

Mount Morris Township, Michigan

**Business Development Authority
Development Plan and Tax Increment Financing Plan**



**MAY 18, 2015
ADOPTED
AMENDED:
MAY 8, 2017**



ACKNOWLEDGEMENTS

The Mount Morris Township Business District Authority was established in 2014, pursuant to the Downtown Development Authority Act (Act 197 of 1975).

The purpose of the Authority is to develop a strategy for revitalization of the Pierson Road Corridor in Mount Morris Township.

For their vision and support, the following community leaders should be recognized:

- LARRY GREEN, SUPERVISOR
- BRENDA ASHLEY, CLERK
- PATRICK HALEY, TREASURER
- GERALD DELONEY, TRUSTEE
- JEAN ARMSTRONG, TRUSTEE
- JACKY KING, TRUSTEE
- JOLENA SANDERS, TRUSTEE

Active members appointed to the first BDA Board are as follows:

- Andrew Suski - Chairman
- Dan Borgerding
- Gary Hurand
- Jessica Jean
- Dave Jordan
- Patrick McIlmurray
- Don Paliani
- Randy Themm
- Sarah Uptegraff

This plan was prepared by:



**ROWE PROFESSIONAL
SERVICES COMPANY**

Engineering – Surveying – Aerial Photography/Mapping
Landscape Architecture – Planning

Contents

- Introduction..... 1
 - General Overview 1
 - Criteria for Establishing BDA (per DDA standards) 2
 - Powers of BDA (per DDA standards) 2
- Development Plan..... 5
 - Development Plan Requirements 5
 - Existing Land Use 7
 - Existing Zoning 8
 - Future Land Use 9
 - Population..... 9
 - Transportation 10
 - Utilities 12
- Engagement..... 12
 - Public Involvement 12
- Objectives 13
 - Goals and Policies 13
 - Proposed Improvements 15
- Tax Increment Financing Plan..... 17
- Appendices 37
 - TIF and Development Plan Ordinance 37
 - Legal Description Exhibit A
 - BDA Tax Increment Financing, Tax Roll Exhibit B
 - BDA Aerial Map Boundaries Map A
 - BDA Existing Land Use Map B
 - BDA Zoning Map C
 - BDA Future Land Use Map D
 - BDA Utility Map E

BDA Utility Section 1 Map E1
BDA Utility Section 2 Map E2
BDA Utility Section 3 Map E3
BDA Utility Section 4 Map E4
BDA Utility Section 5 Map E5
BDA Utility Section 6 Map E6
BDA Utility Section 7 Map E7
BDA Road ClassificationMap F

General Overview

The Mount Morris Charter Township Business Development Authority (BDA) is a business district that is located along 4 miles of Pierson Road between Elms Road and Clio Road, including the I-75/Pierson Road (Exit 122) interchange area which is the busiest traffic area in the township. It contains primarily commercial with small amounts of industrial and residential components along with religious and publicly funded businesses. The district supports many businesses that provide jobs, tax base, goods and services to the township and its residents. The area functions as the business core of the community by virtue of its local and regional geographic and perceptual characteristic. The connection between the neighboring cities of Flint and Flushing, along with the I-75 interchange, transmits a high volume of traffic through this business district along Pierson Road. Given this area's decline in growth over the past twenty years, it is likely that a BDA could help to entice businesses to the corridor for potential investment and development that has not been seen in years.

It is the objective of the BDA board, through this plan, to stabilize conditions for those who conduct business here, assist businesses willing to locate or expand within the corridor, and improve the quality of life. The plan outlines a comprehensive approach to solving problems of the township relative to the BDA area. Projects have been specified that support local legislative goals, protect and assist businesses, and ensure a quality of growth that will enhance the area in general.

The intent of the proposed development projects within the development area is two-fold; first, to foster the revitalization of the commercial component in the area; second, to provide the atmosphere for supporting development and an improved character to the entire district. The success of the Mount Morris Township Business Development Authority will continue to be dependent upon functional and recognizable land use arrangements, development control, public service enhancement, and basic infrastructure improvements. Many individual and cooperative efforts will lead to its success in the coming years. It is hoped that the BDA will have a harmonious and positive influence upon the future of this part of the township. The projects and activities outlined in this plan have been conceived and defined to serve the needs of the community. The appointed BDA board of directors is pleased to present this

plan to the township board and citizens of the community and express their optimism about the future.

There is little doubt that the public interest benefits from a coordinated program of revitalization of the township's largest business corridor. The aim of the BDA is to finance certain public improvements within its boundaries and effectively enhance the overall image and character of the area.

The BDA District Boundaries are shown on MAP A after the legal description, located in the "Appendices" section near the end of this Development Plan. This information is part of the adopted Ordinance.

Criteria for Establishing BDA (per DDA standards)

The following is an excerpt of the State of Michigan's *Downtown Development Authority Act 197 of 1975* as amended and was used to establish the Mount Morris Township BDA. In establishing a DDA (BDA in this case) the Act states the following:

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

Powers of BDA (per DDA standards)

125.1657 Powers of board; creation, operation, or funding of retail business incubator.

Sec. 7.

(1) The board may:

- (a) Prepare an analysis of economic changes taking place in the downtown district.
- (b) Study and analyze the impact of metropolitan growth upon the downtown district.
- (c) Plan and propose 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, in the opinion of the board, aids in the economic growth of the downtown district.
- (d) 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 construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f) Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority as granted by this act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect to that property.
- (i) 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 to that property, within the downtown district for the use, in

whole or in part, of any public or private person or corporation, or a combination of them.

(j) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease any building or property under its control, or any part of a building or property.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the downtown district.

(o) Contract for broadband service and wireless technology service in the downtown district.

(p) Operate and perform all duties and exercise all responsibilities described in this section in a qualified township if the qualified township has entered into an agreement with the municipality under section 3(7).

(q) Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.

(r) Create, operate, and fund retail business incubators in the downtown district.

(2) If it is the express determination of the board to create, operate, or fund a retail business incubator in the downtown district, the board shall give preference to tenants who will provide goods or services that are not available or that are underserved in the downtown area. If the board creates, operates, or funds retail business incubators in the downtown district, the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following:

- (a) The lease or rental rate that may be below the fair market rate as determined by the board.
- (b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months.
- (c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district.
- (d) A copy of the business plan of the tenant that contains measurable goals and objectives.
- (e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board.

Development Plan

Development Plan Requirements

125.1667 Development plan; preparation; contents; improvements related to qualified facility.

Sec. 17.

(1) When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 13 or tax increment financing as authorized in sections 14, 15, and 16, it shall prepare a development plan.

(2) The development plan shall contain all of the following:

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

(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.

(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.

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

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

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

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

(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.

(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.

(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.

(l) 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 units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, 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.

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

(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 U.S.C. sections 4601, et seq.

(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.

(p) Other material that the authority, local public agency, or governing body considers pertinent.

(3) A development plan may provide for improvements related to a qualified facility, as defined in the federal facility development act, Act No. 275 of the Public Acts of 1992, being sections 3.931 to 3.940 of the Michigan Compiled Laws, that is located outside of the boundaries of the development area but within the district, including the cost of construction, renovation, rehabilitation, or acquisition of that qualified facility or of public facilities and improvements related to that qualified facility.

Existing Land Use

The existing uses of property along the Pierson Road corridor have multiple designations, but the most prominent use is that of Commercial (See "Map B", Existing Land Use in the Appendix). While commercial growth has been the reason, the corridor has grown and been the township's largest commercial thoroughfare, over the last 20 years there has been substantial decline in commercial development, especially east of Interstate 75. Commercial growth west of Linden Road is prevalent into the early 2000's, but has slowed with

economic times of the mid-2000's. Many commercial businesses still occupy the corridor, but some buildings have been abandoned, others have been demolished returning the property to a non-improved site or the site was never developed. The expansive growth of Pierson Road can easily be tracked through the density and size of commercial property developments as businesses and population demand moved from the City of Flint, west, down Pierson Road toward the City of Flushing. Density changes are also prevalent as lot sizes become more constrictive on both the east and west ends of the BDA district; approaching the city limits of Flushing and Flint. There remains large areas of undeveloped commercial properties along the corridor, most prevalent is a large parcel(s) on the south side of Pierson Road at the far east end of the BDA district boundaries, a large swath of land at the south end of Dolan Drive that abuts the northbound lanes of Interstate 75, the large undeveloped plot of land at the north end of Pier North Boulevard between Linden Road and southbound Interstate 75, and a large undeveloped wooded area on the north side of Pierson Road across from Eastman Drive which extends to properties that boarder Eagles Nest Court to the west. All of this large undeveloped property has potential for growth and remain commercially zoned.

Very few residential areas exist within the BDA boundaries. Of the 33 currently zoned residential properties, 27 are considered improved lots and the reaming 6 are vacant or lots that have been foreclosed on and/or are unoccupied. Industrial uses are seen more to the west of the corridor and prominent on the west side of Commerce Drive. Commercial developments and businesses are most prominent as of the 2016 data. In 2014, 11 properties were owned by the Genesee County Land Bank and an additional 15 properties are nontaxable due to their ownership by religious or taxing jurisdiction. The BDA District amendment included the addition of 32 parcels. Many of the parcels added along Elms Road are currently residential with pockets of commercial property. Other properties are located along Ann Drive, North Linden Road, and Pierson Road.

Existing Zoning

The zoning map depicted in "Map C" in the Appendix is similar to the existing land use map. Significant differences between the two maps include several industrial zoned parcels along Commerce Drive and along North Pier Boulevard that are currently unoccupied or used for commercial purposes. There are 10 residential lots, all of which are between Elms and Linden Roads, but with only a single parcel having Pierson Road frontage. The BDA District amendment added additional parcels primarily along Elms Road that had a mixture of commercial and office zoning. Additional commercial properties were located on North Linden Road and Pierson Road west of I-75. There are 11 residential lots that were added along Elms Road.

Future Land Use

The future land use of the Pierson Road corridor within the BDA established boundaries remains heavily zoned commercial. Industrial is being projected as currently zoned. Medium density residential is shown at the southwest corner of Jennings Road and Pierson Road; a heavy contrast to the zoning and existing land use for that area. Additional residential appears on the southern half and western parcels currently owned by the YMCA, a nontaxable entity. An increase in residential uses are shown along Elms Road and Pierson Road. See “Map D” in the Appendix for Future Land Use information as described above.

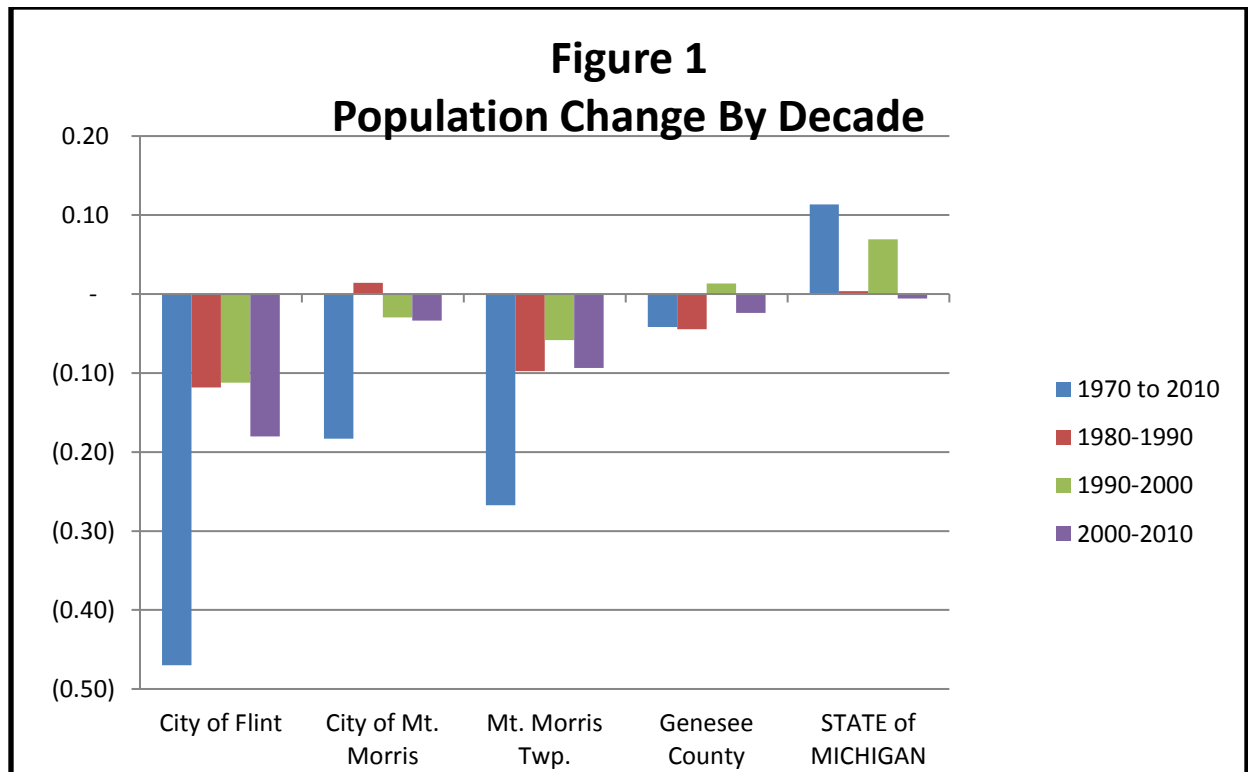
Population

A profile of the current population of the township can help determine whether or not the current pattern of land uses within the township and the facilities of the township are sufficient to meet the needs of the population as currently composed.

Data for the State of Michigan, Genesee County, and neighboring municipalities that are adjacent to the BDA boundaries is shown below. Information was collected using census data stating from 1970 to 2010. All data in this section except as otherwise noted, is taken from the US Bureau of the Census - Census of Population, 1970, 1980, 1990, 2000 & 2010.

TABLE 1 POPULATION CHANGES										
1970 to 2010	CITY of FLINT		CITY of MT. MORRIS		MT. MORRIS TOWNSHIP		GENESEE COUNTY		STATE of MICHIGAN	
Year	Population	Change	Population	Change	Population	Change	Population	Change	Population	Change
1970	193,317		3,778		29,349		444,341		8,875,083	
1980	159,611	-17%	3,246	-14%	27,928	-5%	450,449	1%	9,262,078	4%
1990	140,761	-12%	3,292	1%	25,198	-10%	430,459	-4%	9,295,297	0%
2000	124,943	-11%	3,194	-3%	23,725	-6%	436,141	1%	9,938,444	7%
2010	102,434	-18%	3,086	-3%	21,501	-9%	425,790	-2%	9,883,640	-1%

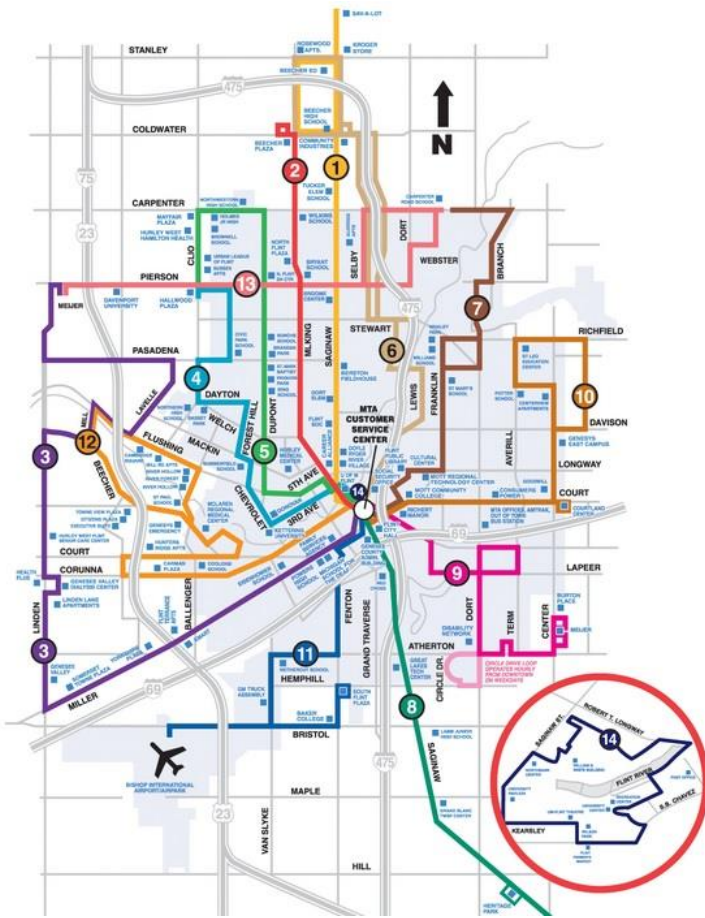
The information in Table 1 shows that the township has lost population for the past 40 years. The Township of Mount Morris fared a little better than the City of Flint, but not by much when compared to the City of Mount Morris and Genesee County as a whole. Figure 1 illustrates the overall change over 40 years followed by 10 year increments up to 2010.



Transportation

The Pierson Road corridor is the largest commerce and business route within the Mount Morris Township. Many residents utilize the business within the corridor from within township or from many of the adjacent municipalities in the surrounding area. With the I/75 interchange there continues to be travelers or visitors that utilize the corridor that do not live or work within the area or adjacent communities.

