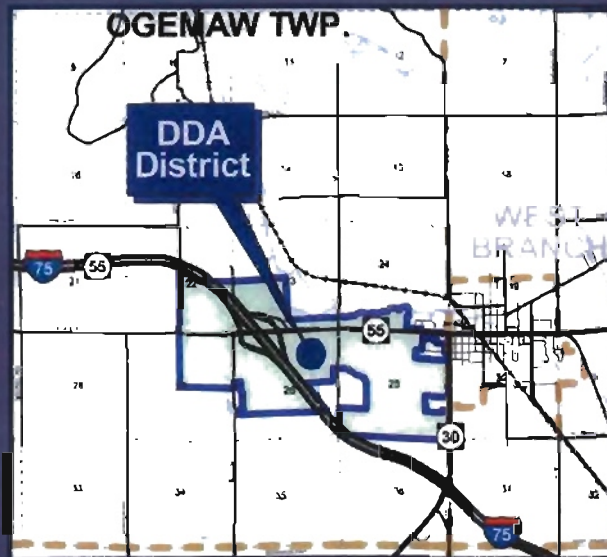


**Note:**

When and if the Board of Commissioners of Ogemaw County determine their level of participation, one of Table 2 and one of Table 3 should be removed.

# Ogemaw Township

Downtown Development Authority



Development Plan and  
Tax Increment Finance Plan



Wade-Trim

**TOWNSHIP OF OGEMAW  
DOWNTOWN DEVELOPMENT AUTHORITY**

---

**DEVELOPMENT PLAN  
AND  
TAX INCREMENT FINANCING PLAN**

**PREPARED FOR:**

**OGEMAW TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY BOARD**

**Prepared by:**

Wade-Trim  
3933 Monitor Road  
Bay City, MI 48706

March 2004  
ZZZ 2911.01B

# **Township of Ogemaw Ogemaw County, Michigan**

## **Township Board**

**Joel Sheltroun, Supervisor  
Virginia Linsenman, Clerk  
Hazel Butler, Treasurer  
Sandra Hodgins, Trustee  
Al Derocher, Trustee**

## **Downtown Development Authority Members**

**Joel Sheltroun, Chair  
Ronald Dantzer, Vice Chair  
Gary Klacking, Secretary/Treasurer**

**Mary Chrysler, DDS, Member  
Darcy Courtemanche, Member  
Tim Dillon, Member  
Richard Fletcher, Member  
Jeff Marvin, Member  
Van Sheltroun, Member**

**Virginia Linsenman, Recording Secretary**

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## Introduction

Townships are explicitly organized under the provisions of the Michigan Constitution. They can only deliver services authorized by state statute, and their operations must conform to procedures established by the Michigan Legislature or state administrative rules. Because township services and procedures are so clearly defined, essential services a township provides, such as elections and property tax administration, are guaranteed to Michigan citizens that live or work in a township.

Within their constitutional limitations, townships perform a wide variety of services, such as law enforcement, fire protection, emergency medical service, water, sewer, storm drainage, and parks and recreation programs. Many other services are also provided including planning, zoning, and economic development.

The Michigan Constitution and state statutes limit the amount of property tax millage that townships can levy for general township operations. There are two types of townships--general law and charter townships--and each has its own unique taxing authority. General law townships are allocated one mill from the constitutionally limited 15 mills allocated among townships, the county, public schools and the intermediate school district. Charter townships do not share in this allocated millage but are authorized to levy additional millage, of which charter townships are limited to 5 mills, or 10 mills with voter approval if the township became charter through voter referendum. Townships also utilize other sources of revenue to support services. User fees, permits, fines, special assessments on real property and grant programs are the most frequently used. The Township of Ogemaw is a General Law Township.

The federal government has cut funds for programs that help subsidize the costs of public improvement projects undertaken by local governments. The State of Michigan, faced with this reduction, could not supply the funds formerly provided by the federal government. During the 1990's and beyond, municipalities will have to marshal their resources and those of the private sector to finance community development programs. Localization and privatization have become the twin themes of economic development for Michigan municipalities.

Fortunately, the Michigan State legislature has provided municipalities with a means to finance economic development. Public Act No. 197, signed into law on August 13, 1975, allows municipalities to create a Downtown Development Authority (DDA) by ordinance. The ordinance establishing the Authority must also designate the boundaries of the downtown district within which the Authority may exercise its powers. The Board of Directors of the Authority must consist of between 8 and 12 members, plus the municipality's chief executive officer.

The purpose of the DDA is to prevent deterioration and promote economic growth within a business district by developing, adopting, and implementing development plans. Separate plans may be adopted for different development areas within the downtown district. The plan may include proposals for construction, renovation, repair, remodeling, or rehabilitation of a public facility, an existing building, or a multiple-family dwelling unit that aids economic growth in the downtown district.

To implement a development plan, the Authority may construct, rehabilitate, equip, improve, maintain, or operate any building within the downtown district for public or private use. The Authority may acquire and own, lease, or dispose of any land, or real and personal property that the Authority determines to be reasonably necessary to prevent deterioration and promote economic growth in the business district. The Authority may also acquire and construct public facilities and make land improvements. The DDA Act allows municipalities to take private property under the power of eminent domain and transfer the property to the DDA.

Funds to finance activities of the Authority may be derived from several sources including taxes, revenues generated from the use of assets, proceeds from revenue bonds, municipal funds including state and federal grants, special assessment levies, and tax increment financing receipts.

The Township of Ogemaw has established a DDA under PA 197 of 1975, as amended, to undertake public facility improvements throughout the development area. Section 17 of the Act stipulates that, when a DDA Board decides to finance a project in the downtown district by the use of tax increment financing, it shall prepare a development plan. The development plan must include an estimate of the cost of development, a statement of the proposed method of funding the development and the ability of the Authority to arrange financing (tax increment financing plan). The Development Plan may be amended from time to time in order to carry out the goals and objectives of the Authority. Any amendment will be in accordance with the requirements of PA 197 of 1975, as amended.



***Downtown Development Plan***

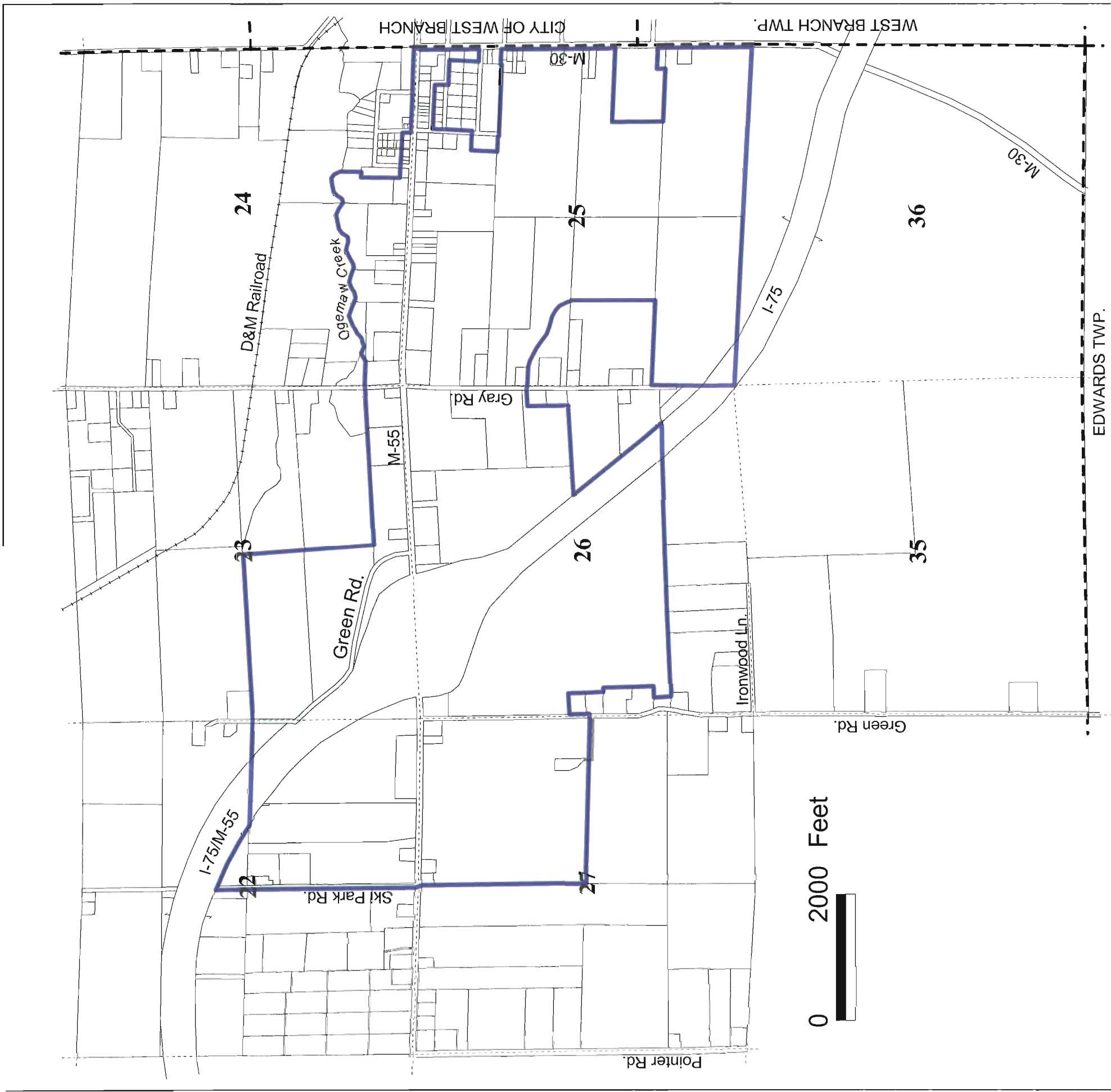


**Section 17.(2)(a)**

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






---

Map 1 illustrates the boundaries of the development area in relation to highways, streets, streams, or otherwise. The development area boundaries are the same as DDA District boundaries.

