

**Township of Filer
Downtown Development Authority
Development Plan and
Tax Increment Financing Plan No 1993-2**

Adopted by the Board of the
Downtown Development Authority on
April 6, 1993

Approved by the Township Board of the
Township of Filer on
May 5, 1993

DDA District Boundary Amended by
Township Board of the Charter Township of Filer on
February 9, 1998

Amendments Adopted by the Board of the
Downtown Development Authority
July 11, 2012

First Amendments Approved by the Township Board of the Charter
Township of Filer on
December 4, 2012

Second Amendment Approved by the Board of the
Downtown Development Authority on
October 1, 2019

Second Amendment Approved by the Township Board of the Charter Township of Filer
on
November 5, 2019

Amendment #2 Draft – DDA Recommended the Township Board hold a public hearing August 6, 2019, Township Board held Public Hearing September 3, 2019, DDA Reviewed public hearing comments and approved Plan October 1, 2019, DDA Sent Plan to Township Board for final approval November 5, 2019

CHARTER TOWNSHIP OF FILER
DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN No. 1993-2

CONTENTS

- I. Introduction
 - A. Background
 - B. Definitions
- II. The Statutory Powers and Duties of the Downtown Development Authority
- III. Development Plan
 - A. Boundaries of the Development Area in Relation to Highways, Street, Streams, or Otherwise
 - B. Location and Extent of Existing Streets and Other Public Facilities within the Development Area and Designation of Categories of Current and Proposed Public and Private Land Uses
 - C. Description of Existing Improvements in Development Area to Demolished, Repaired or Altered, If any
 - D. Location, Extent, Character and Estimated Cost of Improvements
 - E. Statement of Construction, Planned and Estimated Time of Completion
 - F. Description of Any Parts of Development Area to be Left as Open Space
 - G. Description of Any Portions of Development Area which the Authority Desires to Sell, Donate, Exchange or Lease to or from the Township

Amendment #2 Draft – DDA Recommended the Township Board hold a public hearing August 6, 2019, Township Board held Public Hearing September 3, 2019, DDA Reviewed public hearing comments and approved Plan October 1, 2019, DDA Sent Plan to Township Board for final approval November 5, 2019

- H. Description of Desired Zoning Changes and Any Changes in Streets and Utilities
 - I. Estimate of the Cost of Development, Statement of Proposed Method of Financing and the Ability of the Authority to Arrange Financing
 - J. Designation of the Person or Persons to Whom All or a Part of the Development is to be Leased, Sold or Conveyed
 - K. Procedures for Bidding for Leasing, Purchasing, or Conveying All or Any Part of the Development
 - L. Estimate of the Number of Persons Residing in the Development Area and the Number of Families and Persons to be Displaced, If Any
 - M. Plan for Establishing Priority for Relocation of Any Persons Displaced by the Development
 - N. Provision for the Costs of Relocating Any Persons Displaced by the Development
 - O. Plan for Compliance with Act No. 227 of the Public Acts of 1972, As Amended
 - P. Other Material Which the Authority or the Township Board Deems Pertinent
- IV. Tax Increment Financing Plan
- A. Explanation of the Tax Increment Financing Procedure
 - B. Statement of Maximum Amount of Bonded Indebtedness to be Incurred
 - C. Statement of Duration of the Tax Increment Financing Program
 - D. Statement of Estimated Impact of Tax Increment Financing on Assessed Values of Taxing Jurisdictions
 - E. Extent to Which Captured Assessed Value is Intended to be Used by the Authority

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- F. Statement Regarding Whether Growth in Property Values Resulting Solely from Inflation shall be included or Excluded from Captured Assessed Value.

V. Exhibits

Exhibit A

Description of Downtown Development Authority District No. 1

Exhibit B

Schedule of Initial Tax Assessed Value, Captured Assessed Values and Tax Increment Revenue

Exhibit C

Summary of Estimated Impact of Proposed Tax Increment Financing on Assessed Values of Taxing Jurisdictions in which District is Located

Exhibit D

Map of Downtown Development Authority District

Exhibit E

Description and Map of Contemplated Improvements

Exhibit F

Planned Open Space

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TAX INCREMENT FINANCING PLAN NO. 1993-2**

This Township of Filer Downtown Development Authority Tax Increment Financing Plan and Development Plan No. 1993-2 has been prepared in accordance with the requirements of Public Act 197 of the Public Acts of Michigan of 1975 as amended, and its replacement, Act 57 of 2018. The Tax Increment Financing Plan includes the information required under the terms of Section 14 and other provisions of Act 197. The Development Plan, revisited in 2019, contains the information required by Section 217 of Act 57 and other provisions of that Act.

I. Introduction

A. Background

On February 11, 1993, the Township Board of the Township of Filer adopted a Resolution of Intention to Create and Provide for the Operation of a Downtown Development Authority, pursuant to the provisions of Act 197 of 1975.

On March 9, 1993, after the giving of the public notice required by Act 197, the Township Board of the Township of Filer held a public hearing to consider whether the Township Board should adopt an ordinance establishing the Downtown Development Authority. Following the public hearing, the Township Board, adopted an ordinance establishing the Township of Filer Downtown Development Authority and providing for Downtown Development Authority District No.1. Also following the public hearing, the Filer Township Board appointed the members of the Board of the Downtown Development Authority.

B. Definitions

For convenience of reference, the following terms used in this Tax Increment Financing Plan and Development Plan shall have the meanings stated below:

“Authority” means the Charter Township of Filer Downtown Development Authority, established by ordinance adopted by the Filer Township Board on March 9, 1993, in accordance with Act 197.

“Act 197” means the Downtown Development Authority Act, which is Public Act 197 of the Public Acts of Michigan of 1975 as amended.