The Pierson Road Corridor is heavily dependent on automobile traffic. Pierson Road is a continuous 5 lanes (2 lanes of directional traffic and a middle turn lane) thoroughfare that runs east-west between the City of Flushing and into the City of Flint. Within the 4 miles of road that sits in the township, Pierson Road intersects five main north-south arteries all consisting of heavy traffic volumes. The four north-south mile roads consist of Elms Road, Linden Road, Jennings Road, and Clio Road; all having a minimum of 5 lanes intersections at Pierson Road. Located at the half-mile mark between Linden Road and Jennings Road is the Interstate 75 interchange. Pierson Road has traffic device (traffic light) controlled intersections at nine locations throughout the corridor including all four north-south mile roads and one at each side (entrance and exit ramps) of Interstate 75. Other axillary roads that have controlled intersections at Pierson Road include Luce Road, Pier North Boulevard, and Dolan Drive. See "Map F" in the Appendix for more information on the road classification.



The existing public transportation system servicing a portion of the corridor is provided by the Mass Transportation Authority (MTA) which is a countywide system. Currently, the MTA bus system is setup with a primary route (#13 – Crosstown North) which runs along Pierson Road with multiple stops starting within the City of Flint and concluding at the Meijer store location at 4333 Pierson Road within the township (See Figure 2). The Meijer location is hub for the MTA bus system and it is at its peak service between 8:30 AM and 4:00 PM Monday and Tuesday for route 748. This number is based upon a “Senior Shopper Service” that MTA offers to Seniors 65 and older that makes special runs, that are not primary routes, from different locations to shopping stores in the

area, in this case Meijer. Primary routes within the BDA district are route #13 (Crosstown North) and route #3 (Miller / Linden) which meet at the Pierson Road Meijer location. The MTA bus system does not continue west of Linden Road. Arrivals and departures of inbound and outbound busses at the Meijer location is hourly with the first bus scheduled at 6:30 AM - 6:45 AM and the last bus scheduled at 10:10 PM – 10:30 PM, Monday through Saturday. Sunday's bus times are run on the hour from 9:45 AM – 10:25 AM until 6:30 PM - 7:15 PM. One-way fees for fixed routes are \$1.75 for the general public and \$0.85 for ADA certified, 65 and older seniors, Medicare patients, or disabled persons. The closing of the Pierson Road Meijer, which was announced before this Development Plan was published, could impose major changes to the MTA's route system as it currently exists being that its current hub locations and route system is dependent on the functions and services offered on the Meijer's property.

Pedestrian traffic along the corridor is higher than average due to low income residents within the area. However, there is a very small amount of pedestrian sidewalk along Pierson Road. There is an approximated total of 1,656 lineal feet of pedestrian sidewalk, all of which is on the north side of Pierson Road just west of and adjacent to the Jennings Road intersection and east in segmented sections between Doran Street and Clio Road. That includes an approximated

total of 475 lineal feet of sidewalk on both sides of Doran Street within the BDA district.

Utilities

Most of the utility work was done during the population surge in the area in the late 1960s and into the 1970s. Most of the original work for the utilities still remains today. The corridor's infrastructure was planned for expansive development and has likely been underutilized over the past 30 years. The issue presented now is that the age of the infrastructure may not be capable of handling development as originally intended. See "Map E" in the Appendix and accompanying maps for more information on the existing utilities within the BDA district.

Engagement

Public Involvement

The Mount Morris Township Business Development District, unlike other districts developed under the Downtown Development Authority Act, does not include many residences. In addition, the district is adjacent to a wide range of neighborhoods throughout its 4 mile course. Therefore, it was decided to forego the typical public open house input event because the district's focus was on business development. A public engagement approach was used and intended to be suitable for business and property owners alike while still encouraging the customers of those businesses and the willing public to engage in the development of the BDA plan. Therefore, an online engagement tool was used to create discussion and unlimited feedback from the participating community. The use of MindMixer was used to engage property and business owners. Postcards were sent out to all within the BDA boundaries encouraging use of the site and to share, comment, and give ideas of what they would like the corridor to become or improve upon.

The response was lower than average but the people that did participate had many ideas and comments on what they would like to see.

The following (Table 02) is the traffic the MindMixer site generated until this portion of the document was created on April 20, 2015.

TABLE 02				
MindMixer: SITE TRAFFIC REPORT				
AVERAGE PARTICIPANT				
GENDER	AGE	ZIP		
Male	29	48433, 48502,		
Female	N/A	48328 N/A		
SHARING (TOTALS)				
FACEBOOK	TWITTER	GOOGLE+	LINKEDIN	
1	0	2	1	
VISITOR TRAFFIC				
DATE	DAILY VISITORS	DAILY PAGE VIEWS	TOTAL VISITORS	TOTAL PAGE VIEWS
04/20/2015	5	5	353	1312
04/19/2015	1	1	349	1307
04/18/2015	7	9	348	1306

The ideas that were generated from the MindMixer site were based around improving the Pierson Road corridor that was to become the BDA district. The three highest ranked ideas were as follows: the creation of a business incubator for the district, well-kept green space possibilities where highly visible empty structures currently are, and focusing on attracting a grocery store to the east end of the district. Other topics discussed on the MindMixer page were a need for a more walkable community, safety concerns, and overall improvement of the corridor.

Objectives

Goals and Policies

The functional goals outlined below provide the framework for the future development of the Business Development District. The policy recommendations present suggested methods of implementing the functional goals.

1. Goal: Improve the overall appearance of the development district

Policy Recommendations:

- Provide amenities such as street lighting, landscaping, signs, street and sidewalk improvements and other amenities to foster a more pleasing environment.
- Create a gateway to the district at the I-75 interchange.
- Demolish abandoned structures and clean up blighted properties to encourage reuse and/or development opportunities.

2. Goal: Improve the perception of safety within the corridor

Policy Recommendations:

- Demolish or secure vacant buildings within the district that may create a perception of danger.
- Enhance street lighting within the district.
- Encourage future site designs that promote “eyes on the street”.

3. Goal: Promote business development within the corridor

Policy Recommendations:

- Develop a business incubator to promote the development of business start-ups.
- Review township development review procedures for consistency with “redevelopment ready” best practices.
- Develop marketing efforts to attract additional food stores within the district.

4. Goal: Improve access within the corridor

Policy Recommendations:

- Prepare a plan for improved pedestrian access in the district and implement the plan.
- Work closely with MTA to ensure maximum access to and within the district from areas throughout Genesee County.

5. Goal: Maintain and improve utilities within the development district

Policy Recommendations:

- Maintain and improve existing utility infrastructure within the district.
- Evaluate future development based on the adequacy of the existing utilities to handle demands on water, sanitary sewer and storm sewers.

Proposed Improvements

The BDA was formed to improve the area; this section is an elaboration on policy recommendations as addressed in the "Goals and Policies" section.

- Demolish the old Ramada Inn between North Pier Boulevard and Interstate 75
 - Stakeholders to work with: Genesee County Land Bank, Mount Morris Township, MDI Real Estate Services, Bob Evens, Chemical Bank, Ya Ya's Chicken, Cracker Barrel Old Country Store, Baymont Inn & Suites, Great Western Inn, Taco Bell, Burger King, Applebee's, and Tim Hortons.
 - Projected costs: Asbestos removal and demolition = est. \$800,000+/-
- Create revolving fund for purchase, rehabilitation and sale of blighted property within the district
 - Working with district stakeholders, Genesee County Land Bank, realtors and township building officials to identify blighted properties for purchase and demolition followed by resale as vacant lots or as redeveloped sites.
 - Projected costs: Initial investment = est. \$300,000+/-
- Prepare an implement gateway development plan for I-75 interchange
 - Working with MDOT, Genesee County Road Commission and surrounding property owners to prepare an enhancement to the I/75 interchange
 - Projected costs: Plan development and implementation = est. \$500,000+/-
- Prepare and implement a streetscape/sidewalk development plan along the corridor.
 - Development and install sidewalks and streetscape along the length of the corridor
 - Projected costs: Plan development and construction = est. \$2,000,000+/-
- Develop a site for use as a business incubator for the district.
 - Work with Genesee Regional Chamber of Commerce in the development and occupying a business incubator site.
 - Projected costs: Initial site acquisition and development = est. \$800,000+/-

Tax Increment Financing Plan

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

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

The successful financial packaging of the entire development over the intended 25-year period of this plan will serve to fulfill the objectives of Mt. Morris Township, but the entire project will not be completed without commitment through the tax increment finance and development plan. Increase reinvestment by the private sector into the district is expected once those factors causing blight and impairing the public perception of the district are addressed. In this way, revenue is captured from Taxable Value increases that otherwise would not have occurred.

B. Determination of Initial Assessed Value

There are 353 real properties with a base value of \$48,490,953 within the development area in the 2014 tax year. In the amendment to the TIF plan and boundaries map, there is an increase of 32 real properties for a total of 385 real properties increasing the base value to \$49,104,801 within the development area in the 2016 tax year.

C. Detailed Explanation of the Tax Increment Procedure

The theory of tax increment financing is that investment in necessary public improvements of an area within the municipality will result in greater tax revenues from that area than would otherwise occur if no special development were undertaken. Therefore, it is important to earmark a portion of the resulting

increased tax revenues for the purpose of paying the cost of providing public improvements in that area. A tax increment financing and development plan may earmark all or any portion of the tax increment revenues for use in paying the cost of the development plan.

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

1. Implementing Public Improvements - The public makes an investment in public improvements and also potentially in facilities to be leased or sold to private owners for the purpose of stimulating private investment in a specific development district. The investment may be made in response to a declining business climate and tax base or in response to a stable business climate and tax base which the public wishes to protect and develop.
2. Issuing Bonds - Bonds may be issued to finance the improvements. This is not mandatory, as tax increments received may be used in any manner the authority desires, provided those uses are described in this plan. Should increments be sufficient to warrant the selling of bonds (tax increment bonds), these bonds are retired in a manner prescribed by the authority.
3. Captured Assessed Value - The initial base year values for BDA properties are from 2014 and 2016 Taxes generated from the subsequent growth in the tax base of the development district are retained and utilized by the authority. This tax base growth is called the "captured assessed value" (CAV). Specifically, it is the increase in state taxable value (TV) of the project area in any given year over the valuation of that area at the time the tax increment financing development plan was adopted. The total captured taxable value shall be used by the authority.
4. Taxing Jurisdiction Agreements - Tax increment revenues for the BDA result from the application of the general tax rates of the incorporated municipality and all other political subdivisions levying taxes in the development area to the captured assessed value, with the exception of the local and intermediate school districts within the district as well as the Genesee District Library. The local and intermediate school districts are exempt from TIF capture under PA 197 of 1975 and the library is exempt based on its request to "opt-out" of TIF capture during the establishment of the Mt. Morris Business Development Authority.

Since the plan may provide for the use of part or all of the captured assessed value, the BDA may enter into agreements with each of the

taxing units to share a portion of the captured assessed value of the district. At this time, no agreements with any of the taxing jurisdictions are on file.

5. Release of Captured Assessed Value - When the specified development/ financing plan is accomplished and the plans expire, the captured assessed value is released, and the taxing units receive all the taxes levied on it from that point on.
6. Justification for Tax Increment Financing - Since only the growth in tax base (the captured taxable value) in the development district is used to finance the development plan, the taxing units continue to receive their full tax levy on the district tax base in existence the time of adoption of the development plan. In addition, any taxes generated by the captured taxable value beyond the amount required by the development plan are returned each year to the taxing jurisdiction.

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

7. Preparation of Tax Roll Worksheets - Each year, within 30 days of the date that the state finally equalizes TV (fourth Monday in May), the local assessor prepares the "Tax Roll Worksheet." The tax roll worksheet is prepared in a manner similar to Table 6. It includes a complete listing of all real properties. The tax roll worksheet shall include the following required information.
 - a. Base year for that parcel
 - b. Name of parcel owner
 - c. Tax identification number
 - d. Property address
 - e. School ID#
 - f. Property class
 - g. Current taxable value
 - h. Base year taxable value
 - i. Captured taxable value
 - j. Millage rate
 - k. TIF Revenue

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

8. Preparation of Taxing Jurisdiction Reports - A summary of the tax roll worksheet called the "Taxing Jurisdiction Report" shall be prepared for the appropriate taxing jurisdictions. It shall list each taxing jurisdiction in which the development area is located, the initial assessed value of all real property in the development area, the current millage rates of each taxing jurisdiction on real, the special tax rolls prepared for property for which facilities exemption certificates have been awarded, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on the property in the development area. The municipal treasurer shall transmit copies of the taxing jurisdiction report to the county treasurer, the downtown development authority, and each taxing jurisdiction, together with a notice that the report has been prepared in accordance with the tax increment financing plan contained in the development plan pursuant to Act 197, Public Acts of 1975, as amended.
9. Annual Updates of Tax Roll Worksheets and Taxing Jurisdiction Reports - Each tax collection period, no less than 30 days prior to the time tax bills are mailed to the owners of property in the development area, the municipal treasurer shall prepare an updated tax roll worksheet and taxing jurisdiction report. The updated reports shall show the information required above and, in addition, the captured assessed value for that year. Copies of the updated taxing jurisdiction reports shall be transmitted to the same persons as the base year report, together with a notice that it has been prepared in accordance with the development plan, pursuant to Act 197, P.A. 1975, as amended.
10. Establishment of Project Fund; Approval of Depository - The treasurer of the Business Development Authority shall establish a depository which is kept in a bank or banks or other financial institution or institutions, approved by the board of directors of the authority, and designated "Business Development Authority Fund." All monies received by the Business Development Authority pursuant to the development plan are deposited in the fund. All monies in that fund and earnings thereon are used only in accordance with the development plan, the authority's by-laws, and related municipal ordinances and resolutions.
11. Payment of Tax Increments to Business Development Authority - The municipal and county treasurer shall, as ad valorem taxes are collected on the property in the development area, pay that proportion of the taxes, except for penalties and collection fees that the captured assessed value bears to the initial assessed value to the treasurer of the downtown development authority for deposit in the fund. The payments are made on

the date or dates on which the municipal and county treasurers are required to remit taxes to each of the taxing jurisdictions.

12. School Districts and District Library Exemption from Captured Taxable Value.
 - The local and regional school districts are exempt from capture under the terms of the Proposal D and the subsequent amendments to the Downtown Development Authority Act. The District Library is exempt because of a submitted request to "opt-out" and not have the millage funds captured within the BDA that are associated with Library's revenue.

D. Maximum Amount of Bonded Indebtedness

While PA 197 of 1975 allows a DDA (BDA) to incur bonded indebtedness to pay for improvements, the current plan does not propose such indebtedness, and if it chooses to do so, the BDA shall be limited to an amount equal to 80% of its estimated ability to repay under the TIF projected revenue or a value set by the Mt. Morris Township Board, whichever is less.

E. Duration of the Program

The duration of the program is 25 years, with an anticipated expiration December 31, 2039.

F. Estimate of the Annual Captured Taxable Value and Tax Increment Revenues

The estimate for the total TIF revenue over the 25 year life of the plan is \$4,666,644. The projection is based on an annual increase of 1% in the taxable value of the district. Increases in value include new construction and market value increases. This projection is intentionally conservative and reflects the fact that the township has not seen increases in overall taxable value since 2008 when they equaled over \$424 million compared with 2014's value of \$293 million. See Table 03A on the following page.

As previously mentioned before, the BDA area was expanded in 2016. These additional properties are estimated for a total TIF revenue over the 23-year life of the plan is \$450,465 additional funds. The projection is based on the same annual increase of 1 percent in the taxable value of the additional parcel areas. See Table 03B on the following page.