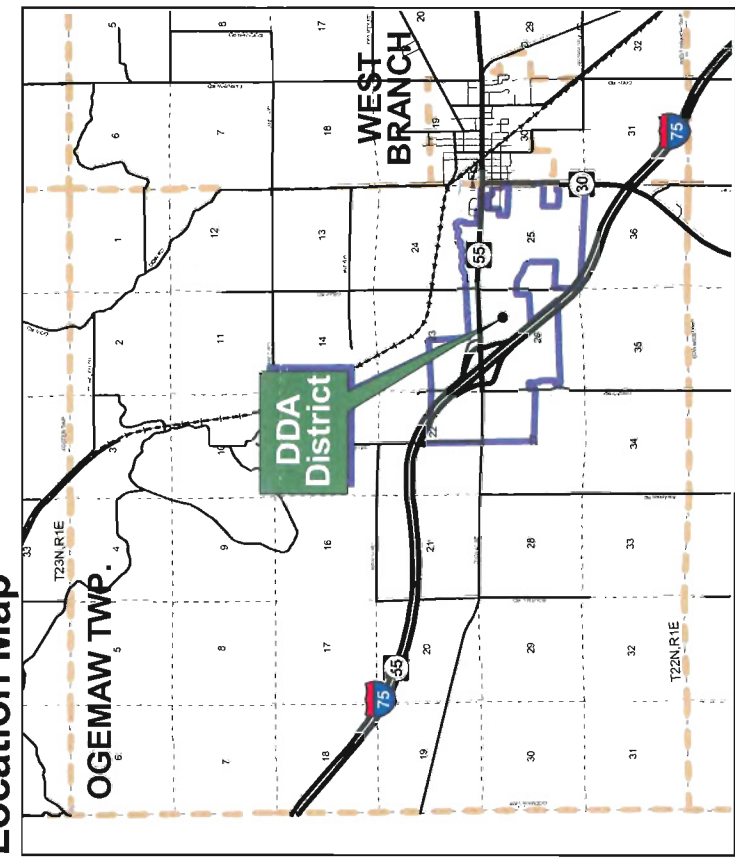


# DDA District

## Legend

-  Parcel Line
-  Railroad
-  Section Line
-  Municipal Boundary
-  District Boundary

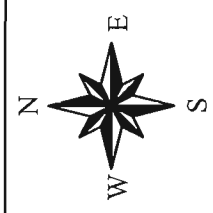
Location Map



**Ogemaw Township**  
 Downtown Development Authority  
 Ogemaw County, Michigan



**Wade-Trim**  
 3933 Monitor Road  
 Bay City, MI 48706  
 (989) 686-3100



P:\ZZZZ9110\B\GIS-DATA\PROJECTS\OGEMAW TWP.APR

## **Section 17.(2)(b)**

**The location and extent of existing streets and other public facilities within the development area shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.**

---

The location and extent of existing streets and public and private land uses is presented as Map 2, Existing Land Use (page eight). The DDA District is supported by M-55 and M-30, major thoroughfares which run north/south and east/west through the Township respectively. Regional access is also provided by the interchange of M-55 and I-75, and Tri-City Airport, which is located approximately 55 miles southeast of the Downtown Development District.

General commercial and office development is primarily concentrated along the highway on M-30 and along the M-55 corridor. The interchange of I-75 and M-55 affords great accessibility and will create many new development opportunities. Big Box businesses generally require high visibility and easy access to reach their regional customer base. The development area will also contain residential subdivisions and single-family homes generally fronting on County Roads. In addition, a substantial amount of idle or agricultural land exists within the District, which exhibits strong development potential given public utilities.

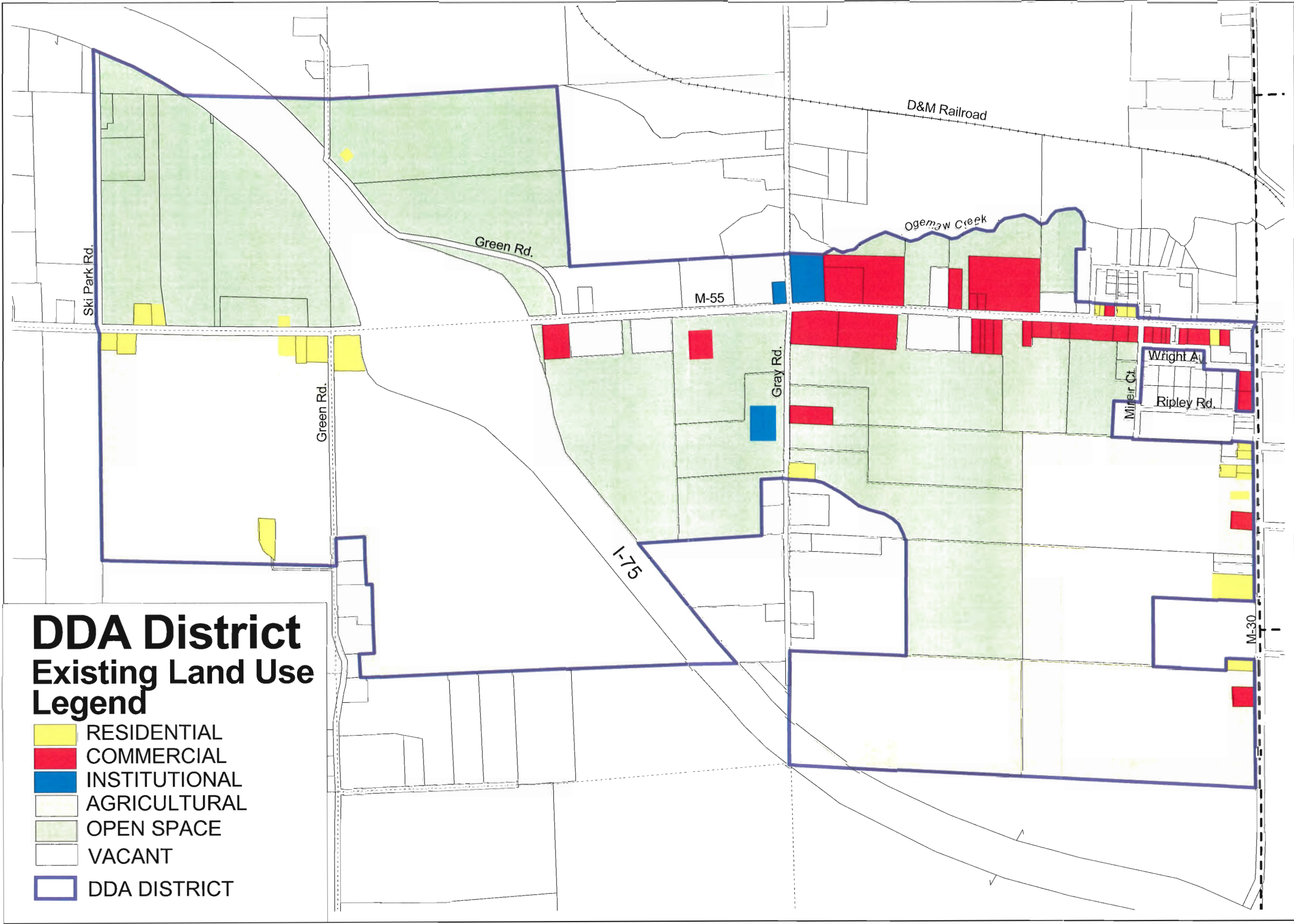
The DDA District is planned to support a variety of complementary land uses over the long term. This will help to create a diverse and vital business district where people can live, work, and shop. The Future Land Use Plan for the Township of Ogemaw calls for expanded commercial development primarily around the interchange areas and at designated nodes along M-30 and M-55 Highways (see Map 3, Existing Zoning Map)(page nine). Planned Unit Development is programmed for a major part of the vacant Development District area to allow maximum opportunities in future land use. The remaining portions of the DDA District are planned for residential development of varying densities, which will largely depend on the availability of public water and sewer. The agricultural land in the westerly area and the southern area of the district will likely remain for this planning period.