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“Act 57” means the Recodified Tax Increment Financing Act, which is Public Act 57 of the Public Acts of Michigan of 2018 as amended.

“Development Plan” means the Development Plan adopted by the Charter Township of Filer Downtown Development Authority, being No. 1993-1.

“District” means Charter Township of Filer Downtown Development Authority No.1, established by ordinance adopted by the Filer Township Board on March 9, 1993, as amended by ordinance styled “An Ordinance to Amend an Ordinance Entitled “An Ordinance to Establish the Township of Filer Downtown Development Authority, Etc.” introduced January 6, 1998, adopted February 3, 1998.

“Development Area” means the Charter Township of Filer Downtown Development Authority No.1, established by ordinance adopted by the Filer Township Board on March 9, 1993, as amended by ordinance styled “An Ordinance to Amend an Ordinance Entitled “An Ordinance to Establish the Township of Filer Downtown Development Authority, Etc.” introduced January 6, 1998, adopted February 3, 1998.

“TIF Plan” means Tax increment Finance Plan No. 1993-1 as adopted by the Authority and approved by the Filer Township Board.

“Township” means the Charter Township of Filer, County of Manistee, Michigan.

Amendment #2 Draft – DDA Recommended the Township Board hold a public hearing August 6, 2019, Township Board held Public Hearing September 3, 2019, DDA Reviewed public hearing comments and approved Plan October 1, 2019, DDA Sent Plan to Township Board for final approval November 5, 2019

II. The Statutory Powers and Duties of the Downtown Development Authority

Under Act 197, a township, city or village may establish a Downtown Development Authority, by adoption of an appropriate ordinance and following public hearing as prescribed in the Act. Such an Authority may carry out powers and duties intended to correct and prevent deterioration in business districts, to create and implement development plans, to promote economic growth and to undertake other authorized activities intended to assist in halting property value deterioration and promoting economic growth.

As a part of its efforts toward reducing or preventing property value deterioration and promoting economic growth, an Authority may prepare and submit to the governing body of the municipality a Tax Increment Financing Plan. This is a plan under which certain financings for the carrying out of the purposes of Act 197 may proceed, by means of using the property tax revenues attributable to the increase in current assessed valuation of the property, over the initial assessed valuation of property, in the district. The Authority may also prepare and submit to the governing body of the municipality, a Development Plan, describing the measures, which the Authority proposes to undertake, to halt property value deterioration, to promote economic growth and for other lawful purposes.

The Downtown Development Authority has the following powers and responsibilities, among others:

1. Preparing an analysis of economic changes taking place in the district.
2. Study and analysis of the impact of metropolitan growth upon the district.
3. Planning and proposing the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple family dwelling unit which may be necessary or appropriate to the execution of a plan which aids in the economic growth of the district.
4. Planning, proposing and implementing an improvement to a public facility within the District so as to comply with the Barrier Free Design requirements of the appropriate state laws.
5. Developing of long-range plans, in cooperation with the Township Planning Commission, Township Board and other agencies, designed to halt the

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deterioration of property values in the district and to promote the economic growth of the District.

6. Implementing any plan of development in the District, which may be necessary to achieve the purposes of Act 57.
7. Making and entering into contracts necessary or incidental to the exercise of the powers and duties of the Authority.
8. Acquiring by purchase or otherwise, or by lease, land and other property, real or personal, or rights or interests therein, when the Authority determines that such action is reasonably necessary to achieve the purposes of Act 197.
9. Improving of land and the construction, reconstruction, rehabilitation, restoration, preserving, equipping, improvement, maintenance, repair and operation of any building or buildings and any necessary or desirable appurtenances, within the District, for the use, in whole or in part, of any public or private persons or corporation.
10. Establishing and collecting fees, rents and charges for the use of any building or property under the control of the Authority, and pledging such fees, rents and charges for the payment of bonds issued by the Authority.
11. Leasing of any buildings or property, in whole or in part, under the control of the Authority.
12. Accepting grants and donations of property, labor or other items of value from any public or private source.
13. Acquiring and constructing of public facilities and components or appurtenances thereof.
14. Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the District.
15. Contract for broadband service and wireless technology service in the District.
16. Create, operate, and fund a loan program to fund improvements for existing buildings located in the District to make them marketable for sale or lease. The board may make loans with interest at a market rate or may

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make loans with interest at a below market rate, as determined by the board.

17. Create, operate, and fund retail business incubators in the downtown district pursuant to the criteria stated in Act 57.

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III. Development Plan

- A. Designation of boundaries of the Development Area in relation to highways, streets, streams, or otherwise.

The Development Area has the same boundaries as the DDA District. The District and the Development Area are shown on **Exhibit D**. The Development Area generally includes the lands on either sides of highway US 31, bounded approximately on the North by the Manistee city limits; on the East by Maywood Avenue (also known as Maywood Street) and also further bounded on the East by the East line of Section 24; bounded on the South by the South line of the Northeast ¼ of Section 24; and bounded on West by the West line of the Northeast ¼ of Section 24 and the North-South ¼ line of Section 13 of the Township.

- B. The location and extent of existing streets and other public facilities within the Development and a designation of the location, character and extent of the categories of public and private land uses now existing and proposed for the Development Area, including residential, recreational, commercial, industrial, education, and other uses, and also including a legal description of the Development Area.

The lands in the District are zoned primarily in the C-2 Commercial District under the Filer Township Zoning Ordinance. A small portion of the lands in the District is zoned in the RU-1 Restricted Residential Area.

The lands in the District are used primarily for commercial purposes. A legal description of the District is given on **Exhibit A** attached hereto.

- C. A description of existing improvements in the Development Area to be demolished repaired or altered and a description of any repairs and alterations and an estimate of the time required for completion.