TABLE 03A
Projected TIF Revenue - Properties with Base Year 2014

Year	Taxable Value	BASEYEAR (2014)	CAPTURED VALUE	Captured TIF Revenue
2014	\$48,549,864	\$48,549,864	-	-
2015	\$49,035,363	\$48,490,953	\$544,410	\$14,716
2016	\$49,525,716	\$48,490,953	\$1,034,764	\$27,970
2017	\$50,020,973	\$48,490,953	\$1,530,021	\$41,358
2018	\$50,521,183	\$48,490,953	\$2,030,231	\$54,879
2019	\$51,026,395	\$48,490,953	\$2,535,442	\$68,535
2020	\$51,536,659	\$48,490,953	\$3,045,706	\$82,328
2021	\$52,052,026	\$48,490,953	\$3,561,073	\$96,259
2022	\$52,572,546	\$48,490,953	\$4,081,593	\$110,329
2023	\$53,098,271	\$48,490,953	\$4,607,319	\$124,540
2024	\$53,629,254	\$48,490,953	\$5,138,301	\$138,892
2025	\$54,165,546	\$48,490,953	\$5,674,594	\$153,389
2026	\$54,707,202	\$48,490,953	\$6,216,249	\$168,030
2027	\$55,254,274	\$48,490,953	\$6,763,321	\$182,818
2028	\$55,806,817	\$48,490,953	\$7,315,864	\$197,754
2029	\$56,364,885	\$48,490,953	\$7,873,932	\$212,839
2030	\$56,928,534	\$48,490,953	\$8,437,581	\$228,075
2031	\$57,497,819	\$48,490,953	\$9,006,866	\$243,463
2032	\$58,072,797	\$48,490,953	\$9,581,845	\$259,005
2033	\$58,653,525	\$48,490,953	\$10,162,573	\$274,702
2034	\$59,240,060	\$48,490,953	\$10,749,108	\$290,557
2035	\$59,832,461	\$48,490,953	\$11,341,509	\$306,570
2036	\$60,430,786	\$48,490,953	\$11,939,833	\$322,743
2037	\$61,035,094	\$48,490,953	\$12,544,141	\$339,078
2038	\$61,645,445	\$48,490,953	\$13,154,492	\$355,576
2039	\$62,261,899	\$48,490,953	\$13,770,946	\$372,240
TOTAL				\$4,666,644

TABLE 03B Projected TIF Revenue - Properties with Base Year 2016				
Year	Taxable Value	BASEYEAR (2016)	CAPTURED VALUE	Captured TIF Revenue
2016	\$5,604,537	\$5,604,537	-	-
2017	\$5,660,582	\$5,604,537	\$56,045	\$1,515
2018	\$5,717,188	\$5,604,537	\$112,651	\$3,045
2019	\$5,774,360	\$5,604,537	\$169,823	\$4,590
2020	\$5,832,104	\$5,604,537	\$227,567	\$6,151
2021	\$5,890,425	\$5,604,537	\$285,888	\$7,728
2022	\$5,949,329	\$5,604,537	\$344,792	\$9,320
2023	\$6,008,822	\$5,604,537	\$404,285	\$10,928
2024	\$6,068,910	\$5,604,537	\$464,373	\$12,552
2025	\$6,129,600	\$5,604,537	\$525,063	\$14,193
2026	\$6,190,896	\$5,604,537	\$586,359	\$15,850
2027	\$6,252,805	\$5,604,537	\$648,268	\$17,523
2028	\$6,315,333	\$5,604,537	\$710,796	\$19,213
2029	\$6,378,486	\$5,604,537	\$773,949	\$20,920
2030	\$6,442,271	\$5,604,537	\$837,734	\$22,645
2031	\$6,506,693	\$5,604,537	\$902,156	\$24,386
2032	\$6,571,760	\$5,604,537	\$967,223	\$26,145
2033	\$6,637,478	\$5,604,537	\$1,032,941	\$27,921
2034	\$6,703,853	\$5,604,537	\$1,099,316	\$29,715
2035	\$6,770,891	\$5,604,537	\$1,166,354	\$31,527
2036	\$6,838,600	\$5,604,537	\$1,234,063	\$33,358
2037	\$6,906,986	\$5,604,537	\$1,302,449	\$35,206
2038	\$6,976,056	\$5,604,537	\$1,371,519	\$37,073
2039	\$7,045,817	\$5,604,537	\$1,441,280	\$38,959
TOTAL				\$450,465

G. Estimated Impact of Tax Increment Financing on the Taxing Jurisdictions

The impact of this TIF Plan on taxing jurisdictions is calculated in Tables 04 thru 08. The results are assuming that growth in the taxable value of the county as a whole will be consistent with the rate inside the district. This is a conservative estimate given the fact that the county includes several areas primed for significant growth following the "Great Recession". For those taxing jurisdictions that levy millage for all properties in the county (Genesee County itself, Mott Community College, MTA, and Bishop Airport) will experience the same percentage impact although the amounts will be significantly higher for the county than the other taxing jurisdictions due to their higher millage rates. In the first year of TIF plan the BDA capture for 2014 base year properties would equal 0.014 percent (of the revenue these taxing jurisdictions would otherwise expect to collect county-wide. In the last year of the plan (year 25) the impact equals 0.142 percent of the revenue these taxing jurisdictions would otherwise expect to collect county-wide for 2014 base year properties. The direct impact on Mt. Morris Township in the first year of the TIF plan for 2014 base year properties would capture 0.401 percent of the revenue from the township. In the last year of the plan (year 25) the impact equals 4.136 percent of the revenue to the township. All the below tables with A are based on the 2014 base year properties.

The expanded 2016 base year properties would equal 0.003 percent of the revenue these taxing jurisdictions would otherwise expect to collect county-wide in their first year. In the last year of the plan (year 23) the impact equals 0.066 percent of the revenue these taxing jurisdictions would otherwise expect to collect county-wide. The direct impact on Mt. Morris Township in the first year of the TIF plan for 2016 base year properties would capture 0.126 percent of the revenue from the township. In the last year of the plan (year 25) the impact equals 2.605 percent of the revenue to the township. All the added tables below (noted as the "table title") are based on the 2016 base year properties.

The combined 2014 and 2016 base year properties in the first year of TIF plan the BDA capture would equal 0.017 percent (of the revenue these taxing jurisdictions would otherwise expect to collect county-wide. In the last year of the plan (year 25) the impact equals 0.208 percent of the revenue these taxing jurisdictions would otherwise expect to collect county-wide. The direct impact on Mt. Morris Township in the first year of the TIF plan capture 0.418 percent of the revenue from the township. In the last year of the plan (year 25) the impact equals 6.741 percent of the revenue to the township. The amendment of the additional properties does not appear to have a significant impact.

It should be kept in mind that this is only the impact on the tax revenue portion of the jurisdictions income. Most have multiple income sources and so the impact on total income can be substantially less.

TABLE 04A
Projected Impact on Genesee County Property Tax Revenue-Properties with Base Year 2014

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2014	\$7,929,045,131	\$48,549,864	\$49,104,797	-	\$69,632,081.44	\$0.00	0.000%
2015	\$8,008,335,582	\$48,490,953	\$49,595,845	\$1,104,891.97	\$70,328,402.25	\$9,703.05	0.014%
2016	\$8,088,418,938	\$48,490,953	\$50,091,803	\$1,600,850.42	\$71,031,686.27	\$14,058.51	0.020%
2017	\$8,169,303,128	\$48,490,953	\$50,592,721	\$2,101,768.45	\$71,742,003.14	\$18,457.52	0.026%
2018	\$8,250,996,159	\$48,490,953	\$51,098,649	\$2,607,695.67	\$72,459,423.17	\$22,900.52	0.032%
2019	\$8,333,506,120	\$48,490,953	\$51,609,635	\$3,118,682.16	\$73,184,017.40	\$27,387.95	0.037%
2020	\$8,416,841,182	\$48,490,953	\$52,125,732	\$3,634,778.51	\$73,915,857.57	\$31,920.26	0.043%
2021	\$8,501,009,593	\$48,490,953	\$52,646,989	\$4,156,035.82	\$74,655,016.15	\$36,497.89	0.049%
2022	\$8,586,019,689	\$48,490,953	\$53,173,459	\$4,682,505.71	\$75,401,566.31	\$41,121.30	0.055%
2023	\$8,671,879,886	\$48,490,953	\$53,705,193	\$5,214,240.30	\$76,155,581.97	\$45,790.94	0.060%
2024	\$8,758,598,685	\$48,490,953	\$54,242,245	\$5,751,292.23	\$76,917,137.79	\$50,507.27	0.066%
2025	\$8,846,184,672	\$48,490,953	\$54,784,668	\$6,293,714.68	\$77,686,309.17	\$55,270.77	0.071%
2026	\$8,934,646,519	\$48,490,953	\$55,332,514	\$6,841,561.36	\$78,463,172.26	\$60,081.91	0.077%
2027	\$9,023,992,984	\$48,490,953	\$55,885,840	\$7,394,886.50	\$79,247,803.98	\$64,941.15	0.082%
2028	\$9,114,232,914	\$48,490,953	\$56,444,698	\$7,953,744.90	\$80,040,282.02	\$69,848.99	0.087%
2029	\$9,205,375,243	\$48,490,953	\$57,009,145	\$8,518,191.88	\$80,840,684.84	\$74,805.91	0.093%
2030	\$9,297,428,995	\$48,490,953	\$57,579,236	\$9,088,283.33	\$81,649,091.69	\$79,812.40	0.098%
2031	\$9,390,403,285	\$48,490,953	\$58,155,029	\$9,664,075.69	\$82,465,582.61	\$84,868.95	0.103%
2032	\$9,484,307,318	\$48,490,953	\$58,736,579	\$10,245,625.98	\$83,290,238.44	\$89,976.06	0.108%
2033	\$9,579,150,391	\$48,490,953	\$59,323,945	\$10,832,991.77	\$84,123,140.82	\$95,134.25	0.113%
2034	\$9,674,941,895	\$48,490,953	\$59,917,184	\$11,426,231.21	\$84,964,372.23	\$100,344.02	0.118%
2035	\$9,771,691,314	\$48,490,953	\$60,516,356	\$12,025,403.06	\$85,814,015.95	\$105,605.89	0.123%
2036	\$9,869,408,227	\$48,490,953	\$61,121,520	\$12,630,566.62	\$86,672,156.11	\$110,920.37	0.128%
2037	\$9,968,102,310	\$48,490,953	\$61,732,735	\$13,241,781.81	\$87,538,877.67	\$116,288.00	0.133%
2038	\$10,067,783,333	\$48,490,953	\$62,350,062	\$13,859,109.16	\$88,414,266.45	\$121,709.31	0.138%
2039	\$10,168,461,166	\$48,490,953	\$62,973,563	\$14,482,609.78	\$89,298,409.11	\$127,184.83	0.142%

TABLE 04B
Projected Impact on Genesee County Property Tax Revenue - Properties with Base Year 2016

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2016	\$1,731,127,871	\$5,604,537	\$5,604,537	-	\$15,202,591.85	\$0.00	0.000%
2017	\$1,748,439,150	\$5,604,537	\$5,660,582	\$56,045.37	\$15,354,617.77	\$492.18	0.003%
2018	\$1,765,923,541	\$5,604,537	\$5,717,188	\$112,651.19	\$15,508,163.95	\$989.29	0.006%
2019	\$1,783,582,777	\$5,604,537	\$5,774,360	\$169,823.08	\$15,663,245.59	\$1,491.37	0.010%
2020	\$1,801,418,604	\$5,604,537	\$5,832,104	\$227,566.68	\$15,819,878.04	\$1,998.47	0.013%
2021	\$1,819,432,790	\$5,604,537	\$5,890,425	\$285,887.71	\$15,978,076.82	\$2,510.64	0.016%
2022	\$1,837,627,118	\$5,604,537	\$5,949,329	\$344,791.96	\$16,137,857.59	\$3,027.93	0.019%
2023	\$1,856,003,390	\$5,604,537	\$6,008,822	\$404,285.25	\$16,299,236.17	\$3,550.39	0.022%
2024	\$1,874,563,423	\$5,604,537	\$6,068,910	\$464,373.47	\$16,462,228.53	\$4,078.08	0.025%
2025	\$1,893,309,058	\$5,604,537	\$6,129,600	\$525,062.58	\$16,626,850.81	\$4,611.05	0.028%
2026	\$1,912,242,148	\$5,604,537	\$6,190,896	\$586,358.57	\$16,793,119.32	\$5,149.34	0.031%
2027	\$1,931,364,570	\$5,604,537	\$6,252,805	\$648,267.53	\$16,961,050.51	\$5,693.02	0.034%
2028	\$1,950,678,215	\$5,604,537	\$6,315,333	\$710,795.57	\$17,130,661.02	\$6,242.14	0.036%
2029	\$1,970,184,998	\$5,604,537	\$6,378,486	\$773,948.90	\$17,301,967.63	\$6,796.74	0.039%
2030	\$1,989,886,848	\$5,604,537	\$6,442,271	\$837,733.76	\$17,474,987.31	\$7,356.89	0.042%
2031	\$2,009,785,716	\$5,604,537	\$6,506,693	\$902,156.47	\$17,649,737.18	\$7,922.65	0.045%
2032	\$2,029,883,573	\$5,604,537	\$6,571,760	\$967,223.40	\$17,826,234.55	\$8,494.06	0.048%
2033	\$2,050,182,409	\$5,604,537	\$6,637,478	\$1,032,941.00	\$18,004,496.90	\$9,071.18	0.050%
2034	\$2,070,684,233	\$5,604,537	\$6,703,853	\$1,099,315.78	\$18,184,541.87	\$9,654.08	0.053%
2035	\$2,091,391,075	\$5,604,537	\$6,770,891	\$1,166,354.31	\$18,366,387.28	\$10,242.81	0.056%
2036	\$2,112,304,986	\$5,604,537	\$6,838,600	\$1,234,063.23	\$18,550,051.16	\$10,837.42	0.058%
2037	\$2,133,428,036	\$5,604,537	\$6,906,986	\$1,302,449.23	\$18,735,551.67	\$11,437.98	0.061%
2038	\$2,154,762,316	\$5,604,537	\$6,976,056	\$1,371,519.09	\$18,922,907.19	\$12,044.54	0.064%
2039	\$2,176,309,939	\$5,604,537	\$7,045,817	\$1,441,279.65	\$19,112,136.26	\$12,657.17	0.066%

TABLE 05A

Projected Impact on Mott Community College Property Tax Revenue - Properties with Base Year 2014

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2014	\$7,929,045,131	\$48,549,864	\$49,104,797	-	\$22,673,897.46	\$0.00	0.000%
2015	\$8,008,335,582	\$48,490,953	\$49,595,845	\$1,104,891.97	\$22,900,636.43	\$3,159.55	0.014%
2016	\$8,088,418,938	\$48,490,953	\$50,091,803	\$1,600,850.42	\$23,129,642.80	\$4,577.79	0.020%
2017	\$8,169,303,128	\$48,490,953	\$50,592,721	\$2,101,768.45	\$23,360,939.22	\$6,010.22	0.026%
2018	\$8,250,996,159	\$48,490,953	\$51,098,649	\$2,607,695.67	\$23,594,548.62	\$7,456.97	0.032%
2019	\$8,333,506,120	\$48,490,953	\$51,609,635	\$3,118,682.16	\$23,830,494.10	\$8,918.18	0.037%
2020	\$8,416,841,182	\$48,490,953	\$52,125,732	\$3,634,778.51	\$24,068,799.04	\$10,394.01	0.043%
2021	\$8,501,009,593	\$48,490,953	\$52,646,989	\$4,156,035.82	\$24,309,487.03	\$11,884.60	0.049%
2022	\$8,586,019,689	\$48,490,953	\$53,173,459	\$4,682,505.71	\$24,552,581.90	\$13,390.09	0.055%
2023	\$8,671,879,886	\$48,490,953	\$53,705,193	\$5,214,240.30	\$24,798,107.72	\$14,910.64	0.060%
2024	\$8,758,598,685	\$48,490,953	\$54,242,245	\$5,751,292.23	\$25,046,088.80	\$16,446.40	0.066%
2025	\$8,846,184,672	\$48,490,953	\$54,784,668	\$6,293,714.68	\$25,296,549.69	\$17,997.51	0.071%
2026	\$8,934,646,519	\$48,490,953	\$55,332,514	\$6,841,561.36	\$25,549,515.18	\$19,564.13	0.077%
2027	\$9,023,992,984	\$48,490,953	\$55,885,840	\$7,394,886.50	\$25,805,010.34	\$21,146.42	0.082%
2028	\$9,114,232,914	\$48,490,953	\$56,444,698	\$7,953,744.90	\$26,063,060.44	\$22,744.53	0.087%
2029	\$9,205,375,243	\$48,490,953	\$57,009,145	\$8,518,191.88	\$26,323,691.04	\$24,358.62	0.093%
2030	\$9,297,428,995	\$48,490,953	\$57,579,236	\$9,088,283.33	\$26,586,927.95	\$25,988.85	0.098%
2031	\$9,390,403,285	\$48,490,953	\$58,155,029	\$9,664,075.69	\$26,852,797.23	\$27,635.39	0.103%
2032	\$9,484,307,318	\$48,490,953	\$58,736,579	\$10,245,625.98	\$27,121,325.21	\$29,298.39	0.108%
2033	\$9,579,150,391	\$48,490,953	\$59,323,945	\$10,832,991.77	\$27,392,538.46	\$30,978.02	0.113%
2034	\$9,674,941,895	\$48,490,953	\$59,917,184	\$11,426,231.21	\$27,666,463.84	\$32,674.45	0.118%
2035	\$9,771,691,314	\$48,490,953	\$60,516,356	\$12,025,403.06	\$27,943,128.48	\$34,387.84	0.123%
2036	\$9,869,408,227	\$48,490,953	\$61,121,520	\$12,630,566.62	\$28,222,559.77	\$36,118.37	0.128%
2037	\$9,968,102,310	\$48,490,953	\$61,732,735	\$13,241,781.81	\$28,504,785.36	\$37,866.20	0.133%
2038	\$10,067,783,333	\$48,490,953	\$62,350,062	\$13,859,109.16	\$28,789,833.22	\$39,631.51	0.138%
2039	\$10,168,461,166	\$48,490,953	\$62,973,563	\$14,482,609.78	\$29,077,731.55	\$41,414.47	0.142%

TABLE 05B

Projected Impact on Mott Community College Property Tax Revenue - Properties with Base Year 2016