A legal description of the DDA District boundaries identified by tax code number follows as Exhibit A (page seven). These boundaries were confirmed by the Township Board at a regular meeting on January 14, 2004, with adoption of an Ordinance as required by Act 197 of 1975, as amended. Ordinance No. 29 is included as Attachment A to this document.

**Exhibit A**  
**Legal Description**  
**DDA District Boundaries**  
**Township of Ogemaw, Ogemaw County, Michigan**

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011-022-003-20	011-025-003-25	011-205-001-00
011-022-003-30	011-025-003-30	011-205-003-00
011-022-015-00	011-025-003-35	011-205-004-00
011-022-016-00	011-025-003-36	011-026-001-10
011-022-017-00	011-025-003-45	011-026-001-15
011-022-017-10	011-025-003-51	011-026-001-50
011-022-017-50	011-025-003-53	011-026-001-60
011-022-017-55	011-025-003-54	011-026-004-00
011-022-018-00	011-025-003-55	011-026-004-10
011-022-019-00	011-025-003-57	011-026-004-40
011-023-007-00	011-025-003-58	011-026-004-50
011-023-008-00	011-025-003-60	011-026-005-00
011-023-009-00	011-025-003-70	011-026-007-00
011-023-013-00	011-025-004-00	011-026-008-00
011-023-014-00	011-025-005-00	011-027-001-00
011-023-015-00	011-025-005-30	011-027-002-00
011-023-016-00	011-025-006-00	011-027-003-05
011-024-013-05	011-025-007-00	011-027-003-80
011-024-013-10	011-025-010-00	011-027-004-00
011-024-014-10	011-025-010-50	011-027-005-00
011-024-015-07	011-025-010-55	
011-024-016-00	011-025-011-00	
011-024-016-50	011-025-014-00	
011-024-016-60	011-025-015-10	
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011-300-002-00	011-201-001-00	
011-024-039-00	011-201-003-00	
011-025-001-00	011-201-006-00	
011-025-002-00	011-201-006-10	
011-025-002-10	011-201-007-50	
011-025-003-00	011-201-008-00	
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011-025-003-20	011-201-011-00	



# DDA District Existing Land Use Legend



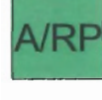

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- AGRICULTURAL
- OPEN SPACE
- VACANT
- DDA DISTRICT

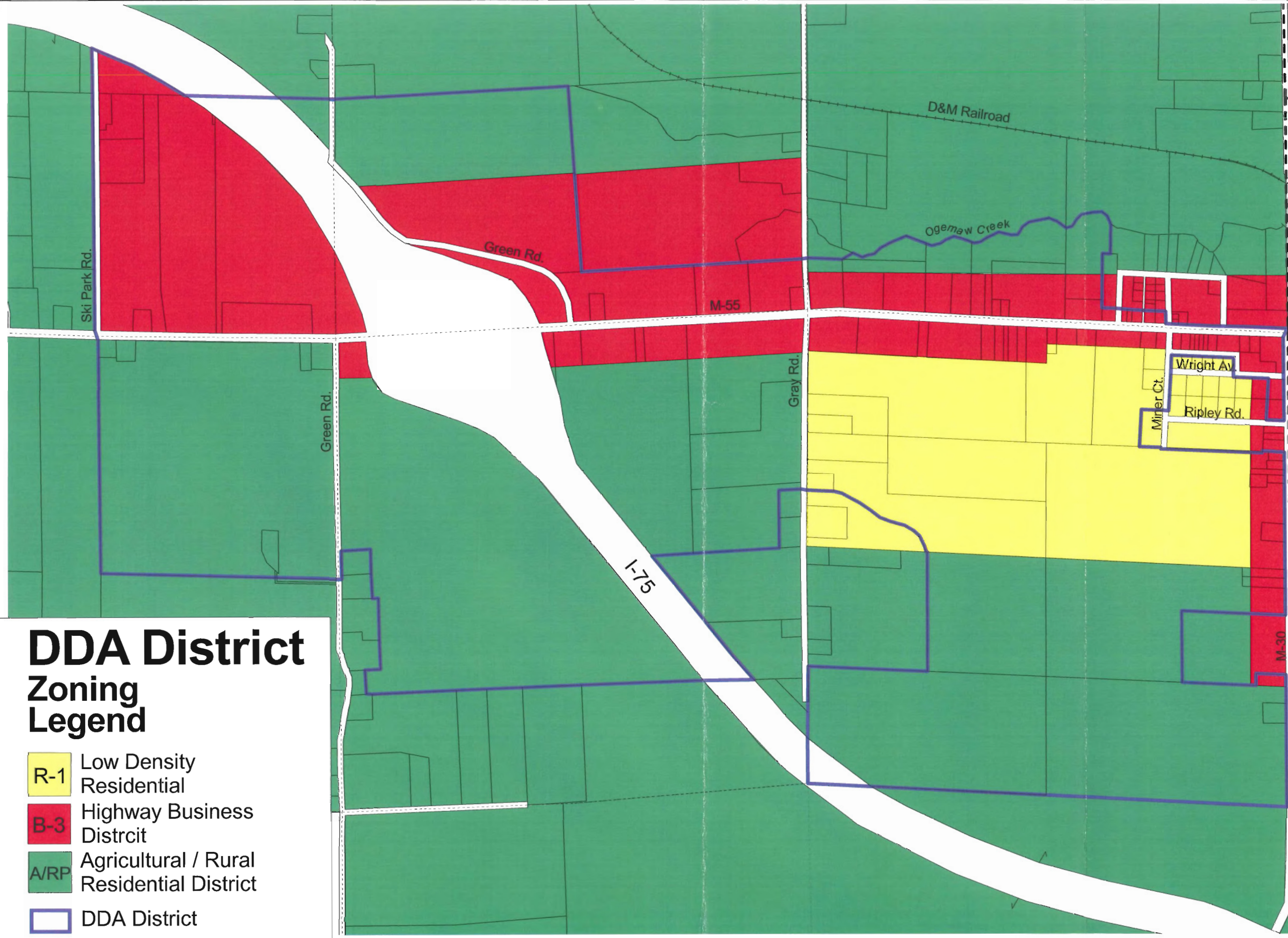


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**Ogemaw Township**  
 Downtown Development Authority  
 Ogemaw County, Michigan

# DDA District Zoning Legend

-  R-1 Low Density Residential
-  B-3 Highway Business District
-  A/RP Agricultural / Rural Residential District
-  DDA District



**Wade-Trim**  
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 Bay City, MI 48706  
 (989) 686-3100



**Ogemaw Township**  
 Downtown Development Authority  
 Ogemaw County, Michigan

**Section 17.(2)(c)**

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

---

A full description of all projects, including those which involve any of the changes described above is provided in Section 17.(2)(d).

## **Section 17.(2)(d)**

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

---

The DDA is empowered to undertake a variety of assignments in the development and rejuvenation of its downtown district. These include:

- Plan and propose the construction, the 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, in the opinion of the board, aids in the economic growth of the downtown district;
- Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state of Michigan;
- Acquire by purchase or otherwise, on terms and conditions and in a manner the Authority deems proper, or own, convey, or otherwise dispose of, or rights of interests therein, which the Authority determines is reasonably necessary to achieve the purpose of this act, and to grant or acquire licenses, easements and options with respect thereto; and
- Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances thereto, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

The following project improvement plan is intended to be general in nature to provide flexibility in design and implementation. Detailed planning, design, and engineering studies should be conducted to specifically set project parameters. Projects are divided into two categories: infrastructure improvements and property acquisition and professional consultation and operational expenditures.

### **Infrastructure Improvements and Property Acquisition**

The principal goal of implementing identified public improvement projects is to promote economic growth within the development area in a safe, attractive, and viable manner. It is recognized that underlying the achievement of this goal is providing the necessary infrastructure support for intensive development to occur without adverse impact to the natural environment. Moreover, it may become necessary for the DDA to purchase private property to implement infrastructure improvements. The following are considered foundation projects for economic growth within the DDA District:



#### A. Wastewater Collection and Treatment System

To maximize the potential of desirable development, it is considered a priority to develop and extend the wastewater collection system. This will require sanitary sewer force mains, sanitary sewer pump station(s), and gravity collection lines. Some preliminary engineering has taken place and cost estimates have been prepared. Sewer lines are planned to be installed throughout the development area. Engineering line item estimates of improvements being planned follows.