No existing improvements in the District are currently planned to be demolished, repaired or altered. Future improvement projects could involve removal of existing improvements.

- D. The location, extent, character and estimated cost of the improvements, including rehabilitation, contemplated for the Development Area and an estimate of the time required for completion.

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Contemplated improvements with identified locations are listed and described in **Exhibit E**. Other programs and improvements the Authority plans to execute within the Development Area include:

1. Sanitary Sewer System Improvements. The Authority proposes to make certain sanitary sewer system improvements in and for the District, consisting of the planning, design, construction, installation and testing of a sanitary sewage collection and treatment system consisting of sanitary sewer mains, sewage treatment site and treatment facilities and other facilities, equipment and appurtenances for the collection and treatment sanitary sewage within lands comprising a portion of the District. Sanitary sewer system may be located on lands along or near Highway US 31, 28th Street, Nelson Street, Merkey Road, and other areas within the District, to serve lands included therein, and other lands. Confirmed estimates of the cost of the sewer system project and the estimated duration of the construction for the project have not been determined at this time.
2. Public Street Lighting Improvements. The Authority proposes to the acquisition and installation of public street lighting fixtures, to be installed within the District along public streets and private street if public easements are present. No estimate of the cost of the street lighting project or the timing of installation of the equipment has yet been determined.
3. Road Development. The Authority may construct additional public roads to better connect the neighborhoods with the District. No decision on estimated cost or timing of the project has yet been reached.
4. Public Water Supply Improvements. The Authority proposes to plan for, design, construct and install certain public water supply system improvements, including a possible, additional added water tower and related equipment, so as to improve the Township water supply system as located within the District and elsewhere in the Township. No decisions have been made reached regarding the financing of the project or the timing of the proposed improvements.
5. Pedestrian Travel Improvements. Pedestrian sidewalks along all streets and highways in the District.

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6. Recreational Trails. The authority intends to install recreational trails in the District, in some cases connecting with existing trails outside the District.
 7. Recreation Facilities. In accordance with Township plans.
 8. Marketing Initiatives. Create, operate, and fund marketing initiatives that benefit retail and general marketing of the District.
 9. Broadband Improvements. Install robust internet service to attract high tech, medical, and engineering companies.
 10. Conference Center. Support the development of a conference center to attract more visitors to the district all times of the year.
 11. Business Incubation. Support the development of maker spaces, an office incubator, and appropriate direct support to targeted businesses.
 12. Workforce Housing Incentive Program. Provide financial assistance to developers to supply workforce housing within the Development District.
 13. Facade Program. Offer financial assistance to Development Area property owners for aesthetic improvements to their building frontage.
 14. Key Property Redevelopment Assistance. Provide assistance for the reinvestment at highly visible, non-performing and under-performing properties within the district. This could include conducting market and other studies, purchase of property, rehabilitation, and leasing assistance.
- E. Statement of the construction or stages of construction planned and the estimated time of completion of each stage.

The above-stated projects would be completed at various times and on varying time schedules. The Board of the Authority will assign relative priorities to the proposed projects, and determine their time schedules more specifically, as it proceeds further with the implementing of this Plan.

- F. Description of any part of the Development Area to be left as open space and the use contemplated for the space.

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Exhibit F shows where open space is planned in the District.

- G. Description of any portions of the Development Area which the Authority desires to sell, donate, exchange or lease to or from the municipality and the proposed terms.

The Authority does not own or lease any lands or other property within the District. Accordingly, no portions of the Development Area are currently under the consideration for sale, donation, exchange or lease.

- H. Description of desired zoning changes and changes in streets, street levels, intersections and utilities.

The Authority expects to review zoning and planning matters as a part of its other planning and development activities with regard to the lands in the District.

- I. An estimate of the cost of the Development, a statement of the proposed method of financing the Development and the ability of the Authority to arrange such financing.

The authority expects to use the annual tax increment revenues in order to fund the cost of development and other appropriate projects to be undertaken by the DDA. As shown in **Exhibit B**, the estimated tax increment revenue for 1993, from the captured SEV is \$54,658. This estimated tax increment revenue increases annually, up to the sum of \$296,355, in the year 2012. Actual tax increment revenue for 2012 is expected to be \$184,221 and increases annually, up to the sum of \$931,036 in 2058. The captured assessed values, for each year of the plan, are also shown on Exhibit B. The actual amount available from tax revenues annually will, of course, vary. The Authority proposes to utilize all of the available tax increment revenue, except to the extent that the Board of Authority agrees otherwise. The estimated annual amount includes administrative costs and other related expenses of the Authority.

Under the terms of Act 197, either the Authority or the Township may issue tax increment bonds, secured by a pledge of the tax increment revenues (in the case of Township bonds, the annual debt service on the bonds may not exceed 80% of the estimated tax increment revenue) and other sources of revenue available to the Authority. In addition, the Authority may receive donations of funds, to be expended toward its proposed projects. Other types of financing are also available under the terms of Act 197, including the issuance of revenue bonds, secured by pledge of revenues received by the Authority.

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Currently, the Authority proposes to finance development projects by means of tax increment bonds, in addition to utilizing tax increment revenue directly for the acquisition and development of projects and services. Under the terms of Act 197, the Authority has the ability to arrange for financing by means of issuance of tax increment bonds and other bonds authorized by the Act.

- J. Designation of the person or persons, natural or corporate, to whom all or a portion of the Development is to be leased, sold or conveyed in any manner and for whose benefit the project is being undertaken, if such information is available to the Authority.

The above-stated information is not available at this time.

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

There is no expense or implied agreement between the Authority and any persons, natural or corporate, with regard to any sale, lease or conveyance of all or any portion of any Development of the Authority.