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2016	\$1,731,127,871	\$5,604,537	\$5,604,537	-	\$4,950,333.26	\$0.00	0.000%
2017	\$1,748,439,150	\$5,604,537	\$5,660,582	\$56,045.37	\$4,999,836.59	\$160.27	0.003%
2018	\$1,765,923,541	\$5,604,537	\$5,717,188	\$112,651.19	\$5,049,834.96	\$322.14	0.006%
2019	\$1,783,582,777	\$5,604,537	\$5,774,360	\$169,823.08	\$5,100,333.31	\$485.63	0.010%
2020	\$1,801,418,604	\$5,604,537	\$5,832,104	\$227,566.68	\$5,151,336.64	\$650.75	0.013%
2021	\$1,819,432,790	\$5,604,537	\$5,890,425	\$285,887.71	\$5,202,850.01	\$817.52	0.016%
2022	\$1,837,627,118	\$5,604,537	\$5,949,329	\$344,791.96	\$5,254,878.51	\$985.97	0.019%
2023	\$1,856,003,390	\$5,604,537	\$6,008,822	\$404,285.25	\$5,307,427.29	\$1,156.09	0.022%
2024	\$1,874,563,423	\$5,604,537	\$6,068,910	\$464,373.47	\$5,360,501.57	\$1,327.92	0.025%
2025	\$1,893,309,058	\$5,604,537	\$6,129,600	\$525,062.58	\$5,414,106.58	\$1,501.47	0.028%
2026	\$1,912,242,148	\$5,604,537	\$6,190,896	\$586,358.57	\$5,468,247.65	\$1,676.75	0.031%
2027	\$1,931,364,570	\$5,604,537	\$6,252,805	\$648,267.53	\$5,522,930.12	\$1,853.79	0.034%
2028	\$1,950,678,215	\$5,604,537	\$6,315,333	\$710,795.57	\$5,578,159.42	\$2,032.59	0.036%
2029	\$1,970,184,998	\$5,604,537	\$6,378,486	\$773,948.90	\$5,633,941.02	\$2,213.18	0.039%
2030	\$1,989,886,848	\$5,604,537	\$6,442,271	\$837,733.76	\$5,690,280.43	\$2,395.58	0.042%
2031	\$2,009,785,716	\$5,604,537	\$6,506,693	\$902,156.47	\$5,747,183.23	\$2,579.81	0.045%
2032	\$2,029,883,573	\$5,604,537	\$6,571,760	\$967,223.40	\$5,804,655.07	\$2,765.87	0.048%
2033	\$2,050,182,409	\$5,604,537	\$6,637,478	\$1,032,941.00	\$5,862,701.62	\$2,953.80	0.050%
2034	\$2,070,684,233	\$5,604,537	\$6,703,853	\$1,099,315.78	\$5,921,328.63	\$3,143.60	0.053%
2035	\$2,091,391,075	\$5,604,537	\$6,770,891	\$1,166,354.31	\$5,980,541.92	\$3,335.31	0.056%
2036	\$2,112,304,986	\$5,604,537	\$6,838,600	\$1,234,063.23	\$6,040,347.34	\$3,528.93	0.058%
2037	\$2,133,428,036	\$5,604,537	\$6,906,986	\$1,302,449.23	\$6,100,750.81	\$3,724.48	0.061%
2038	\$2,154,762,316	\$5,604,537	\$6,976,056	\$1,371,519.09	\$6,161,758.32	\$3,922.00	0.064%
2039	\$2,176,309,939	\$5,604,537	\$7,045,817	\$1,441,279.65	\$6,223,375.90	\$4,121.48	0.066%

TABLE 06A
Projected Impact on MTA Property Tax Revenue - Properties with Base Year 2014

YEA R	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERT Y TAX REVENUE
2014	\$7,929,045,131	\$48,549,864	\$49,104,797	-	\$6,343,236.10	\$0.00	0.000%
2015	\$8,008,335,582	\$48,490,953	\$49,595,845	\$1,104,891.97	\$6,406,668.47	\$883.91	0.014%
2016	\$8,088,418,938	\$48,490,953	\$50,091,803	\$1,600,850.42	\$6,470,735.15	\$1,280.68	0.020%
2017	\$8,169,303,128	\$48,490,953	\$50,592,721	\$2,101,768.45	\$6,535,442.50	\$1,681.41	0.026%
2018	\$8,250,996,159	\$48,490,953	\$51,098,649	\$2,607,695.67	\$6,600,796.93	\$2,086.16	0.032%
2019	\$8,333,506,120	\$48,490,953	\$51,609,635	\$3,118,682.16	\$6,666,804.90	\$2,494.95	0.037%
2020	\$8,416,841,182	\$48,490,953	\$52,125,732	\$3,634,778.51	\$6,733,472.95	\$2,907.82	0.043%
2021	\$8,501,009,593	\$48,490,953	\$52,646,989	\$4,156,035.82	\$6,800,807.67	\$3,324.83	0.049%
2022	\$8,586,019,689	\$48,490,953	\$53,173,459	\$4,682,505.71	\$6,868,815.75	\$3,746.00	0.055%
2023	\$8,671,879,886	\$48,490,953	\$53,705,193	\$5,214,240.30	\$6,937,503.91	\$4,171.39	0.060%
2024	\$8,758,598,685	\$48,490,953	\$54,242,245	\$5,751,292.23	\$7,006,878.95	\$4,601.03	0.066%
2025	\$8,846,184,672	\$48,490,953	\$54,784,668	\$6,293,714.68	\$7,076,947.74	\$5,034.97	0.071%
2026	\$8,934,646,519	\$48,490,953	\$55,332,514	\$6,841,561.36	\$7,147,717.21	\$5,473.25	0.077%
2027	\$9,023,992,984	\$48,490,953	\$55,885,840	\$7,394,886.50	\$7,219,194.39	\$5,915.91	0.082%
2028	\$9,114,232,914	\$48,490,953	\$56,444,698	\$7,953,744.90	\$7,291,386.33	\$6,363.00	0.087%
2029	\$9,205,375,243	\$48,490,953	\$57,009,145	\$8,518,191.88	\$7,364,300.19	\$6,814.55	0.093%
2030	\$9,297,428,995	\$48,490,953	\$57,579,236	\$9,088,283.33	\$7,437,943.20	\$7,270.63	0.098%
2031	\$9,390,403,285	\$48,490,953	\$58,155,029	\$9,664,075.69	\$7,512,322.63	\$7,731.26	0.103%
2032	\$9,484,307,318	\$48,490,953	\$58,736,579	\$10,245,625.98	\$7,587,445.85	\$8,196.50	0.108%
2033	\$9,579,150,391	\$48,490,953	\$59,323,945	\$10,832,991.77	\$7,663,320.31	\$8,666.39	0.113%
2034	\$9,674,941,895	\$48,490,953	\$59,917,184	\$11,426,231.21	\$7,739,953.52	\$9,140.98	0.118%
2035	\$9,771,691,314	\$48,490,953	\$60,516,356	\$12,025,403.06	\$7,817,353.05	\$9,620.32	0.123%
2036	\$9,869,408,227	\$48,490,953	\$61,121,520	\$12,630,566.62	\$7,895,526.58	\$10,104.45	0.128%
2037	\$9,968,102,310	\$48,490,953	\$61,732,735	\$13,241,781.81	\$7,974,481.85	\$10,593.43	0.133%
2038	\$10,067,783,333	\$48,490,953	\$62,350,062	\$13,859,109.16	\$8,054,226.67	\$11,087.29	0.138%
2039	\$10,168,461,166	\$48,490,953	\$62,973,563	\$14,482,609.78	\$8,134,768.93	\$11,586.09	0.142%

TABLE 06B
Projected Impact on MTA Property Tax Revenue - Properties with Base Year 2016

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2016	\$1,731,127,871	\$5,604,537	\$5,604,537	-	\$1,384,902.30	\$0.00	0.000%
2017	\$1,748,439,150	\$5,604,537	\$5,660,582	\$56,045.37	\$1,398,751.32	\$44.84	0.003%
2018	\$1,765,923,541	\$5,604,537	\$5,717,188	\$112,651.19	\$1,412,738.83	\$90.12	0.006%
2019	\$1,783,582,777	\$5,604,537	\$5,774,360	\$169,823.08	\$1,426,866.22	\$135.86	0.010%
2020	\$1,801,418,604	\$5,604,537	\$5,832,104	\$227,566.68	\$1,441,134.88	\$182.05	0.013%
2021	\$1,819,432,790	\$5,604,537	\$5,890,425	\$285,887.71	\$1,455,546.23	\$228.71	0.016%
2022	\$1,837,627,118	\$5,604,537	\$5,949,329	\$344,791.96	\$1,470,101.69	\$275.83	0.019%
2023	\$1,856,003,390	\$5,604,537	\$6,008,822	\$404,285.25	\$1,484,802.71	\$323.43	0.022%
2024	\$1,874,563,423	\$5,604,537	\$6,068,910	\$464,373.47	\$1,499,650.74	\$371.50	0.025%
2025	\$1,893,309,058	\$5,604,537	\$6,129,600	\$525,062.58	\$1,514,647.25	\$420.05	0.028%
2026	\$1,912,242,148	\$5,604,537	\$6,190,896	\$586,358.57	\$1,529,793.72	\$469.09	0.031%
2027	\$1,931,364,570	\$5,604,537	\$6,252,805	\$648,267.53	\$1,545,091.66	\$518.61	0.034%
2028	\$1,950,678,215	\$5,604,537	\$6,315,333	\$710,795.57	\$1,560,542.57	\$568.64	0.036%
2029	\$1,970,184,998	\$5,604,537	\$6,378,486	\$773,948.90	\$1,576,148.00	\$619.16	0.039%
2030	\$1,989,886,848	\$5,604,537	\$6,442,271	\$837,733.76	\$1,591,909.48	\$670.19	0.042%
2031	\$2,009,785,716	\$5,604,537	\$6,506,693	\$902,156.47	\$1,607,828.57	\$721.73	0.045%
2032	\$2,029,883,573	\$5,604,537	\$6,571,760	\$967,223.40	\$1,623,906.86	\$773.78	0.048%
2033	\$2,050,182,409	\$5,604,537	\$6,637,478	\$1,032,941.00	\$1,640,145.93	\$826.35	0.050%
2034	\$2,070,684,233	\$5,604,537	\$6,703,853	\$1,099,315.78	\$1,656,547.39	\$879.45	0.053%
2035	\$2,091,391,075	\$5,604,537	\$6,770,891	\$1,166,354.31	\$1,673,112.86	\$933.08	0.056%
2036	\$2,112,304,986	\$5,604,537	\$6,838,600	\$1,234,063.23	\$1,689,843.99	\$987.25	0.058%
2037	\$2,133,428,036	\$5,604,537	\$6,906,986	\$1,302,449.23	\$1,706,742.43	\$1,041.96	0.061%
2038	\$2,154,762,316	\$5,604,537	\$6,976,056	\$1,371,519.09	\$1,723,809.85	\$1,097.22	0.064%
2039	\$2,176,309,939	\$5,604,537	\$7,045,817	\$1,441,279.65	\$1,741,047.95	\$1,153.02	0.066%

TABLE 07A
Projected Impact on Bishop Airport Property Tax Revenue - Properties with Base Year 2014

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2014	\$7,929,045,131	\$48,549,864	\$49,104,797	-	\$3,843,208	\$0	0.000%
2015	\$8,008,335,582	\$48,490,953	\$49,595,845	\$1,104,892	\$3,881,640	\$536	0.014%
2016	\$8,088,418,938	\$48,490,953	\$50,091,803	\$1,600,850	\$3,920,457	\$776	0.020%
2017	\$8,169,303,128	\$48,490,953	\$50,592,721	\$2,101,768	\$3,959,661	\$1,019	0.026%
2018	\$8,250,996,159	\$48,490,953	\$51,098,649	\$2,607,696	\$3,999,258	\$1,264	0.032%
2019	\$8,333,506,120	\$48,490,953	\$51,609,635	\$3,118,682	\$4,039,250	\$1,512	0.037%
2020	\$8,416,841,182	\$48,490,953	\$52,125,732	\$3,634,779	\$4,079,643	\$1,762	0.043%
2021	\$8,501,009,593	\$48,490,953	\$52,646,989	\$4,156,036	\$4,120,439	\$2,014	0.049%
2022	\$8,586,019,689	\$48,490,953	\$53,173,459	\$4,682,506	\$4,161,644	\$2,270	0.055%
2023	\$8,671,879,886	\$48,490,953	\$53,705,193	\$5,214,240	\$4,203,260	\$2,527	0.060%
2024	\$8,758,598,685	\$48,490,953	\$54,242,245	\$5,751,292	\$4,245,293	\$2,788	0.066%
2025	\$8,846,184,672	\$48,490,953	\$54,784,668	\$6,293,715	\$4,287,746	\$3,051	0.071%
2026	\$8,934,646,519	\$48,490,953	\$55,332,514	\$6,841,561	\$4,330,623	\$3,316	0.077%
2027	\$9,023,992,984	\$48,490,953	\$55,885,840	\$7,394,887	\$4,373,929	\$3,584	0.082%
2028	\$9,114,232,914	\$48,490,953	\$56,444,698	\$7,953,745	\$4,417,669	\$3,855	0.087%
2029	\$9,205,375,243	\$48,490,953	\$57,009,145	\$8,518,192	\$4,461,845	\$4,129	0.093%
2030	\$9,297,428,995	\$48,490,953	\$57,579,236	\$9,088,283	\$4,506,464	\$4,405	0.098%
2031	\$9,390,403,285	\$48,490,953	\$58,155,029	\$9,664,076	\$4,551,528	\$4,684	0.103%
2032	\$9,484,307,318	\$48,490,953	\$58,736,579	\$10,245,626	\$4,597,044	\$4,966	0.108%
2033	\$9,579,150,391	\$48,490,953	\$59,323,945	\$10,832,992	\$4,643,014	\$5,251	0.113%
2034	\$9,674,941,895	\$48,490,953	\$59,917,184	\$11,426,231	\$4,689,444	\$5,538	0.118%
2035	\$9,771,691,314	\$48,490,953	\$60,516,356	\$12,025,403	\$4,736,339	\$5,829	0.123%
2036	\$9,869,408,227	\$48,490,953	\$61,121,520	\$12,630,567	\$4,783,702	\$6,122	0.128%
2037	\$9,968,102,310	\$48,490,953	\$61,732,735	\$13,241,782	\$4,831,539	\$6,418	0.133%
2038	\$10,067,783,333	\$48,490,953	\$62,350,062	\$13,859,109	\$4,879,855	\$6,718	0.138%
2039	\$10,168,461,166	\$48,490,953	\$62,973,563	\$14,482,610	\$4,928,653	\$7,020	0.142%

TABLE 07B
Projected Impact on Bishop Airport Property Tax Revenue - Properties with Base Year 2016

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2016	\$1,731,127,871	\$5,604,537	\$5,604,537	-	\$1,384,902.30	\$0.00	0.000%
2017	\$1,748,439,150	\$5,604,537	\$5,660,582	\$56,045.37	\$1,398,751.32	\$44.84	0.003%
2018	\$1,765,923,541	\$5,604,537	\$5,717,188	\$112,651.19	\$1,412,738.83	\$90.12	0.006%
2019	\$1,783,582,777	\$5,604,537	\$5,774,360	\$169,823.08	\$1,426,866.22	\$135.86	0.010%
2020	\$1,801,418,604	\$5,604,537	\$5,832,104	\$227,566.68	\$1,441,134.88	\$182.05	0.013%
2021	\$1,819,432,790	\$5,604,537	\$5,890,425	\$285,887.71	\$1,455,546.23	\$228.71	0.016%
2022	\$1,837,627,118	\$5,604,537	\$5,949,329	\$344,791.96	\$1,470,101.69	\$275.83	0.019%
2023	\$1,856,003,390	\$5,604,537	\$6,008,822	\$404,285.25	\$1,484,802.71	\$323.43	0.022%
2024	\$1,874,563,423	\$5,604,537	\$6,068,910	\$464,373.47	\$1,499,650.74	\$371.50	0.025%
2025	\$1,893,309,058	\$5,604,537	\$6,129,600	\$525,062.58	\$1,514,647.25	\$420.05	0.028%
2026	\$1,912,242,148	\$5,604,537	\$6,190,896	\$586,358.57	\$1,529,793.72	\$469.09	0.031%
2027	\$1,931,364,570	\$5,604,537	\$6,252,805	\$648,267.53	\$1,545,091.66	\$518.61	0.034%
2028	\$1,950,678,215	\$5,604,537	\$6,315,333	\$710,795.57	\$1,560,542.57	\$568.64	0.036%
2029	\$1,970,184,998	\$5,604,537	\$6,378,486	\$773,948.90	\$1,576,148.00	\$619.16	0.039%
2030	\$1,989,886,848	\$5,604,537	\$6,442,271	\$837,733.76	\$1,591,909.48	\$670.19	0.042%
2031	\$2,009,785,716	\$5,604,537	\$6,506,693	\$902,156.47	\$1,607,828.57	\$721.73	0.045%
2032	\$2,029,883,573	\$5,604,537	\$6,571,760	\$967,223.40	\$1,623,906.86	\$773.78	0.048%
2033	\$2,050,182,409	\$5,604,537	\$6,637,478	\$1,032,941.00	\$1,640,145.93	\$826.35	0.050%
2034	\$2,070,684,233	\$5,604,537	\$6,703,853	\$1,099,315.78	\$1,656,547.39	\$879.45	0.053%
2035	\$2,091,391,075	\$5,604,537	\$6,770,891	\$1,166,354.31	\$1,673,112.86	\$933.08	0.056%
2036	\$2,112,304,986	\$5,604,537	\$6,838,600	\$1,234,063.23	\$1,689,843.99	\$987.25	0.058%
2037	\$2,133,428,036	\$5,604,537	\$6,906,986	\$1,302,449.23	\$1,706,742.43	\$1,041.96	0.061%
2038	\$2,154,762,316	\$5,604,537	\$6,976,056	\$1,371,519.09	\$1,723,809.85	\$1,097.22	0.064%
2039	\$2,176,309,939	\$5,604,537	\$7,045,817	\$1,441,279.65	\$1,741,047.95	\$1,153.02	0.066%