#### B. Water Distribution System

While there has not been any studies yet conducted to consider public water system improvements, the DDA places a high priority on the development of such a system. Fire protection and health concerns dictate that this is considered a priority item. It is recommended that the DDA sponsor an engineering study to determine the scope and feasibility to develop and expand a community water system and to set priorities for expansion to properly serve the DDA District. Engineering line item estimates of improvements being planned follows.

#### C. Road Improvements and New Road Development

New roads, road widening, reconstruction, and drainage improvements will be programmed to follow installation of planned underground improvements throughout the Development District. DDA participation will be negotiated as development options are presented by the sponsoring developers. Estimates will be provided at the time of site plan approval. DDA costs, if any, will be determined on a project by project basis.

#### D. Property Acquisition

The DDA may from time to time need to acquire property for road, utility, or other public easements. Property will be purchased at fair market value according to qualified appraisals. Property may also be acquired by gift for the development of public infrastructure and recreation facilities. DDA costs, if any, will be determined based on individual requirements and DDA District benefit.

### **Professional Consultation and Operational Expenditures**

The Professional Consultation and Operational Expenditures category provides for professional services and operational activities relating to the DDA. This category is relatively variable and is subject to the level of future activity taken on by the DDA.

#### A. Professional Services

This item covers professional services that may be required to implement the contents of this development plan and to manage and operate the DDA. This may include grant writing and administration, planning and architectural design, engineering, inspection, environmental, legal, financial and accounting, advertising and marketing.

## B. DDA Operations

This expenditure category covers all expenses relating to operating the DDA such as public notices, mailings, office supplies, administrative support, etc.

The DDA Board has elected to initiate the required projects in response to project development opportunities as they surface and to negotiate and commit financial resources only to the extent needed to create economic viability for the project. The initial phase will provide essential utilities, as currently being programmed and financed with a "Special Assessment" District.

Cost estimates of desired projects to provide essential utility services are listed by segment on the following page(s). The DDA Board or its agents will pursue all outside funding sources on a project by project basis and will leverage the DDA participating funding to the maximum extent possible.

**Sanitary Sewer**

Extend existing sanitary sewer from Green Road area west on M-55 to Ski Park Road approximately 5,300 feet at \$70.00 per foot.....**\$371,000**

Extend existing sanitary sewer from Ripley Road area south on M-30 1,800 feet at \$70.00 per foot .....**\$126,000**

Extend sanitary sewer from south side of assisted living properties south to westerly side of DDA District on M-30 1,500 feet at \$70.00 per foot.....**\$105,000**

Package Pump Station.....**\$125,000**

**Water**

Extend 12" PVC-DR18 water main 2,000 feet west on M-55 to Ski Park Road at \$60.00 per foot .....**\$120,000**

Extend 12" PVC-DR18 water main 4,000 feet from Ripley Road area south to southerly boundary of DDA District 4,000 feet at \$60.00 .....**\$240,000**

Design and construct a 150,000 gallon water storage tank for pressure equalization and fire protection ..... **Lump Sum - \$450,000**

**Storm Water**

Work with developer(s) to design onsite storm water retention and handling systems. This may lead to development of small to mid-sized recreation areas featuring water-related activities. Additional park land may be developed at or near such sites. Recreation grants may be available to assist the Township in development of these pocket parks, if such development opportunities are persuaded. The DDA can sponsor and coordinate this type of development, which would require start up costs. .... **Estimated at \$100,000**

**Streetscape**

Continue the Victorian style streetlighting and streetscape west from the Courthouse to Ski Park Road. A non-motorized walking or bicycle path west from M-30 to Ski Park Road will be an important feature in the streetscape design. Individual property owners and developers will be encouraged to participate in a common theme to provide a very pleasant environment for the development district. The DDA will provide design standards and matching cost of development. Total design and construction will likely be in the two to three million dollar range. Grant and developer costs will likely cover 60% or more. The DDA estimates that it could participate at a one-third share..... **Total Estimate of \$1,000,000**

**Professional Services**

Audit, legal, engineering design, grant writing, project inspection, and project operating costs are estimated ..... **Total Estimate of \$200,000**

DDA operations include signage, marketing, promotion, etc..... **Total Estimate of \$50,000**

**Total Estimate of All Costs of \$2,887,000**

**Section 17.(2)(e)**

**A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.**

---

Projects as listed on pages 13 and 14 are programmed for construction after the "Special Assessment District" Water System Project has been accomplished. This project is anticipated to be constructed in 2004. The extensions and improvement envisioned herein are subject to the Downtown Development Authority capacity to issue bonds or secure debt. All future projects will be dependent of market forces and also subject to the Downtown Development Authority capacity to finance additional debt.

**Section 17.(2)(f)**

**A description of any parts of the development area to be left as open space and the use contemplated for the space.**

---

Open space will be programmed as a part of individual site plans in all Planned Unit Development areas. The Township Hall is located on Gray Road and M-55 within the DDA District. There are no public parks currently in or programmed in the Downtown Development Authority District other than established public rights-of-way.

**Section 17.(2)(g)**

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

---

Not Applicable

**Section 17.(2)(h)**

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

---

Desired changes in zoning are described in Section 17.2(b). Proposed changes in streets, street levels, intersections, and utilities are outlined in Section 17.(2)(d).



## **Section 17.(2)(i)**

**An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.**

---

The total cost for undertaking the projects identified under Section 17.(2)(d) is approximately \$2,887,000.

The activities of the Authority and the development of public improvements shall be financed from one or more of the following sources.

- A. Donations to the Authority for the performance of its functions.
- B. Proceeds of a tax imposed pursuant to Section 12.
- C. Money borrowed and to be repaid as authorized by Section 13.
- D. Revenues from any property, building, or facility owned, leased, licensed, or operated by the Authority or under its control, subject to the limitations imposed upon the Authority by trusts or other agreements.
- E. Proceeds of a tax increment financing plan, established under Sections 14 to 16.
- F. Proceeds from a special assessment district created as provided by law.
- G. Money, including grants, obtained from other sources approved by the governing body of the municipality.

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

**Section 17.(2)(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 that information is available to the authority.**

---

Not Applicable

**Section 17.(2)(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.**

---

Not Applicable

## **Section 17.(2)(I)**

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

---

Section 21 (1) of Act 197 of 1975, as amended, stipulates if a proposed development area has residing within it 100 or more residents, a Citizen's District Council (CDC) must be established. It is estimated that approximately 68 residents live within the DDA District, therefore, a CDC need not be formed.

No displacement of families and individuals is planned to occur from carrying out identified improvements stated in this development plan. Therefore, the survey and statistical description are not applicable.

**Section 17.(2)(m)**

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

---

Not Applicable

**Section 17.(2)(n)**

**Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 USC sections 4601, et seq.**

---

Not Applicable

**Section 17.(2)(o)**

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

---

Not Applicable

**Section 17.(2)(p)**

**Other material which the authority, local public agency, or governing body deems pertinent.**

---

Not Applicable





***Tax Increment Financing Plan***

## **Section 12.(1)**

**An authority with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax shall not be more than 1 mill if the downtown district is in a municipality having a population of 1,000,000 or more, or not more than 2 mills if the downtown district is in a municipality having a population of less than 1,000,000. The tax shall be collected by the municipality creating the authority levying the tax. The municipality shall collect the tax at the same time and in the same manner as it collects its other ad valorem taxes. The tax shall be paid to the treasurer of the authority and credited to the general fund of the authority for purposes of the authority.**

---

The Township of Ogemaw DDA, at this time, does not intend to request Township Board action to implement the above referenced section of Act 197, of 1975, as amended. This issue could be revisited at a later date if revenues and project funding from other sources can not be secured in a timely manner.

## Section 14(1)

**A detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions.**

---

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

For this Tax Increment Financing Plan, the DDA adopts by reference and incorporates into this Tax Increment Financing Plan, the contents of the Development Plan adopted by the DDA on February 10, 2004.

A number of potential funding sources are available to the DDA. The ad valorem tax option was discussed previously, while the Tax Increment Financing (TIF) procedure option is described below:

### 1. Tax Increment Procedure

TIF is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result if the (re)development stimulates private investment. The concept of tax increment financing is applied only to the downtown district for which a development plan has been prepared by the DDA and adopted by the community's legislative body.

PA 197 treats all increases in valuation resulting from the development plan whether in fact these increases bear any relation to the development or not. Tax increment revenues for the DDA result in the application of general tax rates of the community and all other governmental bodies levying taxes in the downtown district. These include the Township, County, Library, etc. The amount to be transmitted to the DDA is that portion of the tax levy of all of these applicable taxing bodies paid each year on real and personal property.