- L. Estimates of the number of persons residing in the Development Area and the number families and individuals to be displaced.

There are currently slightly more than one hundred persons residing in the Development Area. None of these persons will be displaced. Prior to the 2012 amendments to this Plan, a Development Area Citizens Council was convened and its recommendations were transmitted to the Authority and included in the Authority's recommendation to the Township. In 2019, a petition of at least 25% of the Development Area residents waiving the requirement for creating a Development Area Citizens Council was submitted to the Township Board. At their September 3, 2019 meeting, the Township Board voted to eliminate the necessity of establishing a Development Area Citizens Council.

There are no occupied residences that are designated for acquisition or clearance by the Authority, and accordingly, this plan does not include a survey of any families or individuals to be displaced.

- M. A plan for establishing priority for the relocation of persons displaced by the Development.

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No persons will be displaced by the Development, and accordingly, no plan establishing the priority for the relocation of any such persons is necessary.

N. Provisions for the costs of relocating persons displaced by the Development and financial assistance reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title.

Not applicable. No persons will be displaced by any Development of the Authority.

O. A plan for compliance with Act No.227 of the Public Acts of Michigan of 1972, being Sections 23.312 to 213.332 of Michigan Compiled Laws.

Not applicable. No persons residing in the District will be displaced by any Development project of the Authority.

P. Other material which the Authority or Township Board deems pertinent.

None.

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IV. Tax Increment Financing Plan.

A. The tax increment financing procedure.

Funds available to the Authority comprising tax increment revenue are generated in each year which the current assessed value, for ad valorem property tax purposes, of all lands and other properties within the District exceeds the initial assessed value of such lands and other properties. The initial assessed value of the property in the District is the assessed value, as equalized, of all of the tangible property within the District at the time the ordinance establishing the tax increment financing plan is approved, as such assessed value is shown by most recent property tax assessment roll of the Township for which equalization has been completed at the time the Township Board takes action to approve the Tax Increment Financing Plan.

For each year following the year for which the initial assessed value applies, the current assessed value of the property, real and personal, within the District is established as a result of the annual property tax assessment process. The amount in any one year by which the current assessed value exceeds the initial assessed value, as to all taxable real and personal property within the District, is defined by Act 197 as the “captured assessed value.” The funds resulting from payment of property taxes calculated with reference to the captured assessed value, annually, are transmitted to the Authority each year, during the duration of the Tax Increment Financing Plan.

Increases in assessed values of property within the District, resulting in the generation of tax increment revenues to the Authority, can result from (1) construction or acquisition of new taxable property, assessed for any years following the year in which the initial assessed value applies; (2) acquisition or construction of additions to existing taxable property or other alterations of existing taxable property, resulting in increased property tax assessments, for any years following the year in which the initial assessed value applies; and (3) increases in assessed value of taxable property within the District, which result for other lawful reasons.

Tax increment revenues transmitted annually to the Authority can be used by the Authority for any of its lawful purposes; as such revenues accrue and are received. Such revenues can also be held in order to accumulate the amount necessary to make any improvements or to accomplish any other purposes described in the Plan. In addition, such tax increment revenues can be pledged for the payment of principal of and interest on any bonds issued by the Authority or by the Township, as authorized under Act 197.

If the Township proposes to issue and sell tax increment bonds or other bonds, the Township may not pledge for annual debt service requirements any sum in excess of 80% of the estimated tax increment revenue to be received from property taxes assessed

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upon taxable property in the District, for such year. If tax increment revenues should prove to be less than those projected, any previously accumulated revenues are to be devoted to payment of principal of and interest on any bonds then issued.

The most recent property tax assessment roll for which equalization has been completed as of the date of this Plan is the December 31, 1991 roll, which was equalized by the State Board of Equalization in May 1992. Exhibit B shows the initial assessed value of the District as of December 31, 1991, as finally equalized.

In 1998, the boundaries of the District were expanded. Because the land added to the District was tax exempt at the time, the initial assessed value of this land was zero (\$0.00) and had no effect on the amounts shown on Exhibit B.

An estimate of the captured assessed value for each year of this Plan is computed as set forth in Exhibit B. In preparing this estimate, an annual inflation factor of 3% on real property and 2% on personal property has been issued. If annual assessments increase as a result of inflation, the estimated figures would, of course, be greater than those now shown. It has also been assumed that the total December 31, 1992 assessed valuation in the District includes an estimated \$1,000,000.00 increase as a result of the completion of the Kmart Store.

During the duration of this Plan, all local taxing jurisdictions will continue to receive ad valorem property taxes based upon the initial assessed value of taxable property within the District. Property taxes paid on the captured assessed value in years subsequent to the year for which the initial assessed value applies are payable to the Authority for the purposes established in this Plan, as discussed above.

Tax increment revenue in excess of the estimated tax increment revenues or of the actual costs under the terms of this Plan may be retained by the Authority only for purposes that contribute to or advance the projects and development programs specified in the Development Plan and the Tax Increment Financing Plan, as determined by the Board of the Authority. Any excess revenues not so used revert proportionately to the respective taxing jurisdiction.

Under the General Property Tax Act, the Township Treasurer collects the property taxes levied by all taxing jurisdictions within the District. Accordingly, the Township Treasurer shall transmit to the Authority, from the first tax increment revenues collected from the July 1 and December 1 tax levies, such funds that are equal to the amount of funds generated by the captured assessed value. The Authority shall periodically certify in writing to the Township Treasurer the amounts to be transmitted. After transmitting sufficient funds to the Authority, the Township Treasurer shall remit any remaining tax increment revenues, on a pro rata basis by millage levy (excluding voted debt millage), to

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the taking jurisdiction in accordance with established procedures under the General Property Tax Act.