TABLE 08A
 Projected Impact on Mt. Morris Township Property Tax Revenue - Properties with Base Year 2014

YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2014	\$273,017,918	\$48,549,864	\$49,104,797	-	\$3,850,809	\$0	0.000%
2015	\$275,748,097	\$48,490,953	\$49,595,845	\$1,104,892	\$3,889,317	\$15,584	0.401%
2016	\$278,505,578	\$48,490,953	\$50,091,803	\$1,600,850	\$3,928,210	\$22,579	0.575%
2017	\$281,290,634	\$48,490,953	\$50,592,721	\$2,101,768	\$3,967,492	\$29,645	0.747%
2018	\$284,103,540	\$48,490,953	\$51,098,649	\$2,607,696	\$4,007,167	\$36,781	0.918%
2019	\$286,944,576	\$48,490,953	\$51,609,635	\$3,118,682	\$4,047,238	\$43,988	1.087%
2020	\$289,814,021	\$48,490,953	\$52,125,732	\$3,634,779	\$4,087,711	\$51,267	1.254%
2021	\$292,712,162	\$48,490,953	\$52,646,989	\$4,156,036	\$4,128,588	\$58,619	1.420%
2022	\$295,639,283	\$48,490,953	\$53,173,459	\$4,682,506	\$4,169,874	\$66,045	1.584%
2023	\$298,595,676	\$48,490,953	\$53,705,193	\$5,214,240	\$4,211,573	\$73,545	1.746%
2024	\$301,581,633	\$48,490,953	\$54,242,245	\$5,751,292	\$4,253,688	\$81,120	1.907%
2025	\$304,597,449	\$48,490,953	\$54,784,668	\$6,293,715	\$4,296,225	\$88,770	2.066%
2026	\$307,643,424	\$48,490,953	\$55,332,514	\$6,841,561	\$4,339,187	\$96,497	2.224%
2027	\$310,719,858	\$48,490,953	\$55,885,840	\$7,394,887	\$4,382,579	\$104,302	2.380%
2028	\$313,827,056	\$48,490,953	\$56,444,698	\$7,953,745	\$4,426,405	\$112,184	2.534%
2029	\$316,965,327	\$48,490,953	\$57,009,145	\$8,518,192	\$4,470,669	\$120,146	2.687%
2030	\$320,134,980	\$48,490,953	\$57,579,236	\$9,088,283	\$4,515,376	\$128,187	2.839%
2031	\$323,336,330	\$48,490,953	\$58,155,029	\$9,664,076	\$4,560,530	\$136,308	2.989%
2032	\$326,569,693	\$48,490,953	\$58,736,579	\$10,245,626	\$4,606,135	\$144,510	3.137%
2033	\$329,835,390	\$48,490,953	\$59,323,945	\$10,832,992	\$4,652,196	\$152,795	3.284%
2034	\$333,133,744	\$48,490,953	\$59,917,184	\$11,426,231	\$4,698,718	\$161,162	3.430%
2035	\$336,465,082	\$48,490,953	\$60,516,356	\$12,025,403	\$4,745,705	\$169,613	3.574%
2036	\$339,829,733	\$48,490,953	\$61,121,520	\$12,630,567	\$4,793,162	\$178,149	3.717%
2037	\$343,228,030	\$48,490,953	\$61,732,735	\$13,241,782	\$4,841,094	\$186,770	3.858%
2038	\$346,660,310	\$48,490,953	\$62,350,062	\$13,859,109	\$4,889,505	\$195,477	3.998%
2039	\$350,126,913	\$48,490,953	\$62,973,563	\$14,482,610	\$4,938,400	\$204,271	4.136%

TABLE 08B Projected Impact on Mt. Morris Township Property Tax Revenue - Properties with Base Year 2016							
YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN BDA	PROJECTED TV WITHIN BDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2016	\$44,002,082	\$5,604,537	\$5,604,537	-	\$620,632	\$0	0.000%
2017	\$44,442,103	\$5,604,537	\$5,660,582	\$56,045	\$626,838	\$790	0.126%
2018	\$44,886,524	\$5,604,537	\$5,717,188	\$112,651	\$633,106	\$1,589	0.251%
2019	\$45,335,389	\$5,604,537	\$5,774,360	\$169,823	\$639,438	\$2,395	0.375%
2020	\$45,788,743	\$5,604,537	\$5,832,104	\$227,567	\$645,832	\$3,210	0.497%
2021	\$46,246,630	\$5,604,537	\$5,890,425	\$285,888	\$652,290	\$4,032	0.618%
2022	\$46,709,097	\$5,604,537	\$5,949,329	\$344,792	\$658,813	\$4,863	0.738%
2023	\$47,176,188	\$5,604,537	\$6,008,822	\$404,285	\$665,401	\$5,702	0.857%
2024	\$47,647,950	\$5,604,537	\$6,068,910	\$464,373	\$672,055	\$6,550	0.975%
2025	\$48,124,429	\$5,604,537	\$6,129,600	\$525,063	\$678,776	\$7,406	1.091%
2026	\$48,605,673	\$5,604,537	\$6,190,896	\$586,359	\$685,564	\$8,270	1.206%
2027	\$49,091,730	\$5,604,537	\$6,252,805	\$648,268	\$692,419	\$9,144	1.321%
2028	\$49,582,647	\$5,604,537	\$6,315,333	\$710,796	\$699,343	\$10,025	1.434%
2029	\$50,078,474	\$5,604,537	\$6,378,486	\$773,949	\$706,337	\$10,916	1.545%
2030	\$50,579,259	\$5,604,537	\$6,442,271	\$837,734	\$713,400	\$11,816	1.656%
2031	\$51,085,051	\$5,604,537	\$6,506,693	\$902,156	\$720,534	\$12,725	1.766%
2032	\$51,595,902	\$5,604,537	\$6,571,760	\$967,223	\$727,740	\$13,642	1.875%
2033	\$52,111,861	\$5,604,537	\$6,637,478	\$1,032,941	\$735,017	\$14,569	1.982%
2034	\$52,632,979	\$5,604,537	\$6,703,853	\$1,099,316	\$742,367	\$15,505	2.089%
2035	\$53,159,309	\$5,604,537	\$6,770,891	\$1,166,354	\$749,791	\$16,451	2.194%
2036	\$53,690,902	\$5,604,537	\$6,838,600	\$1,234,063	\$757,289	\$17,406	2.298%
2037	\$54,227,811	\$5,604,537	\$6,906,986	\$1,302,449	\$764,862	\$18,371	2.402%
2038	\$54,770,089	\$5,604,537	\$6,976,056	\$1,371,519	\$772,510	\$19,345	2.504%
2039	\$55,317,790	\$5,604,537	\$7,045,817	\$1,441,280	\$780,235	\$20,329	2.605%

TIF and Development Plan Ordinance

The following is the **DRAFT** BDA ordinance for Mount Morris Township as adopted April 20th, 2015 and amended March 27, 2017.

BUSINESS DEVELOPMENT AUTHORITY ORDINANCE MT. MORRIS TOWNSHIP
ORDINANCE NO. ____

An Ordinance to establish a Downtown Development Authority in the Township of Mt. Morris, Genesee County, Michigan, pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended; to define the boundaries of the Downtown District constituting the Downtown Development Authority; to provide for other matters necessary and related to the Downtown Development Authority; and to provide for the effective date of this Ordinance.

THE CHARTER TOWNSHIP OF Mt. Morris, Genesee COUNTY, MICHIGAN, ORDAINS:

Sec. 1 TITLE

This Ordinance shall be known and may be cited as the "Business Development Authority Ordinance."

Sec. 2 DEFINITIONS

In the enforcement and interpretation of this Ordinance, words that are defined in Act 197 shall have the meaning as given them in Act 197, and the following words, terms, or phrases are defined as stated below, unless specifically stated otherwise in context.

2.01 Authority. The Business Development Authority of Mount Morris Township as created by this Ordinance.

2.02 Act 197. The Downtown Development Authority Act, Act 197 of the Public Acts of Michigan of 1975, as amended.

2.03 Board or Board of Directors. The Board of Directors of the Authority.

2.04 Business District. The business district as designated in this Ordinance, and as may be amended pursuant to Act 197.

2.05 "Downtown Development Authority" means the Mt. Morris Charter Township Business Development Authority

2.06 Supervisor. The Supervisor of the Township.

2.07 Township. Mt. Morris Township, Genesee County, Michigan.

2.08 Township Board. The Township Board of Mt. Morris Township.

Sec. 3 PURPOSE AND FINDINGS

The Township Board of Mt. Morris Township determines and finds that it is necessary for the best interests of the Township to create a public body corporate in order to halt property value deterioration and increase property tax valuation where possible in the Downtown District, to eliminate the causes of the deterioration, and to promote economic growth, pursuant to Act 197.

Sec. 4 CREATION OF AUTHORITY

Pursuant to Act 197, there is created a Downtown Development Authority for the Township. The Authority shall be a public body corporate and shall be known and exercise the powers under title of "Business Development Authority of Mt. Morris Township." 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 purpose of its incorporation as provided herein and in 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.

Sec. 5 DESCRIPTION OF BUSINESS DISTRICT

The Business District in which the Authority shall exercise its power as provided by Act 197 shall consist of the property in the Township described on Exhibit A attached to and made a part of this Ordinance, subject to such changes or amendments as may be made pursuant to this Ordinance and Act 197.

Sec. 6 BOARD OF DIRECTORS

The Authority shall be under the supervision and control of the Board of Directors consisting of the Supervisor and eight members. The members shall be appointed by the Supervisor subject to approval by the Township Board. Eligibility for membership of the Board of Directors and terms of office shall be as provided by Act 197. Each member shall hold office until the member's successor is appointed.

Sec. 7 POWERS OF THE AUTHORITY

The Authority shall possess all of the powers necessary to carry out the purposes of its incorporation and shall have all the powers provided by Act 197.

7.01 In the course of preparing and submitting a Tax Increment Financing Plan, the Authority may enter into agreements with the taxing jurisdictions in which the Business District is located and the Township Board to share a portion of the captured assessed value of the Business District, as permitted in Section 14 of Act 197.

Sec. 8 FISCAL YEAR; ADOPTION OF BUDGET; REPORTS; AUDITS

8.01. The fiscal year of the Authority shall begin on January 1 of each year and end on December 31 of the same year, or such other fiscal year as may be adopted by the Township.

8.02. The Board of Directors shall annually prepare a budget and shall submit it to the Township for consideration by the Township Board. The Board of Directors shall not finally adopt a budget for any fiscal year until the budget has been approved by the Township Board. The Boards of Directors 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.

8.03. 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.

Sec. 9 TERMINATION

Upon completion of its purposes the Authority may be dissolved by an Ordinance duly adopted by the Township Board. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the Township.

Sec. 10 SECTION HEADINGS; SEVERABILITY; REPEALER

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 with this Ordinance are repealed to the extent of such conflict.

Sec. 11 PUBLICATION; RECORDING; FILING

After its adoption, this Ordinance shall be published once in full in a newspaper of general circulation in the Township, and the Township Clerk shall file a certified copy of the Ordinance with the Michigan Secretary of State promptly after its adoption.

Sec. 12 EFFECTIVE DATE

This Ordinance was approved and adopted by the Township Board of Mt. Morris Township, Genesee County, Michigan, on April 20, 2015. This Ordinance shall become effective on the first day following its publication in a newspaper of general circulation within Mt. Morris Township.

Exhibit "A" Legal Description

Mt. Morris Charter Township BDA Boundary Description as Amended on February 19, 2015

The following description references and pertains to parcels and parcel numbers that are of record in Mt Morris Township and Genesee County in the State of Michigan, on February 19, 2015.

That certain parcel of land within Sections 27, 28, 29, 30, 31, 32, 33 and 34, T8N-R6E, Mt. Morris Township, Genesee County, Michigan. Described as, Beginning at the Southwest corner of Section 30; thence Northerly, along the West line of Section 30, to the Southwest corner of parcel #14-30-300-012; thence Easterly, along the South line of parcel #14-30-300-012, to the Southeast corner of parcel #14-30-300-012; thence Northerly, along the East line of parcel's #14-30-300-012, #14-30-300-011 and #14-30-300-010, to the Northeast corner of parcel #14-30-300-010; thence Easterly, along the South line of parcel #14-30-300-009, to the Southeast corner of parcel #14-30-300-009; thence Northerly, along the West line of parcel #14-30-300-062, to the Northwest corner of parcel #14-30-300-062; thence Easterly, along the North line of parcel #14-30-300-062, to the Southeast corner of parcel #14-30-300-064; thence Northerly, along the East line of parcel #14-30-300-064, to the Northwest corner of parcel #14-30-300-063; thence Easterly, along the North line of parcel #14-30-300-063, to the Northeast corner of said parcel; thence Southerly, along the East line of parcel's #14-30-300-063, #14-30-300-022, #14-30-300-023, #14-30-300-024, #14-30-300-025, #14-30-300-026, #14-30-300-027 and #14-30-300-028, to the Northwest corner of parcel #14-30-300-051; thence Easterly, along the North line of parcel #14-30-300-051, to the Northeast corner of parcel #14-30-300-051; thence Southerly, along the East line of said parcel, to the Southeast corner of parcel #14-30-300-051; thence Easterly and Southerly along the West line of parcel #14-30-300-059, to the Southwest corner

of parcel #14-30-300-059; thence Easterly along the Southerly line of parcel #14-30-300-059 to the Northeast corner of parcel #14-30-300-043; thence Southerly, along the East line of parcel #14-30-300-043, to a point on the South line of Section 30 and the Southeast corner parcel #14-30-300-043; thence Easterly along said South line of Section 30, to the Southwest corner of parcel #14-30-400-017; thence Northerly along the Westerly line of parcel #14-30-400-017, to the Northwest corner of said parcel; thence Easterly, along the North line of parcel #14-30-400-017 and 14-30-300-061, to the Northeast corner of parcel #14-30-300-061 and a point on the West line of Dickerson Subdivision, as recorded in Liber 35, Page 8, Genesee County Records; thence Southerly along the West line of said Dickerson Subdivision to the Southwest corner of Lot 1 of said Dickerson Subdivision and a point on the Northerly right of way line of Pierson Road; thence Easterly, along the Northerly right of way line of Pierson Road to the Southeast corner of Lot 8 of said Dickerson Subdivision; thence Northerly, along the East line of said Dickerson Subdivision to the Northeast corner of lot 12 of said Dickerson Subdivision and the Southeast corner of lot 48 of the Plat of Woodland Estates, as recorded in Liber 45, Pages 15 and 16, Genesee County Records; thence Southerly along the westerly line of Marianne Drive as platted, 66' to the Southwest corner of said Woodland Estates; thence easterly along the southerly line of said Woodland Estates, 585.91' as platted to the Southeast corner of Lot 5 of said Woodland Estates; thence Northerly, along the East line of said Woodland Estates to the Northwest corner of parcel #14-30-400-036; thence Southeasterly, along the Southerly line of parcel #14-30-400-016, to the Southeast corner of parcel #14-30-400-016 and a point on the West line of Section 29; thence Northerly, along the West line of Section 29, to the Southeast corner of the Northerly portion of parcel #14-30-400-028; thence Northwesterly, along the South line of parcel #14-30-400-028, to the Southwest corner of the Northerly portion of parcel #14-30-400-028; thence Northerly, along the West line of the Northerly portion of parcel #14-30-400-028, to the Northwest corner of the northerly portion of parcel #14-30-400-028; thence Easterly, along the North line of the Northerly portion of parcel #14-30-400-028, to the Southeast corner of parcel #14-30-400-014 and a point on the West line of Section 29; thence Northerly, along the West line of Section 29, to the Southwest corner of parcel #14-29-300-015; thence Easterly, along the South line of parcels: 14-29-300-015, 14-29-300-014, and 14-29-300-013, to the Southeast corner of parcel #14-29-300-013; thence Northerly, along the East line of parcel #14-29-300-013, to the Northeast corner of parcel #14-29-300-013 and a point on the East-West quarter line of Section 29; thence Easterly, along the East-West quarter line of Section 29, to the Northwest corner of parcel #14-29-300-018; thence Southerly, along the West line of parcel #14-29-300-018, to the Southwest corner of parcel #14-29-300-018; thence Easterly, along the South line of parcels 14-29-300-018 and 14-29-300-017, to the Southeast corner of parcel #14-29-300-017 and a point on the west line of parcel #14-29-300-011; thence Southerly, along the West line of parcel #14-29-300-011, to the Southwest corner of parcel #14-29-300-011 and the Northwest corner of parcel #14-29-300-021; thence Easterly, along the North line of parcels