"Captured value" means the amount in any one year by which the current taxable value of the district, including the value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial value. "Initial value" means the taxable value, of all the property within the boundaries of the district area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality at the time the ordinance is adopted. Property for which a commercial facilities exemption certificate, an industrial facilities exemption certificate, or a commercial housing facilities exemption certificate, is in effect shall not be considered to be property which is exempt from taxation. Tax dollars accruing from any incremental increase in taxable value above the initial value (base year total) may then be used by the DDA. Data presented in Table 2 reveals the anticipated capture on the taxable value for the Township of Ogemaw DDA District through the Year 2024, and provides a disbursement cycle. The base year (2003) Taxable Value for the Development District is \$4,292,788. See Exhibit B in the Appendix for a listing of ownership with 2003 taxable values.

**Table 1**  
**Estimate of Captured Taxable Value**  
**The Township of Ogemaw Downtown Development Authority**

	(1)	(2)	(3)	(4)
Year	Taxable Value	New	December 31 Taxable Value	Captured Taxable
2003			4,292,788	
2004	4,292,788	807,212	5,100,000	807,212
2005	5,100,000	102,000	5,202,000	909,212
2006	5,202,000	104,040	5,306,040	1,013,252
2007	5,306,040	106,121	5,412,161	1,119,373
2008	5,412,161	108,243	5,520,404	1,227,616
2009	5,520,404	1,110,408	6,630,812	2,338,024
2010	6,630,812	132,616	6,763,428	2,470,640
2011	6,763,428	135,269	6,898,697	2,605,909
2012	6,898,697	137,974	7,036,671	2,743,883
2013	7,036,671	140,733	7,177,404	2,884,616
2014	7,177,404	1,143,548	8,320,952	4,028,164
2015	8,320,952	166,419	8,487,371	4,194,583
2016	8,487,371	169,747	8,657,119	4,364,331
2017	8,657,119	173,142	8,830,261	4,537,473
2018	8,830,261	176,605	9,006,866	4,714,078
2019	9,006,866	1,180,137	10,187,004	5,894,216
2020	10,187,004	203,740	10,390,744	6,097,956
2021	10,390,744	207,815	10,598,559	6,305,771
2022	10,598,559	211,971	10,810,530	6,517,742
2023	10,810,530	216,211	11,026,740	6,733,952

**NOTES**

\*Base year figure represents district value as of tax day (December 31) of previous calander year

1.Represents estimated taxable value of REAL PROPERTY inside Development District for respective years

2.Estimated net increase from new construction, utility construction, building expansion, and inflation; set at 2% from 2004 forward

3.Figure represents the sum of Columns 1 and 2

4.Figures represent the difference between Column 4 values, for repective years, and original base value of \$4,292,788

Note: A one million dollar taxable value is added in years 2009, 2014, and 2019.

**Table 2**  
**Anticipated Revenue Stream**  
**Township of Ogemaw Downtown Development Authority**

(1)	(2)	(3)	(4)
Year	Captured Taxable	Tax Increment Revenues	Disbursement Cycle
2005	\$807,212	\$8,933	2005-2006
2006	\$909,212	\$10,062	2006-2007
2007	\$1,013,252	\$11,213	2007-2008
2008	\$1,119,373	\$12,388	2008-2009
2009	\$1,227,616	\$13,586	2009-2010
2010	\$2,338,024	\$25,874	2010-2011
2011	\$2,470,640	\$27,342	2011-2012
2012	\$2,605,909	\$28,839	2012-2013
2013	\$2,743,883	\$30,366	2013-2014
2014	\$2,884,616	\$31,923	2014-2015
2015	\$4,028,164	\$44,578	2015-2016
2016	\$4,194,583	\$46,420	2016-2017
2017	\$4,364,331	\$48,299	2017-2018
2018	\$4,537,473	\$50,215	2018-2019
2019	\$4,714,078	\$52,169	2019-2020
2020	\$5,894,216	\$65,230	2020-2021
2021	\$6,097,956	\$67,484	2021-2022
2022	\$6,305,771	\$69,784	2022-2023
2023	\$6,517,742	\$72,130	2023-2024
2024	\$6,733,952	\$74,523	2024-2025
<b>Total TIF Revenue</b>		<b>\$791,358</b>	

1. Refer to the Estimate of Captured Taxable Value Table 1
2. Data from column 4 of the Estimate of Captured Taxable Value Table
3. Figures represent column 2 values multiplied by the 2004 apportionment of 11.0667 mills.
4. Period monies will become available for spending

**Table 2**  
**Anticipated Revenue Stream (Proposed)**  
**Township of Ogemaw Downtown Development Authority**

(1)	(2)	(3)	(4)
Year	Captured Taxable	Tax Increment Revenues	Disbursement Cycle
2005	\$807,212	\$8,933	2005-2006
2006	\$909,212	\$10,062	2006-2007
2007	\$1,013,252	\$11,213	2007-2008
2008	\$1,119,373	\$12,388	2008-2009
2009	\$1,227,616	\$13,586	2009-2010
2010	\$2,338,024	\$25,874	2010-2011
2011	\$2,470,640	\$27,342	2011-2012
2012	\$2,605,909	\$22,270	2012-2013
2013	\$2,743,883	\$23,449	2013-2014
2014	\$2,884,616	\$24,652	2014-2015
2015	\$4,028,164	\$34,425	2015-2016
2016	\$4,194,583	\$35,847	2016-2017
2017	\$4,364,331	\$37,298	2017-2018
2018	\$4,537,473	\$38,777	2018-2019
2019	\$4,714,078	\$28,044	2019-2020
2020	\$5,894,216	\$35,065	2020-2021
2021	\$6,097,956	\$36,277	2021-2022
2022	\$6,305,771	\$37,513	2022-2023
2023	\$6,517,742	\$38,774	2023-2024
2024	\$6,733,952	\$40,060	2024-2025
<b>Total TIF Revenue</b>		<b>\$541,850</b>	

1. Refer to the Estimate of Captured Taxable Value Table 1
2. Data from column 4 of the Estimate of Captured Taxable Value Table
3. Figures represent column 2 values multiplied by the 2004 apportionment of 11.0667 mills.
4. Period monies will become available for spending

**Table 3**  
**Estimated Revenue Reallocation**  
**By Taxing Jurisdiction**  
**The Township of Ogemaw Downtown Development Authority**

<b>Year</b>	<b>Captured Taxable</b>	<b>Township Operating</b> <b>0.8066</b>	<b>Kirtland Community College</b> <b>2.3307</b>	<b>Metro Transit</b> <b>0.1844</b>	<b>Ogemaw County Operating</b> <b>6.3097</b>	<b>County Library</b> <b>0.2910</b>	<b>Senior Programs</b> <b>0.1928</b>	<b>Emergency Medical Service</b> <b>0.9515</b>	<b>Total Millage*</b> <b>11.0667</b>
2004	807,212	651	1,881	149	5,093	235	156	768	8,933
2005	909,212	733	2,119	168	5,737	265	175	865	10,062
2006	1,013,252	817	2,362	187	6,393	295	195	964	11,213
2007	1,119,373	903	2,609	206	7,063	326	216	1,065	12,388
2008	1,227,616	990	2,861	226	7,746	357	237	1,168	13,586
2009	2,338,024	1,886	5,449	431	14,752	680	451	2,225	25,874
2010	2,470,640	1,993	5,758	456	15,589	719	476	2,351	27,342
2011	2,605,909	2,102	6,074	481	16,443	758	502	2,480	28,839
2012	2,743,883	2,213	6,395	506	17,313	798	529	2,611	30,366
2013	2,884,616	2,327	6,723	532	18,201	839	556	2,745	31,923
2014	4,028,164	3,249	9,388	743	25,417	1,172	777	3,833	44,578
2015	4,194,583	3,383	9,776	773	26,467	1,221	809	3,991	46,420
2016	4,364,331	3,520	10,172	805	27,538	1,270	841	4,153	48,299
2017	4,537,473	3,660	10,575	837	28,630	1,320	875	4,317	50,215
2018	4,714,078	3,802	10,987	869	29,744	1,372	909	4,485	52,169
2019	5,894,216	4,754	13,738	1,087	37,191	1,715	1,136	5,608	65,230
2020	6,097,956	4,919	14,213	1,124	38,476	1,775	1,176	5,802	67,484
2021	6,305,771	5,086	14,697	1,163	39,788	1,835	1,216	6,000	69,784
2022	6,517,742	5,257	15,191	1,202	41,125	1,897	1,257	6,202	72,130
2023	6,733,952	5,432	15,695	1,242	42,489	1,960	1,298	6,407	74,523
<b>Total</b>	<b>\$71,508,003</b>	<b>57,678</b>	<b>166,664</b>	<b>13,186</b>	<b>451,194</b>	<b>20,809</b>	<b>13,787</b>	<b>68,041</b>	<b>791,359</b>