The Township may terminate the TIF Plan if it finds that the purposes for which the Plan was established have been accomplished, provided, however, that the TIF shall not be terminated until the principal of and interest on all bonds issued pursuant to the Plan have been paid or until funds sufficient to make such payment have been segregated and placed in an irrevocable trust for the benefit of the holders of the bonds.

In accordance with the requirements of Act 197, the Authority shall prepare and submit annually to the Township and to the State Tax Commission, a financial report on the status of the TIF Plan. The report shall also be published in a newspaper of general circulation in the Township.

B. The maximum amount of bonded indebtedness to be incurred.

The authority and/or the Township expect to issue tax increment bonds to finance the Development Plan in an aggregate amount not to exceed \$5,000,000.00. The terms and conditions of the bonds are subject to the provisions of Act 197 and the Michigan Municipal Finance Act, which is Act 202 of the Public Acts of Michigan of 1943, as amended. The actual terms and conditions of the tax increment bonds issued by the Authority or the Township will be established by a bond authorizing resolution to be adopted thereby.

C. The duration of the Development Plan and the Tax Increment Financing Plan.

The Development Plan and the Tax Increment Plan shall have a duration of 65 years, from 1993 until 2058, or at such later time as all bonds and other evidences of indebtedness issued by the Authority and/or the Township and to be repaid from tax increment revenues and other lawful sources are retired in full.

D. The estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the District is located.

The impact of the Tax Increment Financing Plan on the assessed values of all taxing jurisdictions in which the District is located can be determined by comparing the total tax increment revenues generated by the annual millage levied by Filer Township, the County of Manistee and West Shore Community College, against the projected captured assessed value, and subtracting from those totals the estimated annual cost of the TIF Plan. The costs of the TIF Plan shall be apportioned on a pro rata basis against the tax increment revenues of each taxing unit and the surplus tax increment revenues, if any, would revert

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pro rata based upon the total millage levy (excluding voted millage for debt service) to the respective taxing units.

As noted above, each of the local taxing units will receive the full value of its operating millage levied upon the initial assessed value of all taxable property in this District.

The Authority plans to utilize all tax increment revenues from taxable real and personal property within the District for purposes of the TIF Plan and the Development Plan. The Authority believes that, over time, the additional economic development resulting from the adoption and implementation of the Development Plan will provide enhanced long-term tax returns to all of the taxing jurisdictions.

Exhibit C shows in further detail an estimate of the impact of tax increment financing on the revenues of all of the local taxing jurisdictions.

E.Statement regarding use by the Authority of all or part of captured assessed value.

The Authority proposes to use all of the captured assessed value, as to all taxable property within the District, for the projects and purposes set forth in the Development Plan.

F.Statement regarding whether growth in property values resulting solely from inflation shall be excluded from captured assessed value.

The Authority proposes to include in captured assessed value all of the growth in assessed values of taxable property within the District resulting solely from inflation, to the extent permitted by law.

Dated: April 6, 1993.

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EXHIBIT A

Description of Downtown Development Authority District No. 1, as amended

Exhibit "A"

That part of the Northeast Quarter (NE1/4), Section Thirteen (13), Township Twenty-One (21) North, Range Seventeen (17) West, bounded on the West by the North-South Quarter line of said Section, on the North by the city limits of the City of Manistee, on the East by the centerline of Maywood Street and on the South by the East-West Quarter line of said Section; that part of the Southeast Quarter (SE1/4), Section Thirteen (13), Township Twenty-One (21) North, Range Seventeen (17) West, described as commencing at the center of said Section, thence East along the East-West Quarter (E-W1/4) line to the centerline of Maywood Avenue, thence South along the centerline of Maywood Avenue to the centerline of Highway US-31, thence South along the centerline of Highway US-31 to the South line of said Section, thence West along the South section line to the North and South Quarter line, thence North along the North and South Quarter line to the point of beginning; that part of the Southeast Quarter (SE1/4), Section Thirteen (13), Township Twenty-One (21) North, Range Seventeen (17) West, described as commencing at the intersection of the centerline of Highway US-31 with the South section line, thence Northwesterly along said centerline to its intersection with the centerline of 27th Street, extended Westerly, thence East along the centerline of 27th Street to the centerline of Nelson Street, thence South along the centerline of Nelson Street to the South line of said Section, thence West along the South section line to the point of beginning; Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-One (21) North, Range Seventeen (17) West, Filer Township, Manistee County, Michigan, **except** commencing at Southwest corner of said Section Thirteen (13), thence North 89°41'33" East 1348.04 feet along said Section line to point of beginning, thence continuing North 89°41'33" East 1348.04 feet along said Section line to the Southeast Corner of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), thence North 2°34'48" West 40.03 feet along the North-South Quarter line of Section Thirteen (13), thence South 89°41'33" West

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1145.79 feet, thence along an 8°18'13" curve to the left 204.02 feet its long chord bearing South 81°13'18" West 203.28 feet to the West line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), thence South 2°34'48" East 10.07 feet along said West line to point of beginning; Section Thirteen (13), Township Twenty-One (21) North, Range Seventeen (17) West; the Northeast Quarter (NE1/4), Section Twenty-four (24), Township Twenty-One (21) North, Range Seventeen (17) West, Filer Township, Manistee County, Michigan.