14-29-300-021 and 14-29-400-011, to the Northeast corner of parcel #14-29-400-011 and the Northwest corner of lot 14 of Grandview Commercial Park, as recorded in Liber 56, Pages 17-19, Genesee County Records, thence Southwesterly, along the Northwesterly line of said Grandview Commercial Park, 357.5 feet as platted to the Northwesterly corner of lot 18 of said Grandview Commercial Park; thence Southerly, along the West line of said Grandview Commercial Park, 350.0 feet, to the Southwest corner of Lot 20 of said Grandview Commercial Park; thence Easterly, along the North line of Lots 23, 21 and 4 of said Grandview Commercial Park, to the Northeast corner of Lot 4 of said Grandview Commercial Park; thence Southerly, along the East line of said Grandview Commercial Park, to the Northwest corner of parcel #14-29-400-008; thence Easterly, along the South line of parcel #14-29-576-002, to the Northwest corner of Lot 28 of Cargill Acres No.1, as recorded in Liber 20, Page 46, Genesee County Records; thence Southerly, along the West line of Lot 28 of said Cargill Acres No.1, to the Northwest corner of Puzjak Acres, as recorded in Liber 27, Page 69, Genesee County Records; thence Easterly, along the North line of Lots 1 and 2 of said Puzjak Acres, to the Northwest corner of Lot 3 of said Puzjak Acres; thence Southeasterly, along the North line of Lot 3 of said Puzjak Acres, to the Northwest corner of Lot 5 of said Puzjak Acres; thence Easterly, along the North line of Lot 5 of said Puzjak Acres, to the Northeast corner of Lot 5 of said Puzjak Acres; thence Northeasterly, to the Northwest corner of Lot 13 of Cargill Acres No. 1 as recorded in Liber 20, Page 46, Genesee County Records; thence Easterly, along the North line of Lot 13 of said Cargill Acres No. 1, to the Northeast corner of Lot 13 of said Cargill Acres No. 1 and a point on the West line of Cargill Acres as recorded in Liber 19, Page 1, Genesee County Records; thence Northerly along the West line of said Cargill Acres to the Northwest corner of Lot 12 of said Cargill Acres; thence Easterly, along the North line of said Cargill Acres, to the Northeast corner of Lot 1 of said Cargill Acres and the Southeast corner of lot 15 of said Cargill Acres No. 1; thence Northerly, along the East line of said Cargill Acres No.1, to the Northeast corner of Lot 26 of said Cargill Acres No.1; thence Westerly along the North line of said Cargill Acres No.1, to the southeast corner of parcel #14-28-100-010; thence Northerly, along the East line of parcel #14-28-100-010, to the Northeast corner of parcel #14-28-100-010; thence Westerly, along the North line of parcel #14-28-100-010, to the Northwest corner of parcel #14-28-100-010 and a point on the West line of Section 28; thence Northerly, along the West line of Section 28, to the Northwest corner of parcel #14-28-100-015; thence Easterly, along the North Line of parcel #14-28-100-015, to the Westerly right of way of I-75; thence Southerly, along the Westerly right of way of I-75, to the Southeast corner of parcel #14-28-300-018; thence Southeasterly, to the most Westerly Southwest corner of parcel #14-28-400-020; thence Easterly and Southerly along the Southerly line of parcel #14-28-400-020, to the Northeast corner of parcel #14-28-576-004; thence Southerly, along the East line of parcel #14-28-576-004, to the Northeast corner of Lot 4 of Commercial Park as recorded in Liber 38, Page 21, Genesee County Records; thence Easterly, along the north line of said Commercial Park, to the

Northeast corner of Lot 14 of said Commercial Park; thence Southerly, along the East line of said Commercial Park, Northwest corner of parcel #14-28-400-023; thence Easterly, along the South line of parcel #14-28-400-010, to the Northeast corner of parcel #14-28-400-016, and a point on the West line of Section 27; thence Southerly, along the West line of Section 27, to the Northeast corner of parcel #14-28-400-017; thence Southeasterly, to the Southwest corner of Block B, of Northwest Heights as recorded in Liber 12, Page 1, Genesee County Records; thence Southerly along the west line of Block B of said Norwest Heights, to the Northwest corner of Block A, of said Northwest Heights; thence Easterly, along the North line of Block A of said Northwest Heights, to the Northeast corner of Block A of said Northwest Heights; thence Easterly, to the Northwest corner of Block R, of Northwest Heights No.1 as recorded in Liber 12, Page 31, Genesee County Records; thence Easterly, along the North line of Block R of said Northwest Heights, to the Northeast corner of Block R of said Northwest Heights No. 1; thence Easterly, to the Northwest corner of Block B, of the plat of Mayfair as recorded in Liber 15, Pages 12 and 13, Genesee County Records; thence Southerly, along the West line of Block B of said plat of Mayfair, to the Southwest corner of Lot 24 of said plat of Mayfair; thence Easterly, along the North line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Block B, of said plat of Mayfair to the Northeast corner of Lot 12 of Block B of said plat of Mayfair; thence Easterly, to the Northwest corner of Lot 1 of Block A of said Plat of Mayfair; thence Easterly, along the North line of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Block A of said plat of Mayfair to the Northeast corner of Lot 9 of Block A of said Plat; thence Northerly, along the West line of Lot 15 of Block A of said plat of Mayfair, to the Northwest corner of Lot 15 of said Plat; thence Easterly, along the North line of Block A of said plat of Mayfair, to the Northeast corner of Lot 13 of said plat of Mayfair; thence Southeasterly, to the Northwest corner of Block 20 of Mayfair No. 1 as recorded in Liber 15, Pages 44 and 45 of Plats, Genesee County Records; thence Southerly, along the West line of Block 20 of said Mayfair No. 1; thence Easterly, along the South line of Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 of Block 20 of said Mayfair No. 1, to the Southeast corner Lot 24 of Block 20 of said Mayfair No. 1; thence Northerly, along the East line of Block 20 of said Mayfair No. 1, to the Northeast corner of Block 20 of said Plat; thence Easterly, to the Northwest corner of Block 11 of said Mayfair No. 1; thence Easterly, along the North line of Block 11 of said Mayfair No. 1, to the Northeast corner of Lot 17 of Block 11 of said Mayfair No. 1; thence Southerly, along the East line of Lot 17 of said Mayfair No. 1, to the Southeast corner of Lot 17 of Block 11 of said Mayfair No. 1; thence Easterly, along the North line of Lots 9, 8, 7, 6, 5, 4, 3 and 2 of Block 11 of said Mayfair No. 1, to the Northeast corner of Lot 2 of Block 11 of said Mayfair No. 1; thence Northerly, along the West line of Lot 26 of Block 11 of said Mayfair No. 1, to the Northwest corner of Lot 26 of Block 11 of said Mayfair No. 1; thence Easterly, along the North line of Lot 26 of Block 11 of said Mayfair No. 1, to the Northeast corner of Block 11 of said Mayfair No. 1; thence Easterly, to the Northwest corner of Block 6 of said Mayfair No. 1; thence Southerly, along the West line of Block 6 of said Mayfair No. 1, to the Southwest corner of Lot

14 of Block 6 of said Mayfair No. 1; thence Easterly, along the South line of Lots 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Block 6 of said Mayfair No. 1, to the Southeast corner of Lot 23 of Block 6 of said Mayfair No. 1; thence Northerly, along the East line of Lot 23 of Block 6 of said Mayfair No. 1, to the Northeast corner of Lot 23 of Block 6 of said Mayfair No. 1; thence Easterly, along the North line of Lots 24, 25 and 26 of Block 6 of said Mayfair No. 1, to the Northeast corner of Block 6 of said Mayfair No. 1; thence Easterly, to the Northwest corner of Block 1 of said Mayfair No. 1; thence Southerly, along the West line of Block 1 of said Mayfair No. 1, to the Southwest corner of Lot 18 of Block 1 of said Mayfair No. 1; thence Easterly, along the South line of Lots 18, 17, 16, 15, 14, 13, 12 and 11 of Block 1 of said Mayfair No. 1, to the Southeast corner of Lot 11 of said Mayfair No. 1; thence Northerly, along the East line of Lot 11 of Block 1 of said Mayfair No. 1, to the Northeast corner of Lot 11 of Block 1 of said Mayfair No. 1; thence Easterly, along the North line of Block 1 of said Mayfair No. 1, to the Northeast corner of Block 1 of said Mayfair No. 1; thence Southerly, along the East line of Block 1 of said Mayfair No. 1, to the Southeast corner of Block 1 of said Mayfair No. 1; thence Westerly, along the South line of Block 1 and Block 6 of said Mayfair No. 1, to the Southwest corner of Lot 9 of Block 6 of said Mayfair No. 1; thence Southwesterly, to the Northwest corner of parcel #14-34-200-003 and a point on the North line of Section 34; thence along the Westerly line of said parcel #14-34-200-003 and the Westerly line of parcel #46-34-226-007, to the Southwest corner of parcel #46-34-226-007 and a point on the Northerly line of parcel #14-34-200-004; thence Westerly, along the Northerly line of parcel #14-34-200-004, to the Southwest corner of parcel #14-34-200-001; thence along the West line of parcel #14-34-200-001 the following twelve (11) courses to a point on the southerly right of way line of Pierson Road, 1) Northerly, along the easterly line of parcel #14-34-100-009, to the Northeast corner of parcel #14-34-100-009, 2) Easterly, 40 +/- feet, 3) Northerly, 193.5 +/- feet, to the Southwest corner of Lot 112 of Michael Hamady Village No.2 as recorded in Liber 34, Page 14, Genesee County Records, 4) Easterly, along the South line of said Michael Hamady Village No.2, to the Southeast corner of Lot 112 of said Michael Hamady Village No. 2, 5) Northerly, along the East line of Lots 112 and 113 of said Michael Hamady Village No.2, to the Northeast corner of Lot 113 of said Michael Hamady Village No. 2, 6) Westerly, along the Northerly line of Lot 113 of said Michael Hamady Village No.2, to the Easterly right of way line of Minerva Drive as platted in said Michael Hamady Village No. 2, 7) Northerly, along the West line of Outlot C of said Michael Hamady Village No.2, to the Northwest corner of Outlot C of said Michael Hamady Village No. 2, 8) Easterly, along the South line of Lot 64 of said Michael Hamady Village No.2, to the Southeast corner of Lot 64 of said Michael Hamady Village No. 2, 9) Northerly, along the East line of Lot 64 of said Michael Hamady Village No.2, to the Northeast corner of Lot 64 of said Michael Hamady Village No. 2, 10) Westerly, along the North line of Lot 64 of said Michael Hamady Village No.2, to the Easterly right of way line of Minerva Drive as platted in said Michael Hamady Village No.2, 11) Northeasterly, along the Easterly right of way of Minerva Drive as platted, in said Michael Hamady Village No.2 and

Michael Hamady Village No.1 as recorded in Liber 33, Page 6 of Plats, Genesee County Records, to the Northwest corner of Lot 58 of said Michael Hamady Village No.1 and a point on the southerly right of way line of Pierson Road as platted; thence Westerly, along the southerly right of way line of Pierson Road as platted and the North line of said Michael Hamady Village No. 1, to the Northwest corner of said Michael Hamady Village No. 1; thence Southerly, along the East line of parcel #14-34-100-007, to the Southeast corner of parcel #14-34-100-007; thence Westerly, along the North line of parcel #14-34-100-010, to the Southwest corner of parcel #14-34-100-002 and a point on the West line of Section 34; thence Southerly, along the West line of Section 34, to the Southeast corner of parcel #14-33-200-018; thence Westerly, along the South line of parcel #14-33-200-018, to the Southwest corner of parcel #14-33-200-018; thence Southerly, along the West line of parcel's #14-33-200-016, #14-33-200-015 and #14-33-200-013, to the Southwest corner of parcel #14-33-200-013; thence Easterly, along the South line of parcel #14-33-200-013, to the Northwest corner of parcel #14-33-200-012; thence Southerly, along the West line of parcel #14-33-200-012, to the Southwest corner of parcel #14-33-200-012 and a point on the north line of parcel #14-33-200-10; thence Westerly, along the North line of parcel #14-33-200-010, to the Northwest corner of parcel #14-33-200-010; thence Southerly, along the West line of parcel's #14-33-200-010 and #14-33-200-009, to the Southwest corner of parcel #14-33-200-009 and a point on the north line of parcel #14-33-200-008; thence Westerly, along the North line of parcel #14-33-200-008, to the Northwest corner of parcel #14-33-200-008 and a point on the east line of parcel #14-33-200-042; thence Southerly, along the East line of parcel #14-33-200-042, to the Southeast corner of parcel #14-33-200-042; thence Westerly, along the South line of parcel #14-33-200-042, to a point on the Easterly right of way line of I-75; thence Northwesterly, along the Easterly right-of-way line of I-75 to the Southwest corner of parcel #14-33-200-041; thence Southwesterly, to the Southeast corner of parcel #14-33-100-022 and a point on the Westerly right of way line of I-75; thence Northwesterly, along the Westerly right of way line of I-75, to the Southeast corner of parcel #14-33-100-004; thence Westerly, along the South line of parcel #14-33-100-004, to the Southwest corner of parcel #14-33-100-004 and a point on the Easterly line of parcel #14-33-100-028; thence Southerly, along the Easterly line of parcel #14-33-100-028, to the Southeast corner of parcel #14-33-100-028; thence Westerly, along the South line of parcel #14-33-100-028, to the Southwest corner of parcel #14-33-100-028; thence Northerly, along the Westerly line of parcel #14-33-100-028, to the Northwest corner of parcel #14-33-100-028 and a point on the North line of Section 33; thence Westerly, along the North line of Section 33, to the Northeast corner of parcel #14-33-100-033; thence Southerly, along the Easterly line of parcel #14-33-100-033, to the Southeast corner of parcel #14-33-100-033; thence Westerly, along the South line of parcel #14-33-100-033, to the Southwest corner of parcel #14-33-100-033; thence Northerly, along the Westerly line of parcel #14-33-100-033, to the Northwest corner of parcel #14-33-100-033 and a point on the North line of Section 33; thence Westerly, along the North line of Section 33, to the

Northeast corner of parcel #14-33-100-006; thence Southerly, along the East line of parcel's #14-33-100-006 and #14-33-100-007, to the Southeast corner of parcel #14-33-100-007; thence Westerly, along the South line of parcel's #14-33-100-007 and #14-33-100-008, to the Southwest corner of parcel #14-33-100-008; thence Northerly, along the Westerly line of parcel #14-33-100-008, to the Northwest corner of parcel #14-33-100-008 and a point on the North line of Section 33; thence Westerly, along the North line of Section 33, to the Northeast corner of parcel #14-33-100-021; thence Southerly, along the East line of parcel #14-33-100-021, to the Southeast corner of parcel #14-33-100-021; thence Westerly, along the South line of parcel #14-33-100-021, to the Southwest corner of parcel #14-33-100-021 and a point on the Westerly line of parcel #14-33-100-009; thence Southerly, along the East line of parcel #14-33-100-009, to the Southeast corner of parcel #14-33-100-009; thence Westerly, along the South lines of parcel's #14-33-100-009, #14-33-100-025, and #14-33-100-020, to the Southwest corner of parcel #14-33-100-020 and a point on the West line of Section 33 and the Southeast corner of parcel #14-32-200-021; thence Westerly, along the South line of parcel #14-32-200-021, to the Southwest corner of parcel #14-32-200-021 and a point on the east line of parcel #14-32-200-033; thence Southerly, along the East line of parcel #14-32-200-033, to the Southeast corner of parcel #14-32-200-033; thence Westerly, along the South line of parcel's #14-32-200-033 and #14-32-200-007, to the Southwest corner of parcel #14-32-200-007; thence Northerly, along the West line of parcel #14-32-200-007, to the Southeast corner of Pierson Commercial Park as recorded in Liber 56, Pages 24-26, Genesee County Records; thence Westerly, along the South line of said Pierson Commercial Park and the South line of parcel's #14-32-503-019 and #14-32-100-010, to the Southeast corner of Innisbrook No. 2 as recorded in Liber 63, Pages 12-14 of Plats, Genesee County Records; thence Northerly, along the East line of Lots 26, 25, 24, 23, 22 and 21 of said Innisbrook No. 2, to the Northeast corner of Lot 21 of said Innisbrook No. 2 and the Southeast corner of lot 10 of Innisbrook as recorded in Liber 62, pages 44-48 of Plats, Genesee County Records; thence Northerly along the east line of said Innisbrook, to the Northeast corner of Lot 3 of said Innisbrook; thence Westerly, along the North line of Lots 3, 18, 17, 16 & 15, of said Innisbrook, to the Northwest corner of Lot 15 of said Innisbrook and the Northeast corner of lot 60 of said Innisbrook No. 2; thence Westerly along the North line of said Innisbrook No.2, to the Northwest corner of said Innisbrook No. 2; thence Southerly, along the West line of said Innisbrook No.2, to the Southwest corner of said Innisbrook No. 2 and the Southeast corner of parcel #14-32-100-001; thence Westerly, along the South line of parcel #14-32-100-001, to the Southwest corner of parcel #14-32-100-001 and a point on the east line of parcel #14-31-200-042; thence Southerly, along the Easterly line of parcel #14-31-200-042, to the Southeast corner of parcel #14-31-200-042; thence Westerly, along the South line of parcel #14-31-200-042, to the Southwest corner of parcel #14-31-200-042 and a point on the east line of parcel #14-31-200-031; thence Northerly, along the East line of parcel #14-31-200-031, to the Northeast corner of parcel #14-31-200-031; thence Westerly, along the North

line of parcel #14-31-200-031 and the South line of parcels #14-31-200-013 and #14-31-200-012, to the Southwest corner of parcel #14-31-200-012; thence Northerly, along the West line of parcel #14-31-200-012, to the Northwest corner of parcel #14-31-200-012 and a point on the North line of Section 31; thence Westerly, along the North line of Section 31, to the Northeast corner of parcel #14-31-200-010; thence Southerly, along the East line of parcel #14-31-200-010, to the Southeast corner of parcel #14-31-200-010; thence Westerly along the South lines of parcel's #14-31-200-010, #14-31-200-009, #14-31-200-008, #14-31-200-007, to the Southwest corner of parcel #14-31-200-007; thence Northerly, along the West line of parcel #14-31-200-007, to the Southeast corner of parcel #14-31-200-002; thence Westerly, along the South line of parcel #14-31-200-002, to the Southwest corner of parcel #14-31-200-002; thence Northerly, along the West line of parcel #14-31-200-002, to the Northeast corner of parcel #14-31-200-038; thence Westerly, along the North line of parcel #14-31-200-038, to the Northwest corner of parcel #14-31-200-038 and a point on the North-South quarter line of Section 31; thence Northwesterly, to the Southeast corner of Lot 2 of Dalton Air Park, as recorded in Liber 38, page 8 of Plats, Genesee County Records; thence Westerly, along the South line of Lot 2 of said Dalton Air Park, to the Southwest corner of Lot 2 of said Dalton Air Park and a point on the east line of parcel #14-31-100-022; thence Northerly, along the West line of Lot 2 and Lot 1 of said Dalton Air Park and the Easterly line of parcel #14-31-100-022, to the Northeast corner of parcel #14-31-100-022 and a point on the North line of Section 31; thence Westerly, along the North line of Section 31, to the Northeast corner of parcel #14-31-100-037; thence Southerly, along the East line of parcel's #14-31-100-037 and #14-31-100-036, to the Southeast corner of parcel #14-31-100-036; thence Westerly, along the South line of parcel's #14-31-100-036, #14-31-100-015 and #14-31-100-014 to the Southwest corner of parcel #14-31-100-014; thence Northwesterly, to the Southeast corner of parcel #14-31-100-002; thence Westerly, along the South line of parcel #14-31-100-002, to the Southwest corner of parcel #14-31-100-002 and a point on the east line of parcel #14-31-100-031; thence Southerly along the East line of parcel #14-31-100-031, to the Southeast corner of parcel #14-31-100-031; thence Westerly, along the South line of parcel #14-31-100-031, to the Southwest corner of said parcel #14-31-100-031; thence Northerly along the West line of parcel #14-31-100-031, to the Southeast corner of parcel #14-31-504-014; thence Westerly, along the South line of parcel # 14-31-504-014, to the Southwest corner of parcel #14-31-504-014; thence Northerly, along the West line of parcel #14-31-504-014, to the Southeast corner of parcel #14-31-504-011; thence Westerly, along the South line of parcel #14-31-504-011, to the Southwest corner of parcel #14-31-504-011 and a point on the West line of Elm Acres as recorded in Liber 26, Page 10 of Plats, Genesee County Records; thence Northerly along the West line of said Elm Acres, to the Northwest corner of Lot 2 of said Elm Acres; thence Northwesterly, to the Southwest corner of Section 30 and the POINT OF BEGINNING.

