The initial assessed value of

all abated property is being determined accurately by dividing the dollar amount of specific taxes paid by the ad valorem millage rate.

A summary of the Tax Increment Work Sheet called the "Taxing Jurisdiction Report" shall be prepared for the appropriate taxing jurisdictions. It shall list each taxing jurisdiction in which the development area is located, the **Taxable Value** of all real and personal property in the development area, the current millage rates of each taxing jurisdiction on both real and personal property, the special tax rolls prepared for property for which facilities exemption certificates have been awarded, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on the property in the development area.

The Township treasurer shall transmit copies of the Taxing Jurisdiction Report, together with a notice that the report has been prepared in accordance with the Tax Increment Financing Plan contained in the Development Plan pursuant to Act 280, Public Acts of 2005, as amended, to the township and county treasurers, the CIA, and each taxing jurisdiction.

Establishment of Project Fund/Approval of Depository

The treasurer of the CIA shall establish a depository that shall be kept in a bank or banks or other financial institution or institutions, approved by the Board of Directors of the Authority, to be designated the "Corridor Improvement Authority Fund". All monies received by the CIA pursuant to the Development Plan shall be deposited in the fund. All monies in that fund and earnings thereon shall be used only in accordance with the Development Plan, the Authority's bylaws, and related municipal ordinances and resolutions.

Payment of Tax Increments to Corridor Improvement Authority

The tax-collecting treasurer will distribute all current tax collections to the tax assessing units until they are paid in full for their levy based on the initial assessed values. Distribution of tax collections from captured values commences to the treasurer of the CIA on the same date or dates and in the same way that taxes are remitted to each of the taxing units. Since each dollar collected from the development area contains the proceeds of the tax on the initial and captured assessed values, the amounts should, therefore, be distributed pro rata (captured assessed value divided by the current assessed value; initial assessed value divided by current assessed value) for each dollar collected.

Provisions of Section 43(3) of the Property Tax Act (MCL 211.43(3)) apply to the distribution of all taxes, including taxes collected within the CIA district. This section specifies that tax collections on hand must be distributed within 10 business days of the 1st and 15th of each month.

Use of Revenue for Bond Payments

The CIA commits and pledges all tax increment revenue to the retirement of debt in cooperation with the municipality or other entity allowed by law to assist the CIA in debt financing. All tax increment revenue is obligated for the purposes identified in this Plan. In the event that the CIA finances projects and/or activities with bonds, the payment of principal and interest on those bonds shall be its first priority.

Maximum Amount of Bonded Indebtedness to Be Incurred

The Authority intends to finance, in whole or in part, the projects identified in the Development Plan through the issuance of bonds. The bonds may be issued by the Authority, the Township, or by other authorized public entities on behalf of the Authority. In any event, the Authority intends to use tax increment revenues to pay, directly or indirectly, the debt service on bonds issued to pay the costs of the improvements described in the Development Plan.

Future bond issues may be necessary to implement the proposed projects and activities during the term of the Plan. The cost estimates provided in sections of the Development Plan entitled "Proposed Improvements" and "Project Development Summary" do not include the cost of interest should they require bonding in order to complete. All bonding methods (i.e., revenue, general obligation, and tax increment) that might be employed are subject to the provisions of Act 280. All revenues of the CIA are committed to repaying the principal and interest on all bonds issued, on a first priority basis. All CIA projects and activities could benefit from the sale and use of bond proceeds. The proposed repayment schedule for these bonds has been calculated by using 80 percent of the total revenue available to the CIA on an annual basis. The maximum amount of bonded indebtedness over the life of the Plan is not expected to exceed \$2,500,000.

In the event the CIA, either itself or through the Township, is obligated to repay all or part of future bond issues, the cumulative maximum indebtedness each year on one or more such issues will not exceed the total principal and interest amounts required to retire bonds in the amount of \$2,500,000.

Duration of the Program

The duration of the Tax Increment Financing and Development Plan shall be 20 years from the December 31st following the date the municipality adopts this Plan and will expire on December 31, 2033, or until the following two conditions have been met:

1. The purposes for which the Development Plan was established have been accomplished.
2. The principal and interest on any outstanding bonds issued have been paid or funds sufficient to make payment have been segregated.

The termination date does not prevent the CIA from receiving all tax increments it is entitled to receive from taxes levied on December 1.

In accordance with Act 280, the Authority reserves the right to amend this Plan to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the Township Board in accordance with the requirements of Act 280.

Estimated Impact of Tax Increment Financing on the Taxing Jurisdictions

Tax increment financing, while being one of the most effective tools for the Township to fund necessary improvements, is no different from other public development programs; in that, along with the benefits gained, there are certain costs to be incurred. These costs are the temporary reallocation of tax revenues from the CAV in the development district. It is important to note that the impact on the revenues of the affected taxing jurisdictions occurs on the increase in value and does not affect the current operating budget of any of the respective jurisdictions. The impact of these revenue reallocations on each taxing jurisdiction will be proportional to the ratio of the millage rate and the total taxable value of the respective jurisdiction. The smaller the percentage of each taxing jurisdictions total taxable value within the CIA the less of an impact tax increment financing will have, since the tax increment revenue that is produced is a function of the CIA captured assessed value and the millage rate.

In order to predict the impact of tax increment financing on each of the respective taxing jurisdictions,

two critical pieces of information are required:

1. The first is the amount of private investment that is expected to occur in the development district in the form of new construction, expansion, renovation, or the addition of personal property. In the short term, this type of investment information is somewhat available although it is limited and not firmly committed. In the long term, this information becomes much more speculative and, therefore, much less reliable. This Plan has projected growth at a modest rate as explained below.