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DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN NO. 1993-1

EXHIBIT B

Schedule of Initial Assessed Value, Captured Assessed Values
and Tax Increment Revenue, 1992-2013

<u>Year</u>	<u>Projected S.E.V. (1)</u>			<u>IAV</u>	<u>Captured</u>	<u>Annual</u>
	<u>Real</u>	<u>Personal</u>	<u>Total</u>		<u>SEV</u>	<u>Tax Inc. Revenue</u>
1992	\$5,334,913	\$915,992	\$6,250,905	\$6,250,905	\$0	\$0
1993	6,524,961	934,312	7,459,272	6,250,905	1,208,367	54,658
1994	6,720,709	952,998	7,673,708	6,250,905	1,422,802	64,357
1995	6,922,331	972,058	7,894,389	6,250,905	1,643,484	74,340
1996	7,130,001	991,499	8,121,500	6,250,905	1,870,595	84,612
1997	7,363,901	1,011,329	8,355,230	6,250,905	2,106,325	95,184
1998	7,564,218	1,031,556	8,595,773	6,250,905	2,344,868	106,065
1999	7,791,166	1,052,187	8,843,331	6,250,905	2,592,426	117,263
2000	8,024,879	1,073,231	9,098,109	6,250,905	2,847,204	128,787
2001	8,265,625	1,094,695	9,360,320	6,250,905	3,109,415	140,648
2002	8,513,594	1,116,589	9,630,183	6,250,905	3,379,278	152,854
2003	8,769,001	1,138,921	9,907,922	6,250,905	3,657,017	165,417
2004	9,032,072	1,161,699	10,193,771	6,250,905	3,942,866	178,347
2005	9,303,034	1,184,933	10,487,967	6,250,905	4,237,062	191,654
2006	9,582,125	1,208,632	10,790,757	6,250,905	4,539,851	205,350
2007	9,869,588	1,232,805	11,102,393	6,250,905	4,851,488	219,446
2008	10,165,676	1,257,461	11,423,137	6,250,905	5,172,232	233,954
2009	10,470,646	1,282,610	11,753,256	6,250,905	5,502,351	248,886
2010	10,784,766	1,308,262	12,093,028	6,250,905	5,842,123	264,256
2011	11,108,309	1,334,427	12,442,736	6,250,905	6,191,831	280,074
2012	11,441,558	1,361,116	12,802,674	6,250,905	6,551,769	296,355
2013	11,784,805	1,388,338	13,173,143	6,250,905	6,922,238	0
	<u>\$192,447,854</u>	<u>\$25,005,651</u>	<u>\$217,453,505</u>	<u>\$137,519,916</u>	<u>\$79,933,589</u>	<u>\$3,302,507</u>

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Schedule of Initial Assessed Value, Captured Assessed Values
and Tax Increment Revenue, 2012-20
Projected Taxable Values (2)

	<u>Real</u>	<u>Personal</u>	<u>Total</u>	<u>IAV</u>	<u>Captured TV</u>	<u>Annual Tax Increment Revenue</u>
2	\$16,782, 189	\$2,295,400	\$19,077,589	\$6,251,030	\$12,826,559	\$184,221
2	\$17,285, 655	\$2,341,308	\$19,626,963	\$6,251,030	\$13,375,933	\$192,112
2	\$17,804, 224	\$2,388,134	\$20,192,358	\$6,251,030	\$13,941,328	\$200,232
2	\$18,338, 351	\$2,435,897	\$20,774,248	\$6,251,030	\$14,523,218	\$208,590
2	\$18,888, 502	\$2,484,615	\$21,373,116	\$6,251,030	\$15,122,086	\$217,191
2	\$19,455, 157	\$2,534,307	\$21,989,464	\$6,251,030	\$15,738,434	\$226,043
2	\$20,038, 811	\$2,584,993	\$22,623,805	\$6,251,030	\$16,372,775	\$235,154
2	\$20,639, 976	\$2,636,693	\$23,276,669	\$6,251,030	\$17,025,639	\$244,531
2	\$21,259, 175	\$2,689,427	\$23,948,602	\$6,251,030	\$17,697,572	\$254,181
2	\$21,896, 950	\$2,743,215	\$24,640,166	\$6,251,030	\$18,389,136	\$264,114
2	\$22,553, 859	\$2,798,080	\$25,351,938	\$6,251,030	\$19,100,908	\$274,337

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2	\$23,230, 474	\$2,854,041	\$26,084,516	\$6,251,030	\$19,833,486	\$284,858
2	\$23,927, 389	\$2,911,122	\$26,838,511	\$6,251,030	\$20,587,481	\$295,688
2	\$24,645, 210	\$2,969,345	\$27,614,555	\$6,251,030	\$21,363,525	\$306,834
2	\$25,384, 567	\$3,028,732	\$28,413,298	\$6,251,030	\$22,162,268	\$318,306
2	\$26,146, 104	\$3,089,306	\$29,235,410	\$6,251,030	\$22,984,380	\$330,113
2	\$26,930, 487	\$3,151,092	\$30,081,579	\$6,251,030	\$23,830,549	\$342,266
2	\$27,738, 401	\$3,214,114	\$30,952,516	\$6,251,030	\$24,701,486	\$354,775
2	\$28,570, 553	\$3,278,396	\$31,848,950	\$6,251,030	\$25,597,920	\$367,650
2	\$29,427, 670	\$3,343,964	\$32,771,634	\$6,251,030	\$26,520,604	\$380,902
2	\$30,310, 500	\$3,410,844	\$33,721,344	\$6,251,030	\$27,470,314	\$394,542
2	\$31,219, 815	\$3,479,061	\$34,698,876	\$6,251,030	\$28,447,846	\$408,582
2	\$32,156, 410	\$3,548,642	\$35,705,051	\$6,251,030	\$29,454,021	\$423,033
2	\$33,121, 102	\$3,619,615	\$36,740,716	\$6,251,030	\$30,489,686	\$437,908
2	\$34,114, 735	\$3,692,007	\$37,806,742	\$6,251,030	\$31,555,712	\$453,219