Exhibit B
BDA Tax Increment Financing (TIF) Tax Roll

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2014	SINGALA, KANTA	14-27-551-003	3304 PIERSON RD	201-COMMERCIAL IMPROVED	\$22,348	\$21,997	\$351	27.0308	\$9.49
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-27-551-004	3290 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	JORDAN, KENNETH	14-27-551-006	3274 PIERSON RD	401-RESIDENTIAL	\$9,300	\$10,363	-\$1,063	27.0308	-\$28.73
2014	SHERWOOD, WILLIAM V	14-27-551-016	3378 PIERSON RD	201-COMMERCIAL IMPROVED	\$41,100	\$41,500	-\$400	27.0308	-\$10.81
2014	SCHAFFER, JAMES J	14-27-551-017	PIERSON RD	200-COMMERCIAL VACANT	\$8,940	\$8,800	\$140	27.0308	\$3.78
2014	ALLEN, KRISTINA & DEWAYN	14-27-551-020	3338 PIERSON RD	401-RESIDENTIAL	\$8,128	\$8,000	\$128	27.0308	\$3.46
2014	FERGUSON, ROBERT	14-27-551-021	3334 PIERSON RD	401-RESIDENTIAL	\$6,200	\$6,197	\$3	27.0308	\$0.08
2014	TRUE BELIEVER MINISTRIES	14-27-551-273	3324 PIERSON RD	201-COMMERCIAL IMPROVED	\$55,900	\$56,500	-\$600	27.0308	-\$16.22
2014	THOMAS, JAMES P JR	14-27-551-274	3278 PIERSON RD	201-COMMERCIAL IMPROVED	\$38,200	\$46,100	-\$7,900	27.0308	-\$213.54
2014	SCHAFFER, JAMES J	14-27-551-278	3350 PIERSON RD	201-COMMERCIAL IMPROVED	\$50,901	\$50,100	\$801	27.0308	\$21.65
2014	FD FLINT MICHIGAN	14-27-552-001	3480 PIERSON RD	201-COMMERCIAL IMPROVED	\$347,200	\$321,800	\$25,400	27.0308	\$686.58
2014	RIBNER, JOHN R	14-27-552-002	3506 PIERSON RD	200-COMMERCIAL VACANT	\$7,300	\$7,300	\$0	27.0308	\$0.00
2014	RIBNER, JOHN	14-27-552-003	3506 PIERSON RD	200-COMMERCIAL VACANT	\$7,100	\$7,100	\$0	27.0308	\$0.00
2014	KHAIT, GRIGORI & ALENA	14-27-552-004	3522 PIERSON RD	201-COMMERCIAL IMPROVED	\$41,100	\$48,800	-\$7,700	27.0308	-\$208.14
2014	IBARRA, JAMES E	14-27-552-005	3507 RIDGEWAY AVE	401-RESIDENTIAL	\$7,225	\$7,112	\$113	27.0308	\$3.05
2014	NOBLOCK, BEVERLY TST	14-27-552-006	4027 OCONNOR RD	201-COMMERCIAL IMPROVED	\$2,500	\$2,500	\$0	27.0308	\$0.00
2014	HICKS, GARY L	14-27-553-117	3428 PIERSON RD	201-COMMERCIAL IMPROVED	\$18,000	\$22,656	-\$4,656	27.0308	-\$125.86
2014	SHERWIN WILLIAMS DEV	14-27-553-118	PIERSON RD	200-COMMERCIAL VACANT	\$32,900	\$32,900	\$0	27.0308	\$0.00
2014	SMITH & CLARK, LLC	14-27-553-119	3456 PIERSON RD	201-COMMERCIAL IMPROVED	\$21,500	\$22,000	-\$500	27.0308	-\$13.52
2014	MATTHEWS, FRED	14-27-553-120	4018 OCONNOR RD	201-COMMERCIAL IMPROVED	\$13,200	\$16,260	-\$3,060	27.0308	-\$82.71
2014	FISHER, DOUG M & BEVERLY A	14-27-553-121	3427 RIDGEWAY AVE	200-COMMERCIAL VACANT	\$3,556	\$3,500	\$56	27.0308	\$1.51
2014	AABED, ASHRAF S H	14-27-553-130	3416 PIERSON RD	201-COMMERCIAL IMPROVED	\$83,400	\$86,258	-\$2,858	27.0308	-\$77.25
2014	MATTIS FUEL CO	14-27-553-131	3417 RIDGEWAY AVE	201-COMMERCIAL IMPROVED	\$63,300	\$75,285	-\$11,985	27.0308	-\$323.96
2014	KNIGHT ENTERPRISES	14-27-576-001	4015 CLIO RD	201-COMMERCIAL IMPROVED	\$74,941	\$73,761	\$1,180	27.0308	\$31.90
2014	LANE, HAROLD O & JACQUILINE J	14-27-576-009	3056 PIERSON RD	201-COMMERCIAL IMPROVED	\$48,400	\$47,752	\$648	27.0308	\$17.52
2014	SHUMPERT, MICHAEL	14-27-576-010	PIERSON RD	200-COMMERCIAL VACANT	\$3,215	\$3,165	\$50	27.0308	\$1.35
2014	LANE, HAROLD O & JACQUILINE J	14-27-576-011	PIERSON RD	200-COMMERCIAL VACANT	\$2,800	\$2,800	\$0	27.0308	\$0.00
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-27-576-012	3044 PIERSON RD	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	HIGHRIZE ENT, INC	14-27-576-013	3046 PIERSON RD	201-COMMERCIAL IMPROVED	\$12,900	\$16,256	-\$3,356	27.0308	-\$90.72
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-27-576-014	3036 PIERSON RD	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-27-576-015	3034 PIERSON RD	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	INTERNATIONAL AMUSEMENT LTD	14-27-576-016	3032 PIERSON RD	200-COMMERCIAL VACANT	\$5,700	\$5,700	\$0	27.0308	\$0.00
2014	SHIN, HAN J & KIL J	14-27-576-073	3070 PIERSON RD	201-COMMERCIAL IMPROVED	\$107,250	\$105,562	\$1,688	27.0308	\$45.63
2014	SHIN, HAN J	14-27-576-074	3084 PIERSON RD	200-COMMERCIAL VACANT	\$16,100	\$16,400	-\$300	27.0308	-\$8.11
2014	KOWAL, DAVID M & VICTORIA	14-27-576-075	3092 PIERSON RD	201-COMMERCIAL IMPROVED	\$71,868	\$70,737	\$1,131	27.0308	\$30.57
2014	FISHER, CARL B	14-27-576-076	3096 PIERSON RD	201-COMMERCIAL IMPROVED	\$0	\$17,881	-\$17,881	27.0308	-\$483.34
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-27-576-077	PIERSON RD	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	BURNS, LARRY	14-27-576-078	3106 PIERSON RD	201-COMMERCIAL IMPROVED	\$15,525	\$15,281	\$244	27.0308	\$6.60
2014	FIVE FOLD MINISTRY CHRISTIAN	14-27-576-079	3116 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	KHL PROPERTY, LLC	14-27-576-143	3138 PIERSON RD	201-COMMERCIAL IMPROVED	\$88,464	\$87,071	\$1,393	27.0308	\$37.65

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2014	AA ALUMINUM SPEC	14-27-576-144	3156 PIERSON RD	201-COMMERCIAL IMPROVED	\$32,897	\$32,379	\$518	27.0308	\$14.00
2014	MATTIS AUTO WASH INC	14-27-576-145	3166 PIERSON RD	201-COMMERCIAL IMPROVED	\$73,599	\$72,440	\$1,159	27.0308	\$31.33
2014	NEW HEAVEN MISSIONARY BAPTIST CH	14-27-576-146	3184 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	SPENCE, MICHAEL T TRUSTEE	14-27-576-270	3208 PIERSON RD	201-COMMERCIAL IMPROVED	\$60,000	\$65,735	-\$5,735	27.0308	-\$155.02
2014	PAGE, VIRGINIA M	14-27-576-271	3216 PIERSON RD	201-COMMERCIAL IMPROVED	\$17,846	\$17,565	\$281	27.0308	\$7.60
2014	PAGE, VIRGINIA M	14-27-576-272	3228 PIERSON RD	401-RESIDENTIAL	\$8,154	\$8,026	\$128	27.0308	\$3.46
2014	UNITED QUALIFIED INV	14-27-576-273	3234 PIERSON RD	201-COMMERCIAL IMPROVED	\$37,707	\$37,114	\$593	27.0308	\$16.03
2014	HALL, ANDREW	14-27-576-274	3240 PIERSON RD	401-RESIDENTIAL	\$800	\$2,100	-\$1,300	27.0308	-\$35.14
2014	JEFFERS, CHRIS	14-27-576-275	3250 PIERSON RD	401-RESIDENTIAL	\$12,077	\$11,887	\$190	27.0308	\$5.14
2014	BELL, TRACY	14-27-576-276	3256 PIERSON RD	401-RESIDENTIAL	\$10,528	\$10,363	\$165	27.0308	\$4.46
2014	WEST CHICAGO PROPERTY CO LLC	14-27-576-301	3024 PIERSON RD	201-COMMERCIAL IMPROVED	\$21,084	\$20,752	\$332	27.0308	\$8.97
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-27-576-302	PIERSON RD	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	DMV HOLDINGS, LLC	14-27-576-308	3028 PIERSON RD	201-COMMERCIAL IMPROVED	\$0	\$41,510	-\$41,510	27.0308	-\$1,122.05
2014	LIBERTY BUSINESS PARK, INC.	14-28-100-015	LINDEN RD	200-COMMERCIAL VACANT	\$80,501	\$79,234	\$1,267	27.0308	\$34.25
2014	LIBERTY TNT LLC	14-28-100-016	4201 PIER NORTH BLVD	301-IND MFG IMPROVED	\$218,700	\$218,700	\$0	27.0308	\$0.00
2014	TACO BELL #2203	14-28-300-001	4382 PIERSON RD	201-COMMERCIAL IMPROVED	\$203,606	\$200,400	\$3,206	27.0308	\$86.66
2014	WEST PIERSON RD LLC INC	14-28-300-006	4372 PIERSON RD	201-COMMERCIAL IMPROVED	\$249,224	\$245,300	\$3,924	27.0308	\$106.07
2014	PIERSON-DOLLAR PROPERTIES, LLC	14-28-300-007	4366 PIERSON RD	201-COMMERCIAL IMPROVED	\$497,738	\$489,900	\$7,838	27.0308	\$211.87
204	CHEMICAL BANK	14-28-300-008	4346 PIERSON RD	201-COMMERCIAL IMPROVED	\$290,982	\$286,400	\$4,582	27.0308	\$123.86
2014	BOB EVANS FARMS INC	14-28-300-009	4326 PIERSON RD	201-COMMERCIAL IMPROVED	\$249,224	\$245,300	\$3,924	27.0308	\$106.07
2014	PIER NORTH ASSOCIATES	14-28-300-010	4296 PIER NORTH BLVD	201-COMMERCIAL IMPROVED	\$304,515	\$299,720	\$4,795	27.0308	\$129.61
2014	PIER NORTH ASSOCIATES	14-28-300-011	4296 PIER NORTH BLVD	201-COMMERCIAL IMPROVED	\$154,838	\$152,400	\$2,438	27.0308	\$65.90
2014	BUSINESS LOAN CENTER LLC	14-28-300-012	4300 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	GENESEE COUNTY ROAD	14-28-300-013	PIER NORTH BLVD	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	CRACKER BARREL CTY STORE #180	14-28-300-014	4140 PIER NORTH BLVD	201-COMMERCIAL IMPROVED	\$381,101	\$375,100	\$6,001	27.0308	\$162.21
2014	BAYMONT INN/FLINT SUPERIOR HOSP	14-28-300-018	4160 PIER NORTH BLVD	201-COMMERCIAL IMPROVED	\$839,927	\$826,700	\$13,227	27.0308	\$357.54
2014	HURAND - PENTECOST	14-28-300-025	PIER NORTH BLVD	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	THE GRR IRREVOCABLE BY PASS TST	14-28-300-026	4411 PIER NORTH BLVD	201-COMMERCIAL IMPROVED	\$784,700	\$784,700	\$0	27.0308	\$0.00
2014	HURAND VENTURES LLC	14-28-300-028	4180 PIER NORTH BLVD	201-COMMERCIAL IMPROVED	\$1,099,700	\$787,900	\$311,800	27.0308	\$8,428.20
2014	HURAND - PENTECOST	14-28-300-030	4071 PIER NORTH BLVD	201-COMMERCIAL IMPROVED	\$168,876	\$166,217	\$2,659	27.0308	\$71.87
2014	C & D PROPERTIES, LLC	14-28-300-031	4075 PIER NORTH BLVD	201-COMMERCIAL IMPROVED	\$285,394	\$280,900	\$4,494	27.0308	\$121.48
2014	LIBERTY ZONE LLC	14-28-300-032	4171 PIER NORTH BLVD	201-COMMERCIAL IMPROVED	\$694,740	\$683,800	\$10,940	27.0308	\$295.72
2014	RPF OIL COMPANY	14-28-400-002	4174 PIERSON RD	201-COMMERCIAL IMPROVED	\$156,695	\$154,228	\$2,467	27.0308	\$66.68
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-28-400-004	4135 DOLAN DR	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	FERMER CORPORATION	14-28-400-011	4128 PIERSON RD	201-COMMERCIAL IMPROVED	\$103,733	\$102,100	\$1,633	27.0308	\$44.14
2014	ZHENG, DAVID	14-28-400-014	4028 PIERSON RD	201-COMMERCIAL IMPROVED	\$85,744	\$84,394	\$1,350	27.0308	\$36.49
2014	CHRISTENSEN, THOMAS J	14-28-400-015	4020 PIERSON RD	201-COMMERCIAL IMPROVED	\$70,713	\$69,600	\$1,113	27.0308	\$30.09
2014	RIBNER, JOHN R	14-28-400-016	JENNINGS RD	200-COMMERCIAL VACANT	\$22,000	\$21,754	\$246	27.0308	\$6.65
2014	GLASCOCK, WILLIAM P	14-28-400-017	4010 PIERSON RD	201-COMMERCIAL IMPROVED	\$319,836	\$314,800	\$5,036	27.0308	\$136.13
2014	ALSHABANI, ISSAC & JILL	14-28-400-018	4038 PIERSON RD	201-COMMERCIAL IMPROVED	\$55,575	\$54,700	\$875	27.0308	\$23.65
2014	KIM, GUN Y	14-28-400-019	4050 PIERSON RD	201-COMMERCIAL IMPROVED	\$125,171	\$123,200	\$1,971	27.0308	\$53.28
2014	RPF OIL CO	14-28-400-021	4178 PIERSON RD	201-COMMERCIAL IMPROVED	\$24,500	\$24,300	\$200	27.0308	\$5.41