2. The second piece of information that is needed is the rate of increase in the taxable value of each taxing jurisdiction. Varying rates of increase in taxable value have been historically exhibited by each taxing jurisdiction. However, a trend is evident from analyzing the history of the taxing jurisdictions taxable value that they are increasing at an increasing rate. This may be attributable to a variety of conditions; but most obvious, perhaps, is the trend of increasing property values linked to a relatively stationary inflation rate.

The average annual increase in taxable value for all taxing jurisdictions has been 4.2 percent in past years. This increase is based on historical data, as portrayed in **Table 8**, and is due to new property investment and inflation. Annual taxable value growth for Crockery Township was 4.68 percent from 2000 to 2012. **Table 8** illustrates the taxable value increases over the past 12 years for the affected taxing jurisdictions levying taxes within the CIA.

TABLE 8			
Taxing Jurisdiction Taxable Value Histories (12 years)			
Taxing Jurisdictions	2000	2012	Average Annual Increase (Percent)
Crockery Township	\$17,630,150	57,530,423	18.86
Ottawa County	\$6,252,928,817	10,261,010,969	5.34
Average Annual Increase 12.10			

In order to predict future increases in Taxable Value, two assumptions have to be made. First, it is assumed that there is a lag time involved between the current investment climate and reportable Taxable Value increases. Second, the average annual percentage increase is expected to be less than it has been in the past few years. To make projections as realistic as possible, a proposed annual increase of 2.00 percent has been used for predicting the future growth of the taxing jurisdictions.

Ottawa County Impact

The impact to each respective taxing jurisdiction is proportional to the millage/taxable value ratio of that jurisdiction. As this ratio increases, the impact on the taxing jurisdiction decreases. In the case of Ottawa County, the ratio is very high; therefore, the impact to the county is very low, in fact (less than 2.00 percent in any given year).

Crockery Township Impact

The Township will have the highest percentage of CAV within the CIA compared to its total taxable value and, as such, will experience the greatest impact. The reduction in future increases is as high as 18.19 percent in the year 2015, but slowly declines to approximately 17.85 percent by the end of the Plan period.

General Impact

There are certain factors that are constant for all of the impact analyses. Real property increases are expected to increase at a decreasing rate. A reduction of 10 percent per year has been calculated into the revenue projections.

Another factor that is held constant in these impact statements is the rate of increase in the taxable value of each taxing jurisdiction. An average was established based on the average increases of each jurisdiction over the past 10 years to yield these projections.

Statement as to Whether Plan Provides for the Use of Part or All of the Captured Assessed Value

The initial assessed value of the development area is \$12,425,159. The base year from which this is taken is generally 2012 or that value attributable to all of the real, personal, and tax-abated property located within the district on December 31, 2011. **Tables 4 and 5** provides a computer listing of all the properties and related assessed valuation within the district. It should be noted that the calculation of assessed value for abated property is done in accordance with the formula spelled out in Act 280. The estimated annual CAV and, subsequently, the tax increment revenues (as projected in **Appendix 1**) are based on assumptions about growth based on historical rates and pending new development projects

for which the Authority has ample prior knowledge. Altogether, development projects are expected to provide over \$10,000,000 in total property increases (captured assessed value).

No new specific private development projects are proposed within the next three years. However, small renovation projects are possible.

In addition, there is one other known source of future captured assessed values in the form of expiring tax abatement. Versatile Wood Solutions will have a personal industrial facilities exemption certificate expiring in the next few years. These values will be returned to the ad valorem roll at their full value totaling nearly \$40,000.

However, the climate for continued investment within the CIA, per se, appears to be limited. It may be unrealistic to justify a long-term projection at 4 or 5 percent per year. Therefore, in order to continue to be cautious about future growth, a figure starting out at 3.00 percent in 2013 has been used. This is half of the actual growth rate for all CIA property over the Past 10 years. By now, this has been fairly well substantiated as a reasonable increase for this year. For 2014, a growth factor of 4.0 percent has been used, which is subsequently reduced by 10 percent per year, declining to just 2.0 percent in 2024, and remaining fixed at that rate for the remainder of the Plan. This is an important assumption based on several factors affecting future growth within the CIA, such as:

- Much of the available land within the CIA is awkwardly developed or difficult to develop.
- Property values are holding steady or increasing at a slower rate than in the past.
- No known developments other than those already identified are proposed within the CIA.

The Revenue Generation Schedule (see **Appendix 1**) reflects a reasonable projection of revenue over the life of this Plan based on the growth rate already experienced. However, annual tax increment revenues may increase or decrease over time due to changing conditions, such as:

- Additional investment within the development area not currently anticipated.
- Effects of inflation, deflation, interest rates, etc., on existing property values and new development projects.

- Tax laws and local response to development incentives, such as tax abatements.
- Local adjustments or changes with regard to valuation trends.

It is assumed that there will be offsetting increases and decreases because of the above-mentioned factors. The CIA intends to use all of the revenue that is generated because of the increase in captured assessed value to undertake its Development Plans. Tax increments will not be used to provide extra operating revenues to the Township.

Method for Excluding Growth in Property Value Resulting Solely from Inflation

Property valuation increases resulting from inflation are not excluded in the anticipated captured assessed value set forth in the Revenue Generation Schedule (see **Appendix 1**).