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2	\$35,138, 177	\$3,765,847	\$38,904,024	\$6,251,030	\$32,652,994	\$468,979
2	\$36,192, 322	\$3,841,164	\$40,033,486	\$6,251,030	\$33,782,456	\$485,201
2	\$37,278, 092	\$3,917,987	\$41,196,079	\$6,251,030	\$34,945,049	\$501,898
2	\$38,396, 435	\$3,996,347	\$42,392,782	\$6,251,030	\$36,141,752	\$519,086
2	\$39,548, 328	\$4,076,274	\$43,624,602	\$6,251,030	\$37,373,572	\$536,778
2	\$40,734, 778	\$4,157,799	\$44,892,577	\$6,251,030	\$38,641,547	\$554,989
2	\$41,956, 821	\$4,240,955	\$46,197,776	\$6,251,030	\$39,946,746	\$573,735
2	\$43,215, 525	\$4,325,774	\$47,541,300	\$6,251,030	\$41,290,270	\$593,032
2	\$44,511, 991	\$4,412,290	\$48,924,281	\$6,251,030	\$42,673,251	\$612,895
2	\$45,847, 351	\$4,500,536	\$50,347,887	\$6,251,030	\$44,096,857	\$633,341
2	\$47,222, 772	\$4,590,546	\$51,813,318	\$6,251,030	\$45,562,288	\$654,388
2	\$48,639, 455	\$4,682,357	\$53,321,812	\$6,251,030	\$47,070,782	\$676,054
2	\$50,098, 638	\$4,776,005	\$54,874,643	\$6,251,030	\$48,623,613	\$698,357
2	\$51,601, 597	\$4,871,525	\$56,473,122	\$6,251,030	\$50,222,092	\$721,315

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2	\$53,149,645	\$4,968,955	\$58,118,601	\$6,251,030	\$51,867,571	\$744,948
2	\$54,744,135	\$5,068,334	\$59,812,469	\$6,251,030	\$53,561,439	\$769,276
2	\$56,386,459	\$5,169,701	\$61,556,160	\$6,251,030	\$55,305,130	\$794,320
2	\$58,078,053	\$5,273,095	\$63,351,148	\$6,251,030	\$57,100,118	\$820,100
2	\$59,820,394	\$5,378,557	\$65,198,951	\$6,251,030	\$58,947,921	\$846,640
2	\$61,615,006	\$5,486,128	\$67,101,134	\$6,251,030	\$60,850,104	\$873,960
2	\$63,463,456	\$5,595,851	\$69,059,307	\$6,251,030	\$62,808,277	\$902,084
2	\$65,367,360	\$5,707,768	\$71,075,127	\$6,251,030	\$64,824,097	\$931,036
	\$1,668,090,865	\$174,030,745	\$1,842,121,610			\$22,511,794

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The above schedule is based on the following assumptions:

- 1) 1992 State Equalized Valuation of \$6,250,905 (\$5,344,913 in real property and \$915,922 in personal property) plus an increase of \$1,000,000 as a result of the completion of the Kmart Store and an annual inflation rate of 3% in 1993 and each year thereafter.
- 2) 2012 real and personal property amounts shown in the Table for 2012-2058 are actual Taxable Values (TV) as of the date the Plan is amended. Years prior to 2013 shown in the Table above for 1992-2012 are original S.E.V. estimates as described in note 1), above. Years subsequent to 2012 in the Table for 2012-2058 are estimated Taxable Values based on formula described in the text of the Plan.
- 3) The following tax rates as described in the Plan, through 2011:

<u>Taxing Unit</u>	<u>Allocated</u>	<u>Voted</u>	<u>Total</u>	(07/01) <u>Levy</u>	(12/01) <u>Levy</u>
County of Manistee	5.2000	0.0000	5.2000	0.0000	5.2000
-Library	0.0000	0.7300	0.7300	0.0000	0.7300
-Medical Care	0.0000	0.5000	0.5000	0.0000	0.5000
-Jail	0.0000	0.1928	0.1928	0.0000	0.1928
-911	0.0000	1.0000	1.0000	0.0000	1.0000
	—	—	—	—	—
Total County of Manistee	<u>5.2000</u>	<u>2.4228</u>	<u>7.6228</u>	<u>0.0000</u>	<u>7.6228</u>
Township of Filer	1.5000	0.0000	1.5000	0.0000	1.5000
-Garbage	0.0000	1.5000	1.5000	0.0000	1.5000
-Fire Protection	0.0000	0.5000	0.5000	0.0000	0.5000
	—	—	—	—	—
Total Township of Filer	<u>1.5000</u>	<u>2.0000</u>	<u>3.5000</u>	<u>0.0000</u>	<u>3.5000</u>
Manistee Public School District	<u>8.0000</u>	<u>21.5000</u>	<u>29.5000</u>	<u>14.7500</u>	<u>14.7500</u>
Manistee Intermediate School District	<u>0.3000</u>	<u>2.0000</u>	<u>2.3000</u>	<u>2.3000</u>	<u>0.0000</u>
West Shore College	<u>0.0000</u>	<u>2.3100</u>	<u>2.3100</u>	<u>1.1550</u>	<u>1.1550</u>
Total All Taxing Jurisdictions	<u>15.0000</u>	<u>30.2328</u>	<u>45.2328</u>	<u>18.2050</u>	<u>27.0278</u>

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4) The following tax rates are the actual rates in effect in 2012 and are assumed to continue in years following 2012

<u>Taxing Unit</u>	<u>Voted</u>	<u>Summer</u>	<u>Winter</u>
		<u>Levy</u>	<u>Levy</u>
<u>County of Manistee</u>			
-Library	1.0000	0.0000	1.0000
-Medical Care	0.5000	0.0000	0.5000
-Dial A Ride	0.3276	0.0000	0.3276
Council on Aging	0.3000	0.0000	0.3000
-911	0.8000	0.0000	0.8000
-Operating	5.5000	5.5000	0.0000
<u>Township of Filer</u>			
-Refuse	0.9915	0.0000	0.9915
-Fire	0.4957	0.0000	0.4957
-Operating	1.3955	0.0000	1.3955
<u>West Shore Comm. College</u>			
-Operating and Equipment	3.0907	0.0000	3.0907