\* Based on 2003 Millage Report

**Table 3**  
**Estimated Revenue Reallocation**  
**By Taxing Jurisdiction (Proposed)**  
**The Township of Ogemaw Downtown Development Authority**

<b>Year</b>	<b>Captured Taxable</b>	<b>Township Operating 0.8066</b>	<b>Kirtland Community College 2.3307</b>	<b>County Library 0.2910</b>	<b>Ogemaw County Operating 6.3097</b>	<b>Metro Transit 0.1844</b>	<b>Senior Programs 0.1928</b>	<b>Emergency Medical Service 0.9515</b>	<b>Total Millage* 11.0667</b>
2004	807,212	651	1,881	235	5,093	149	156	768	8,933
2005	909,212	733	2,119	265	5,737	168	175	865	10,062
2006	1,013,252	817	2,362	295	6,393	187	195	964	11,213
2007	1,119,373	903	2,609	326	7,063	206	216	1,065	12,388
2008	1,227,616	990	2,861	357	7,746	226	237	1,168	13,586
2009	2,338,024	1,886	5,449	680	14,752	431	451	2,225	25,874
2010	2,470,640	1,993	5,758	719	15,589	456	476	2,351	27,342
2011	2,605,909	2,102	6,074	758	11,016	322	337	1,661	22,270
2012	2,743,883	2,213	6,395	798	11,600	339	354	1,749	23,449
2013	2,884,616	2,327	6,723	839	12,195	356	373	1,839	24,652
2014	4,028,164	3,249	9,388	1,172	17,029	498	520	2,568	34,425
2015	4,194,583	3,383	9,776	1,221	17,733	518	542	2,674	35,847
2016	4,364,331	3,520	10,172	1,270	18,450	539	564	2,782	37,298
2017	4,537,473	3,660	10,575	1,320	19,182	561	586	2,893	38,777
2018	4,714,078	3,802	10,987	1,372	9,816	287	300	1,480	28,044
2019	5,894,216	4,754	13,738	1,715	12,273	359	375	1,851	35,065
2020	6,097,956	4,919	14,213	1,775	12,697	371	388	1,915	36,277
2021	6,305,771	5,086	14,697	1,835	13,130	384	401	1,980	37,513
2022	6,517,742	5,257	15,191	1,897	13,571	397	415	2,047	38,774
2023	6,733,952	5,432	15,695	1,960	14,021	410	428	2,114	40,060
<b>Total</b>	<b>\$71,508,003</b>	<b>57,678</b>	<b>166,664</b>	<b>20,809</b>	<b>245,087</b>	<b>7,163</b>	<b>7,489</b>	<b>36,960</b>	<b>541,850</b>

\* Based on 2003 Millage Report



2. Total Potential Revenue

The total potential TIF revenue available to the DDA from captured taxable value is displayed in Table 2. By the end of the planning period, it is estimated that approximately \$791,359 could be collected by the DDA and used for making public improvements within the downtown district. The affect of this total reallocation of revenues on all the taxing bodies is displayed in Table 3.

3. Bonded Indebtedness to be Incurred

Certain State and Federal loans, loan guarantees and grants will be sought for carrying out this Tax Increment Financing Plan including the Development Plan. All bonding methods employed by the DDA are subject to the provisions of the Development Plan. The Development Plan of this Tax Increment Financing Plan can be financed through the authorization, issuance, and sale of revenue bonds, general obligation bonds and tax increment bonds. Types of bonds to be issued in accomplishing this plan will be determined after further project planning is undertaken.

The amount of indebtedness or indebtedness to be incurred by the DDA and/or the Township of Ogemaw for all bond issues or loans including payments of capitalized interest, principal, and required reserve shall be determined by the DDA, subject to approval by the Township of Ogemaw. At the time of adoption of this Plan, the DDA estimate of maximum bonded indebtedness, if bonding is to be used or indebtedness incurred, is \$500,000, including project cost and issuance expenses.



***Downtown Development Plan  
Tax Increment Finance Plan***

***Appendix***

# TOWNSHIP OF OGEMAW

## ORDINANCE NO. 29

AN ORDINANCE CREATING A DOWNTOWN DEVELOPMENT AUTHORITY FOR THE TOWNSHIP OF OGEMAW, DESIGNATING BOUNDARIES OF THE DOWNTOWN DISTRICT AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

THE TOWNSHIP OF OGEMAW ORDAINS:

Section 1. Title. This ordinance shall be known as the "Downtown Development Authority Ordinance" of the Township of Ogemaw.

Section 2. Determination of Necessity; Purpose. The Township Board hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the Township, and promote economic growth, pursuant to Act 197 of the Public Acts of Michigan, 1975, as amended.

Section 3. Definitions. The terms used in this ordinance shall have the same meaning as given to them in Act 197 or as hereinafter in this section provide unless the context clearly indicates to the contrary. As used in this ordinance:

"Authority" means the Township of Ogemaw Downtown Development Authority created by this ordinance.

"Act 197" means Act No. 197 of the Public Acts of Michigan of 1975, as amended.

"Authority Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Supervisor of the Township.

"Township" means the Township of Ogemaw, Michigan.

"Township Board" means the Township Board of the Township of Ogemaw.

"Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

Section 4. Creation of Authority. There is hereby created pursuant to Act 197 a downtown development Authority for the Township of Ogemaw. The Authority shall be a public body corporate and shall be known and exercise its powers under the title of the "TOWNSHIP OF OGEMAW DOWNTOWN DEVELOPMENT AUTHORITY". The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this ordinance and Act 197. The enumeration of a power in this ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

Section 5. Termination. Upon completion of its purposes, the Authority may be dissolved by the Township Board. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the Township.

Section 6. Description of the Downtown District. The Downtown District shall consist of the territory in the Township described as Exhibit A, attached hereto and made a part hereof, subject to changes as may hereafter be made pursuant to this ordinance and Act 197.

Section 7. Board of Directors. The Authority shall be under the supervision and control of the Township Board. The Board shall consist of the Chief Executive Officer and 8 members. Members shall be appointed by the Chief Executive Officer, subject to approval by the Township Board. Not less than majority of the members shall be persons having an interest in property located in the Downtown District. Not less than 1 of the members shall be a resident of the Downtown District, if the Downtown District has 100 or more persons residing within it. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A members shall hold office until the member's successor is appointed and qualified. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. An appointment to fill a vacancy shall be made by the Chief Executive Officer for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt Bylaws governing its procedures subject to the approval of the Ogemaw Township Board.

Section 8. Powers of the Authority. Except as specifically otherwise provided in this ordinance, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

Section 9. Fiscal Year: Adoption of Budget.

a. The fiscal year of the Authority shall coincide with the fiscal year of the Township, or such other fiscal year as may hereafter be adopted by the Township Board.

b. The Board shall prepare annually a budget and shall submit it to the Township Board for approval in the manner and at the same time, and which budget shall contain the information required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the Township Board has approved the budget. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the Ordinance authorizing the revenue bonds.

c. The Authority shall submit financial reports to the Township Board at the same time and on the same basis as departments of the Township is required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the Township and copies of the audit report shall be filed with the Township Board.

Section 10. Board, Appointment, Terms, and Qualifications of members, Vacancy: compensate. The business which the board may perform shall be conducted at a public meeting of the board held in compliance with the open meetings act, No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan complied laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act. N. 267 of the Public Acts of 1976. The board shall adopt rules consistent with Act. 267 of the Public Acts of 1976 governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

Section 11. Section Headings: Sevatability: Repealed. Section headings are provided for convenience only and are not intended to be a part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 12. Publication, Recording and Filing. This ordinance shall be published once after its adoption in full in the Ogemaw Herald, a newspaper of general circulation in the Township of Ogemaw and the Township Clerk shall file certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.

Section 13. Effective Date. This ordinance shall take effect immediately upon publication.

### CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance No. 29, duly adopted by the Township Board of the Township of Ogemaw, County of Ogemaw, State of Michigan, at a regular meeting held on January 14, 2004, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and the minutes of said meeting were kept and will be or have been made available as required by such Act.

I further certify that the following members were present at said meeting: Virginia Linsenman, Joel Sheltroun, Al Derocher, Sandy Hodgins, Hazel Butler and the following member were absent: None.

If further certify member Joel Sheltroun moved adoption of said Ordinance and member Al Derocher supported said motion.

I further certified that the following member voted for adoption of said Ordinance 5 and that the following member voted against adoption of said Ordinance none.