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DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN NO. 1993-1

EXHIBIT C

Estimated Impact of Proposed Tax Increment Financing on Assessed Values of Taxing Jurisdictions in which the District is Located

The taxing jurisdictions affected by the Tax Increment Financing Plan are the following:

Township of Filer
County of Manistee
West Shore Community College

The table below summarizes the effect of the proposed tax increment financing plan on each taxing jurisdiction by showing the percent of total tax increment revenue resulting from the application of each jurisdiction’s 1992 tax rate to the total captured SEV within the District:

TABLE 1

<u>Taxing Jurisdictions</u>	<u>2012 Tax Rate (in mills)</u>	<u>Percent of Total DDA Tax Increment Revenue, 2012-2058, From each Taxing Jurisdiction</u>
Township of Filer	2.8827	20.07
County of Manistee	8.3891	58.41
West Shore Community College	<u>3.0907</u>	<u>21.52</u>
	14.3625	100.00

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As noted above, the millage levies used in this summary of the impact on the taxing jurisdictions are the 2012 millages; the above-stated figures would vary in future years to the extent that any of the millage levies of the taxing jurisdictions change from the current levy as given above. These changes may include changes approved by voters in the November 2012 general election that will occur after the amendment to this Plan.

In addition, it should be noted that the initial assessed valuation is not included in the tax increment financing plan, and that therefore all revenues attributable to that valuation (being \$6,250,905.00) are returned annually to each of the taxing units.

The following table shows the total revenues from the District that will be returned to the taxing jurisdictions, based upon the 2012 millage rates, as applied to the initial assessed valuation of taxable property in the District, for the period 2012-2058:

TABLE 2

<u>Taxing Jurisdictions</u>	<u>2012 Tax Levy (in mills)</u>	<u>Tax Revenues From District to be Returned to Taxing, Jurisdictions, 2012-2058</u>
Township of Filer	2.8827	810,825.40
County of Manistee	8.3891	2,359,776.02
West Shore Community College	<u>3.0907</u>	<u>869,385.24</u>
	14.3625	4,039,986.66

The above stated totals are based on the 2012 tax rates; the resulting revenue for each taxing jurisdiction, based on the initial assessed valuation, would vary in the future to the extent that millage rates may vary.

The following table shows the impact of the tax increment-financing plan on the various taxing jurisdictions by showing the base SEV of the District as a percent of the total SEV of each taxing jurisdiction.

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TABLE 3

<u>Taxing Jurisdictions</u>	<u>2012 Tax Levy (in mills)</u>	<u>2012 TV of Taxing Jurisdiction</u>	<u>DDA District as % of Total TV of Tax Jurisdiction</u>
Township of Filer	2,8827	\$165,248,187	3.78%
County of Manistee	8.3891	\$1,090,060,426	.57%
West Shore Community College	3.0907	\$2,692,906,981	.23%

In addition, the following factors should also be noted:

1. As public projects in the district are implemented, resulting in increased valuations, the other taxing jurisdictions will benefit from these increased valuations, through increased annual tax revenues, following completion of the tax increment-financing plan.

2. The Downtown Development Authority believes that the proposed plan will provide significant long-range benefits for the Township and the general community. It asks the various taxing units to defer revenue arising from taxable property within the district, for the period of time covered by the plan, so that the specific activities specified in the plan can be undertaken, thus resulting in an increased tax base for all of the taxing jurisdictions, the Township, the school district, the County, the intermediate school district, and the community college district.

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Exhibit E - Project Location Map



Exhibit E - Contemplated Improvements

Map	Category	Description ¹	Estimated Completion ²	Estimated Cost ²
A	Gateway Signs	Place two gateway signs on US-31 at both ends of core commercial district, and two on Merkey Road at east and west side of district.	2019	NTD
B	Improve Aesthetics Along 28th Street	Facade improvements and streetscapes along 28th Street.	2020	NTD
C	Public Water Supply Improvements	Install certain public water supply system improvements, including a possible, additional added water tower and related equipment, so as to improve the Township water supply system as located within the District and elsewhere in the Township.	2021	\$365,000
C	Western Park Project	Mixed-use development with workforce housing, retail township park including a wetland, village green and new town hall.	2021	NTD
D	East US-31 Pedestrian Improvements	Establish walks from neighborhood to US-31, eliminate curb cuts along US-31, add sidewalks along east side of US-31, establish mid-block crosswalk with new linear park just north of the Bungalow, and create strong pedestrian crossings on US-31 at 12th Street, Merkey Road/28th Street, and Red Apple Road.	2022	NTD
E	US-31 Access Drive and Walkway	Shared access system serving businesses on the West side of US-31 between Red Apple Road and the Days Inn Manistee.	2023	NTD
F	Snowmobile Connector	Roadway crossings and dedicated way connecting Manistee Lake/Stonach with staging behind the Days Inn.	2026	NTD
G	School Pond Park and Connecting Greenways	Public open space along north boundary of DDA District, with passive recreation, green corridor with pedestrian path connecting Grand Avenue and US-31 at School Pond Park, and green path between Kosciusko Street, US 31 and School Pond Park.	2027	NTD

Notes:

1. All improvement projects include planning, design, engineering, legal, and other administrative activities needed to implement the project.
2. Completion and Cost figures represent the best information at the time of approval of second amendment to the development plan, and are subject to change.

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Exhibit F - Planned Open Space



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