Virginia Linsenman, Township Clerk

# Exhibit "B"

## OGEMAW TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY REAL PROPERTY PARCEL INCLUDED IN OGEMAW TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT

OwnerName	ParcelNumber	Equalized\$	Taxable\$	Acres	Schl	Class	Address	City, State Zip
<b>Sec. 22</b>								
DANTZER RONALD J ET UX	011-022-003-20	43,300	27,008	0	65060		401 1782 GREEN ROAD	WEST BRANCH MI 48661
MARVIN JEFFREY L	011-022-003-30	20,700	13,184	0	65060		401 5213 W M-76	WEST BRANCH MI 48661
MARVIN JEFFREY L	011-022-015-00	43,300	27,582	0	65060		201 5213 W M-76	WEST BRANCH MI 48661
FLETCHER RICHARD B	011-022-016-00	85,000	30,690	0	65060		401 P O BOX 243	WEST BRANCH MI 48661
MATTHEWS HELEN W	011-022-017-00	45,700	24,364	0	65060		401 4190 WEST M-76	WEST BRANCH MI 48661
WILLIAMS MARY	011-022-017-10	17,400	12,750	0	65060		401 4198 WEST M-76	WEST BRANCH MI 48661
SHURLY (LUTOMSKI) MARY ANN	011-022-017-50	35,900	17,583	0	65060		401 16908 EDGEWATER LANE	HUNTINGTON BCH CA 92649-4206
MARVIN JEFFREY L	011-022-017-55	200	108	0	65060		201 5213 W M-76	WEST BRANCH MI 48661
MATTHEWS RICHARD H	011-022-018-00	11,000	3,701	0	65060		401 2721 WASHINGTON	GRANITE CITY IL 62040
MATTHEWS RANDALL DALE	011-022-019-00	11,600	3,701	0	65060		401 4190 W M-76	WEST BRANCH MI 48661
<b>Sec. 23</b>								
GOFF F GLENN & ANNA MAE TRUST	011-023-007-00	49,500	49,500	0	65060		201 1648 W BROOKSIDE DRIVE	WEST BRANCH MI 48661
YOUNG JOHN P	011-023-008-00	17,300	3,495	0	65060		201 3706 W M-76	WEST BRANCH MI 48661
FIRKSER STANLEY	011-023-009-00	38,600	6,971	0	65060		401 4177 SOUTH 3 MILE ROAD	BAY CITY MI 48706
LESLEY P FRED JR TRUSTEE	011-023-013-00	36,900	15,352	0	65060		401 P O BOX 498	BATTLE CREEK MI 49016
LESLEY P FRED JR TRUSTEE	011-023-014-00	63,800	19,567	0	65060		401 P O BOX 498	BATTLE CREEK MI 49016
SUTHERLAND J PAUL	011-023-015-00	39,600	11,855	0	65060		401 20850 GOLD RUN DR	DIAMOND BAR CA 91765
OGEMAW TOWNSHIP	011-023-016-00						1990 GRAY RD	WEST BRANCH MI 48661
<b>Sec. 24</b>								
HUSTED MARGARET A	011-024-013-05	11,700	3,018	0	65060		401 731 N REDWOOD	YPSILANTI MI 48198
HUGHEY GARY ET AL	011-024-013-10	46,300	42,302	0	65060		201 3222 W HOUGHTON	WEST BRANCH MI 48661
HUSTED MARGARET A ET AL	011-024-014-10	37,300	24,712	0	65060		401 731 N REDWOOD	YPSILANTI MI 48198
ARBOUR REALTY LLC	011-024-015-07	9,800	9,800	0	65060		201 7444 CYPRESS POINT	BAY CITY MI 48706
ARBOUR REALTY LLC	011-024-016-00	32,900	32,900	0	65060		201 7444 CYPRESS POINT	BAY CITY MI 48706
OGEMAW HILLS FREE METHODIST CHURCH	011-024-016-50						3480 W M-76 P.O. BOX 159	WEST BRANCH MI 48661
MACKENZIES THE	011-024-016-60	321,600	285,542	0	65060		201 P O BOX 307	HOUGHTON LAKE MI 48629
GREZESZAK LEONARD D & DORIS	011-024-018-00	35,200	28,659	0	65060		201 173 W SAGE LAKE ROAD	ROSE CITY MI 48654
WELCOME MOTEL	011-024-020-00	105,400	95,611	0	65060		201 4572 BENCHLEY DRIVE	BEAVERTON MI 48612
BLADES JOHN	011-024-021-00	92,000	55,203	0	65060		201 1522 KNOX RD	BEAVERTON MI 48612
GOLDY RONALD C ET UX TRUST	011-024-022-00	2,800	2,800	0	65060		401 345 S SEVENTH STREET	WEST BRANCH MI 48661
HUSTED MARGARET A	011-024-024-00	9,200	2,772	0	65060		401 731 N REDWOOD	YPSILANTI MI 48198
HUGHEY GARY D ET UX	011-024-024-10	98,600	95,583	0	65060		201 3222 WEST M-76	WEST BRANCH MI 48661
SCOTT DIANE M	011-024-036-00	41,400	33,558	0	65060		401 3170 WEST M-76	WEST BRANCH MI 48661
SCOTT STEVE	011-024-037-00	57,900	22,477	0	65060		401 3170 W M-76	WEST BRANCH MI 48661
CROCKER RANDALL J ET UX	011-024-038-00	36,100	24,459	0	65060		201 3156 W M-76	WEST BRANCH MI 48661
SHELTROWN VAN L	011-024-040-00	41,100	41,100	0	65060		401 3136 W HOUGHTON AVENUE	WEST BRANCH MI 48661

OwnerName	ParcelNumber	Equalized\$	Taxable\$	Acres	Schl	Class	Address	City, State Zip
ANDERSON TERI JEAN	011-024-042-00	125,300	48,495	0	65060	401	3100 W HOUGHTON	WEST BRANCH MI 48661
ARBOUR REALTY LLC	011-300-001-00	8,700	2,488				P O BOX 417	PINCONNING MI 48650
ARBOUR REALTY LLC	011-300-002-00	59,100	55,516		65060	201	P O BOX 418	PINCONNING MI 48651
MORRIS RONALD C & GREG	011-024-039-00	36,200	29,223	0	65060	201	3148 W M-55	WEST BRANCH MI 48661
<b>Sec. 25</b>								
ARBOUR REALTY LLC	011-025-001-00	134,900	127,582	0	65060	201	P O BOX 417	PINCONNING MI 48650
MAXI MUFFLER, INC	011-025-002-00	58,100	54,258	0	65060	201	5910 TWO MILE ROAD	BAY CITY MI 48706
RESZTAK MARVIN & GERALDINE	011-025-002-10	8,300	8,300	0	65060	201	4572 BENCHLEY DRIVE	BEAVERTON MI 48612
BERGEVIN GEORGE J	011-025-003-00	22,500	22,500	0	65060	201	1613 LOEBRICH DRIVE	GLADWIN MI 48624
GALANTOWICZ ROMAN & GERRY	011-025-003-05	31,800	11,364	0	65060	201	2235 W STATE ROAD	WEST BRANCH MI 48661
FICK AND SONS	011-025-003-20	41,800	26,167	0	65060	201	113 FIG ST	GRAYLING MI 49738
FICK AND SONS	011-025-003-25	3,800	3,800	0	65060	201	2225 S GRAY RD	WEST BRANCH MI 48661
GALANTOWICZ ROMAN ET UX	011-025-003-30	91,600	74,060	0	65060	201	2235 W STATE ROAD	WEST BRANCH MI 48661
B & T PROPERTIES GROUP L.L.C.	011-025-003-35	42,300	42,300	0	65060	201	3433 W M-55	WEST BRANCH MI 48661
B & T PROPERTIES GROUP L.L.C.	011-025-003-36	331,300	308,168	0	65060	201	3433 W M-55	WEST BRANCH MI 48661
JUSTIN BRADLEY CO L.L.P.	011-025-003-45	44,000	41,375	0	65060	201	3745 MAES ROAD	WEST BRANCH MI 48661
JONES KELLY K	011-025-003-51	10,600	10,600	6.5	65060	401	7080 JASMYN DRIVE	ST HELEN MI 48656
MORGAN ROGER ET UX	011-025-003-53	6,900	1,186	0	65060	401	5080 LEHMAN ROAD	WEST BRANCH MI 48661
ZETTEL RONALD J & PAULENE K	011-025-003-54	3,900	2,531	0	65060	401	3091 HOUGHTON AVENUE	WEST BRANCH MI 48661
JUSTIN BRADLEY CO L.L.P.	011-025-003-55	32,500	30,516	0	65060	401	3745 MAES ROAD	WEST BRANCH MI 48661
ALDERTON GUY & PATRICIA	011-025-003-57	131,400	131,400	6.2	65060	401	2133 S GRAY ROAD	WEST BRANCH MI 48661
ZETTEL RONALD & PAULINE	011-025-003-58	29,200	16,177	0	65060	401	930 WEST M-55	WEST BRANCH MI 48661
BERTOSSI BRIAN K & SALLY	011-025-003-60	136,600	126,011	0	65060	201	5189 WEST M-55	WEST BRANCH MI 48661
RAPID RECOVERY	011-025-003-70	29,700	28,715	0	65060	201	125 S THIRD ST	WEST BRANCH MI 48661
KERBY CAROL F	011-025-004-00	52,900	35,282	0	65060	401	111 MINZER COURT	WEST BRANCH MI 48661
GUTIERREZ DAVID	011-025-005-00	78,000	73,666	0	65060	201	610 N FIRST STREET	WEST BRANCH MI 48661
JUSTIN BRADLEY COMPANY	011-025-005-30	140,600	105,484	0	65060	201	10131 SOUTH DALZALL	TRAVERSE CITY MI 49684
CALVARY BAPTIST CHURCH	011-025-006-00						235 MINZER COURT	WEST BRANCH MI 48661
MARVIN SHELLY M	011-025-007-00	61,200	61,200	0	65060	401	203 MINZER COURT	WEST BRANCH MI 48661
BALLARD WILLIAM LEE TRUST	011-025-010-00	124,800	102,049	0	65060	201	3149 W M-76	WEST BRANCH MI 48661
WEST END DEVELOPMENT L.L.C.	011-025-010-50	81,700	76,812	0	65060	201	3131 W M-76	WEST BRANCH MI 48661
WEST END DEVELOPMENT L.L.C.	011-025-010-55	169,000	74,475	0	65060	201	3131 W M-76	WEST BRANCH MI 48661
FIRSTBANK - WEST BRANCH	011-025-011-00	109,800	102,129	0	65060	201	P O BOX 335	WEST BRANCH MI 48661-0335
ENGLISH CARL ET UX TRUST	011-025-014-00	35,300	20,115	0	65060	401	401 COURT STREET	WEST BRANCH MI 48661
ZETTEL EUGENE J ET AL	011-025-015-10	135,200	52,640	70.51	65060	101	2200 S M-30	WEST BRANCH MI 48661
ZETTEL RORIE JAMES	011-025-015-15	50,600	50,039	1.02	65060	401	3048 ARLENE DRIVE	WEST BRANCH MI 48661
ZETTEL EUGENE J ET AL	011-025-015-20	3,200	363	1.07	65060	401	2200 S M-30	WEST BRANCH MI 48661
ZETTEL RONALD J ET UX	011-025-015-50	33,600	23,130	0	65060	401	930 W M-55	WEST BRANCH MI 48661
CHILDS KELLY S & DARIN W	011-025-016-00	44,700	38,662	0	65060	401	417 COURT STREET	WEST BRANCH MI 48661
RUNGE ROBERT H ET UX	011-025-017-00	55,900	42,591	0	65060	401	413 COURT	WEST BRANCH MI 48661
HISTO-DIAGNOSTIC LABORATORIES	011-025-018-00	17,800	15,860	0	65060	401	150 N BURGESS STREET	WEST BRANCH MI 48661
GILDNER CLIFFORD/DORIS TRUSTS	011-025-023-00	112,600	33,412	0	65060	101	3134 M-30 PO BOX 336	WEST BRANCH MI 48661
SCHICK BERTON J	011-025-024-10	83,200	27,441	0	65060	401	2292 M-30	WEST BRANCH MI 48661
WALSH ENTERPRISES	011-025-025-10	72,300	67,562				4950 BOUTELL RANCH RD	WEST BRANCH MI 48662
WALSH ENTERPRISES	011-025-025-20	7,800	7,800				4951 BOUTELL RANCH RD	WEST BRANCH MI 48663

OwnerName	ParcelNumber	Equalized\$	Taxable\$	Acres	Schl	Class	Address	City, State Zip
GIBBS JAMES R ET UX	011-025-026-00	34,100	22,985	0	65060	401	2374 M-30	WEST BRANCH MI 48661
GREZESZAK LAWRENCE JR	011-025-027-00	183,400	129,728	0	65060	201	2436 M-30	WEST BRANCH MI 48661
ROBINSON STEVEN D & NANCY A	011-201-001-00	81,300	75,627	0	65060	201	144 CARPENTER STREET	WEST BRANCH MI 48661
ZETTEL RONALD JAMES	011-201-003-00	58,400	41,869	0	65060	201	930 WEST M-55	WEST BRANCH MI 48661
ZETTEL CECIL V ET UX	011-201-006-00	7,500	7,500	0	65060	201	3117 LEHMAN ROAD	WEST BRANCH MI 48661
OGEMAW TOWNSHIP	011-201-006-10						1990 GRAY RD	WEST BRANCH MI 48661
HERI JEFFERY & CAROLYN	011-201-007-50	68,700	43,864	0	65060	201	4632 LAKEVIEW DRIVE	HALE MI 48739
SKOWRONEK ERWIN R ET UX	011-201-008-00	113,800	41,122	0	65060	201	960 W HOUGHTON AVE	WEST BRANCH MI 48661
SKOWRONEK ERWIN R ET UX	011-201-009-00	3,600	3,600	0	65060	201	960 W HOUGHTON	WEST BRANCH MI 48661
ZETTEL JOHN C	011-201-011-00	38,800	36,019	0	65060	401	950 W HOUGHTON AVENUE	WEST BRANCH MI 48661
MC ANDREW FRED B ET UX	011-205-001-00	92,500	35,888	0	65060	201	1240 E COLDWATER ROAD	FLINT MI 48502
SHELTRON EDWARD ET UX	011-205-003-00	3,800	2,738	0	65060	201	1082 DOWNING CIRCLE	WAUCHULA FL 33873-3358
SHELTRON EDWARD ET UX	011-205-004-00	204,700	53,332	0	65060	201	1082 DOWNING CIRCLE	WAUCHULA FL 33873-3358

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GALEA MICHAEL ET AL	011-026-001-10	84,500	44,206	29.66	65060	201	2479 DAM ROAD	WEST BRANCH MI 48661
CHRYSLER CHRIS C ET UX	011-026-001-15	13,500	13,500	1.45	65060	201	248 N BURGESS STREET	WEST BRANCH MI 48661
OGEMAW HILLS FREE METHODIST SCHOOL	011-026-001-50						3480 W M-76	WEST BRANCH MI 48661
GALEA MICHAEL ET AL	011-026-001-60	19,900	2,626	0	65060	401	2479 DAM ROAD	WEST BRANCH MI 48661
MINER HOLLIS L	011-026-004-00	23,000	8,365	0	65060	201	2968 HILLCREST DRIVE	WEST BRANCH MI 48661
MINER HOLLIS L	011-026-004-10	45,000	16,737	0	65060	201	2968 HILLCREST DRIVE	WEST BRANCH MI 48661
DAVIS ROBERT E ET UX	011-026-004-40	56,700	21,282	0	65060	201	8172 LEE ROAD	BRIGHTON MI 48116
KIMBALL GREGORY A ET UX	011-026-004-50	116,100	46,603	0	65060	201	542 S FAIRVIEW ROAD	WEST BRANCH MI 48661
BREWER ROBERT A	011-026-005-00	196,800	79,814	0	65060	101	2161 GREEN ROAD	WEST BRANCH MI 48661
BREWER ROBERT A ET UX	011-026-007-00	9,300	1,369	0	65060	401	2161 GREEN ROAD	WEST BRANCH MI 48661
MC DONALD GARY E	011-026-008-00	70,800	47,581	0	65060	401	P.O. BOX 275	WEST BRANCH MI 48661

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DRENSKY GEORGE E ET UX	011-027-001-00	38,400	25,973	0	65060	401	4015 W M-76	WEST BRANCH MI 48661
GREEN PATRICK M & KATHERINE L	011-027-002-00	23,800	20,266	0	65060	401	4045 WEST M-76	WEST BRANCH MI 48661
GREEN GERALD T TRUST UAD	011-027-003-05	235,600	80,779	0	65060	101	2200 GREEN ROAD	WEST BRANCH MI 48661
GREEN JAMIE GERALD ET UX	011-027-003-80	71,200	59,276	0	65060	401	2190 GREEN ROAD	WEST BRANCH MI 48661
GREEN DAVID N	011-027-004-00	42,400	33,766	0	65060	401	4237 WEST M-76	WEST BRANCH MI 48661
KING BARBARA J/HALL CAROLINE M	011-027-005-00	15,200	15,022	0	65060	401	4249 W M-55	WEST BRANCH MI 48661

**Total Taxable Value: 4,292,788**



**Wade-Trim**

Bay City, MI  
800.322.4500  
989.686.3100

Cadillac, MI  
800.968.6660  
231.775.9754

Cleveland, OH  
216.696.5438

Detroit, MI  
313.961.3650

Flint, MI  
810.235.2555

Gaylord, MI  
800.968.4440  
989.732.3584

Grand Rapids, MI  
616.363.8181  
800.931.9135

Pittsburgh, PA  
412.454.5566

Tampa, FL  
813.882.8366

Taylor, MI  
800.482.2864  
734.947.9700

Troy, MI  
248.273.4364