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2014	WALLIS MOTOR LODGE INC	14-28-400-022	4178 PIERSON RD	200-COMMERCIAL VACANT	\$19,500	\$19,500	\$0	27.0308	\$0.00
2014	FLINT PIERSON LLC	14-28-400-023	4120 PIERSON RD	201-COMMERCIAL IMPROVED	\$185,659	\$182,736	\$2,923	27.0308	\$79.01
2014	PIERSON PARTNERS LLC	14-28-400-024	4100 PIERSON RD	201-COMMERCIAL IMPROVED	\$457,708	\$450,500	\$7,208	27.0308	\$194.84
2014	MEGGADON PROPERTIES, LLC	14-28-551-001	4408 PIERSON RD	201-COMMERCIAL IMPROVED	\$206,146	\$202,900	\$3,246	27.0308	\$87.74
2014	MILLER APPLE LIMITED PRT	14-28-551-003	4418 PIERSON RD	201-COMMERCIAL IMPROVED	\$344,830	\$339,400	\$5,430	27.0308	\$146.78
2014	BARNES DEVELOPMENT COMPANY LLC	14-28-551-005	4448 PIERSON RD	201-COMMERCIAL IMPROVED	\$472,236	\$464,800	\$7,436	27.0308	\$201.00
2014	LONG JOHN SILVERS	14-28-551-007	4464 PIERSON RD	201-COMMERCIAL IMPROVED	\$254,711	\$250,700	\$4,011	27.0308	\$108.42
2014	NAJJAR, PIERRE & BETHANY	14-28-551-009	4470 PIERSON RD	200-COMMERCIAL VACANT	\$35,254	\$34,709	\$545	27.0308	\$14.73
2014	ROSSER, WALTER H ETAL	14-28-551-010	4480 PIERSON RD	201-COMMERCIAL IMPROVED	\$64,700	\$64,500	\$200	27.0308	\$5.41
2014	NAJJAR, PIERRE	14-28-551-011	4486 PIERSON RD	201-COMMERCIAL IMPROVED	\$66,200	\$66,000	\$200	27.0308	\$5.41
2014	KNIGHTS COURT	14-28-551-012	4380 PIERSON RD	201-COMMERCIAL IMPROVED	\$376,000	\$376,000	\$0	27.0308	\$0.00
2014	APPLETREE PLAZA	14-28-552-001	4500 PIERSON RD	201-COMMERCIAL IMPROVED	\$321,970	\$316,900	\$5,070	27.0308	\$137.05
2014	J & J FLINT REAL ESTATE LLC	14-28-576-003	4099 DOLAN DR	201-COMMERCIAL IMPROVED	\$245,500	\$237,646	\$7,854	27.0308	\$212.30
2014	GENERAL ELECTRIC CO	14-28-576-004	4119 DOLAN DR	201-COMMERCIAL IMPROVED	\$207,700	\$206,800	\$900	27.0308	\$24.33
2014	WALLIS WEST INC	14-28-576-005	4134 PIERSON RD	201-COMMERCIAL IMPROVED	\$47,400	\$47,300	\$100	27.0308	\$2.70
2014	HERGENREDER, MATTHEW R	14-28-576-006	4040 DOLAN DR	201-COMMERCIAL IMPROVED	\$61,300	\$62,200	-\$900	27.0308	-\$24.33
2014	DOLAN DRIVE PARTNERS, LLC	14-28-576-007	DOLAN DR	200-COMMERCIAL VACANT	\$21,200	\$21,200	\$0	27.0308	\$0.00
2014	DOLAN DRIVE PARTNERS, LLC	14-28-576-008	4054 DOLAN DR	201-COMMERCIAL IMPROVED	\$23,816	\$23,441	\$375	27.0308	\$10.14
2014	DOLAN DRIVE CORPORATION	14-28-576-009	4070 DOLAN DR	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	OPER ENG 324 BLDS CORP	14-28-576-010	4086 DOLAN DR	201-COMMERCIAL IMPROVED	\$12,864	\$46,997	-\$34,133	27.0308	-\$922.64
2014	PANAS, LEO J	14-28-576-011	DOLAN DR	201-COMMERCIAL IMPROVED	\$48,971	\$48,200	\$771	27.0308	\$20.84
2014	GRAY, CHARLES E	14-28-576-012	4110 DOLAN DR	201-COMMERCIAL IMPROVED	\$57,300	\$57,300	\$0	27.0308	\$0.00
2014	WALLI'S MOTOR LODGE, INC ETAL	14-28-576-014	4184 PIERSON RD	200-COMMERCIAL VACANT	\$176,600	\$176,300	\$300	27.0308	\$8.11
2014	WALLIS CORPORATE OFFICE	14-28-576-015	DOLAN DR	200-COMMERCIAL VACANT	\$62,800	\$62,800	\$0	27.0308	\$0.00
2014	WALLI LIMITED COMPANY #1	14-28-576-016	4160 PIERSON RD	201-COMMERCIAL IMPROVED	\$126,700	\$126,700	\$0	27.0308	\$0.00
2014	MAPLELEAF ASSOCIATES LLC	14-28-576-017	DOLAN DR	200-COMMERCIAL VACANT	\$15,000	\$12,675	\$2,325	27.0308	\$62.85
2014	MAPLELEAF ASSOCIATES LLC	14-28-576-018	DOLAN DR	200-COMMERCIAL VACANT	\$15,000	\$12,675	\$2,325	27.0308	\$62.85
2014	CONSUMERS ENERGY CO	14-29-300-006	PIERSON RD	305-IND UTILITY VACANT	\$33,700	\$33,200	\$500	27.0308	\$13.52
2014	UNITED ASSN JOURNEYMEN & APPRENTICE	14-29-300-007	5500 PIERSON RD	201-COMMERCIAL IMPROVED	\$235,407	\$231,700	\$3,707	27.0308	\$100.20
2014	FARIS BROTHERS REALTY INC	14-29-300-008	PIERSON RD	200-COMMERCIAL VACANT	\$142,833	\$140,584	\$2,249	27.0308	\$60.79
2014	JUDAH FULL GOSPEL BAPTIST	14-29-300-009	5380 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	ALDI INC	14-29-300-019	5340 PIERSON RD	201-COMMERCIAL IMPROVED	\$504,748	\$496,800	\$7,948	27.0308	\$214.84
2014	HOME DEPOT	14-29-300-020	5300 PIERSON RD	201-COMMERCIAL IMPROVED	\$1,889,556	\$1,859,800	\$29,756	27.0308	\$804.33
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-29-300-021	5320 PIERSON RD	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	NATIONAL CITY BANK	14-29-300-022	5290 PIERSON RD	201-COMMERCIAL IMPROVED	\$464,210	\$456,900	\$7,310	27.0308	\$197.60
2014	MT MORRIS COMMERCIAL II, LLC	14-29-300-023	5280 PIERSON RD	200-COMMERCIAL VACANT	\$33,704	\$33,174	\$530	27.0308	\$14.33
2014	WE 3 D, LLC	14-29-300-024	PIERSON RD	200-COMMERCIAL VACANT	\$158,700	\$158,700	\$0	27.0308	\$0.00
2014	DMK DEVELOPMENT FLUSHING, LLC	14-29-300-025	5460 PIERSON RD	200-COMMERCIAL VACANT	\$674,725	\$664,100	\$10,625	27.0308	\$287.20
2014	5070 W PIERSON RD LLC	14-29-400-003	5070 PIERSON RD	201-COMMERCIAL IMPROVED	\$35,823	\$35,259	\$564	27.0308	\$15.25
2014	TUMMALA, JAWAHAR L	14-29-400-004	5084 PIERSON RD	201-COMMERCIAL IMPROVED	\$132,701	\$130,612	\$2,089	27.0308	\$56.47
2014	MC DONALD LIVING TRUST	14-29-400-005	5094 PIERSON RD	201-COMMERCIAL IMPROVED	\$33,179	\$32,657	\$522	27.0308	\$14.11
2014	ANDREWS, JAMES & DEELLAR/JOHNSON,DE	14-29-400-006	5102 PIERSON RD	201-COMMERCIAL IMPROVED	\$35,133	\$34,580	\$553	27.0308	\$14.95

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2014	5112 W PIERSON LLC	14-29-400-007	5112 PIERSON RD	201-COMMERCIAL IMPROVED	\$86,800	\$85,600	\$1,200	27.0308	\$32.44
2014	WALTER, SONJA	14-29-400-008	5124 PIERSON RD	201-COMMERCIAL IMPROVED	\$87,741	\$86,360	\$1,381	27.0308	\$37.33
2014	MACKSOOD, THOMAS A II & AMY P TST	14-29-400-009	5212 PIERSON RD	201-COMMERCIAL IMPROVED	\$853,236	\$839,800	\$13,436	27.0308	\$363.19
2014	COURT STREET HOLDINGS LLC	14-29-400-010	5248 PIERSON RD	201-COMMERCIAL IMPROVED	\$190,967	\$187,960	\$3,007	27.0308	\$81.28
2014	MACKSOOD, THOMAS A II & AMY P TST	14-29-400-011	PIERSON RD	400-RESIDENTIAL VACANT	\$18,500	\$18,500	\$0	27.0308	\$0.00
2014	GRANDVIEW INVESTMENTS, LLC	14-29-577-001	5150 PIERSON RD	201-COMMERCIAL IMPROVED	\$306,476	\$301,650	\$4,826	27.0308	\$130.45
2014	MC MURPHY, TODD M	14-29-577-002	4032 GRANDVIEW DR	201-COMMERCIAL IMPROVED	\$94,944	\$93,449	\$1,495	27.0308	\$40.41
2014	MCMURPHY, GLENN L	14-29-577-004	GRANDVIEW DR	200-COMMERCIAL VACANT	\$17,500	\$16,248	\$1,252	27.0308	\$33.84
2014	UNITED PROPERTIES GROUP, LLC	14-29-577-023	5190 HARTSHORN DR	201-COMMERCIAL IMPROVED	\$191,100	\$188,900	\$2,200	27.0308	\$59.47
2014	UNITED PROPERTIES GROUP, LLC	14-29-577-024	HARTSHORN DR	200-COMMERCIAL VACANT	\$49,600	\$49,600	\$0	27.0308	\$0.00
2014	HIPKINS, FRANCIS D & KATHLEEN A	14-29-577-025	4013 GRANDVIEW DR	201-COMMERCIAL IMPROVED	\$59,511	\$58,574	\$937	27.0308	\$25.33
2014	GRIFFIN, EDWARD S JR	14-29-577-049	5170 HARTSHORN DR	201-COMMERCIAL IMPROVED	\$132,784	\$130,693	\$2,091	27.0308	\$56.52
2014	MATTHEWS, KERRY G & SANDRA J	14-29-578-004	4011 LINDEN RD	201-COMMERCIAL IMPROVED	\$107,800	\$97,130	\$10,670	27.0308	\$288.42
2014	EMPOWERMENT CONSORTIUM, LLC	14-29-578-005	5050 PIERSON RD	201-COMMERCIAL IMPROVED	\$491,337	\$483,600	\$7,737	27.0308	\$209.14
2014	SNLJ, INC	14-29-578-006	5028 PIERSON RD	201-COMMERCIAL IMPROVED	\$430,885	\$424,100	\$6,785	27.0308	\$183.40
2014	FIFTH THIRD BANK	14-30-300-013	6530 PIERSON RD	201-COMMERCIAL IMPROVED	\$278,709	\$274,320	\$4,389	27.0308	\$118.64
2014	MCDONALD'S USA, LLC	14-30-300-014	6460 PIERSON RD	201-COMMERCIAL IMPROVED	\$408,044	\$401,619	\$6,425	27.0308	\$173.67
2014	FIRSTMERIT BANK NA	14-30-300-015	6452 PIERSON RD	201-COMMERCIAL IMPROVED	\$300,322	\$325,121	-\$24,799	27.0308	-\$670.34
2014	SYSTEMS 83 LLC	14-30-300-016	4009 COMMERCE DR	201-COMMERCIAL IMPROVED	\$214,400	\$150,448	\$63,952	27.0308	\$1,728.67
2014	S & C DEVELOPMENT LLC	14-30-300-017	4053 COMMERCE DR	201-COMMERCIAL IMPROVED	\$136,144	\$134,000	\$2,144	27.0308	\$57.95
2014	S & C DEVELOPMENT LLC	14-30-300-018	4057 COMMERCE DR	201-COMMERCIAL IMPROVED	\$90,486	\$89,062	\$1,424	27.0308	\$38.49
2014	CRANNIE, DANIEL C JR	14-30-300-022	4160 COMMERCE DR	201-COMMERCIAL IMPROVED	\$231,511	\$227,866	\$3,645	27.0308	\$98.53
2014	CRANNIE, DANIEL	14-30-300-023	4140 COMMERCE DR	200-COMMERCIAL VACANT	\$36,852	\$36,272	\$580	27.0308	\$15.68
2014	GLAESER DAWES CORP LLC	14-30-300-024	4130 COMMERCE DR STE C	201-COMMERCIAL IMPROVED	\$89,306	\$87,900	\$1,406	27.0308	\$38.01
2014	GLAESER DAWES CORP LLC	14-30-300-025	4120 COMMERCE DR STE C	200-COMMERCIAL VACANT	\$19,509	\$19,202	\$307	27.0308	\$8.30
2014	SERVICE MASTER OF FLINT INC	14-30-300-026	4110 COMMERCE DR	201-COMMERCIAL IMPROVED	\$107,289	\$105,600	\$1,689	27.0308	\$45.66
2014	FREEDOM WORK OPPORTUNITES	14-30-300-027	4100 COMMERCE DR	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	RISKE, ERICH ETAL	14-30-300-028	4090 COMMERCE DR	200-COMMERCIAL VACANT	\$25,700	\$25,700	\$0	27.0308	\$0.00
2014	FREEDOM WORK OPPORTUNITES	14-30-300-029	4080 COMMERCE DR	201-COMMERCIAL IMPROVED	\$24,282	\$23,900	\$382	27.0308	\$10.33
2014	ONEWAY HOLDING LLC	14-30-300-030	4076 COMMERCE DR	201-COMMERCIAL IMPROVED	\$67,970	\$66,900	\$1,070	27.0308	\$28.92
2014	FREEDOM WORK OPPORTUNITIES	14-30-300-031	4070 COMMERCE DR	201-COMMERCIAL IMPROVED	\$26,517	\$26,100	\$417	27.0308	\$11.27
2014	FREEDOM WORK OPPORTUNITIES	14-30-300-032	4060 COMMERCE DR	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	COLONIAL LANES INC	14-30-300-033	6430 PIERSON RD	201-COMMERCIAL IMPROVED	\$450,000	\$498,100	-\$48,100	27.0308	-\$1,300.18
2014	ALLAMON, CHARLES JR & ROSEMARY	14-30-300-034	6398 PIERSON RD	201-COMMERCIAL IMPROVED	\$214,782	\$211,400	\$3,382	27.0308	\$91.42
2014	MODI REAL ESTATE VENTURES LLC	14-30-300-040	6378 PIERSON RD	201-COMMERCIAL IMPROVED	\$310,400	\$306,900	\$3,500	27.0308	\$94.61
2014	CHAMI, BILAL & MOUSTAPHA, MOUSTAPHA	14-30-300-041	6340 PIERSON RD	201-COMMERCIAL IMPROVED	\$100,000	\$102,800	-\$2,800	27.0308	-\$75.69
2014	FLUSHING ANIMAL HOSPITAL	14-30-300-042	6302 PIERSON RD	201-COMMERCIAL IMPROVED	\$418,618	\$412,026	\$6,592	27.0308	\$178.19
2014	PIERSON LUCE PROPERTIES LLC	14-30-300-043	6278 PIERSON RD	201-COMMERCIAL IMPROVED	\$124,000	\$122,500	\$1,500	27.0308	\$40.55
2014	CONSUMERS ENERGY CO	14-30-300-045	PIERSON RD	306-IND UTILITY IMPROVED	\$6,193	\$6,096	\$97	27.0308	\$2.62
2014	MARK V, LLC	14-30-300-046	6500 PIERSON RD	201-COMMERCIAL IMPROVED	\$527,812	\$519,500	\$8,312	27.0308	\$224.68
2014	MODEL PROPERTIES OF MICHIGAN	14-30-300-047	6314 PIERSON RD	201-COMMERCIAL IMPROVED	\$225,991	\$222,433	\$3,558	27.0308	\$96.18
2014	CITY OF FLUSHING	14-30-300-051	6370 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2014	GENESEE COUNTY WATER & WASTE	14-30-300-052	PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	JKC PROPERTIES LLC	14-30-300-060	6210 PIERSON RD	201-COMMERCIAL IMPROVED	\$201,481	\$198,309	\$3,172	27.0308	\$85.74
2014	LITTLE PEOPLES PLAYHOUSE	14-30-300-061	6218 KIDS LN	201-COMMERCIAL IMPROVED	\$225,348	\$221,800	\$3,548	27.0308	\$95.91
2014	CENTRAL CONCRETE PRODUCTS,	14-30-300-062	4067 COMMERCE DR	301-IND MFG IMPROVED	\$357,370	\$351,743	\$5,627	27.0308	\$152.10
2014	WESTWOOD MANAGEMENT INC	14-30-300-063	4170 COMMERCE DR	201-COMMERCIAL IMPROVED	\$291,500	\$291,500	\$0	27.0308	\$0.00
2014	RADTKE, FRANK	14-30-400-001	6004 PIERSON RD	201-COMMERCIAL IMPROVED	\$117,652	\$115,800	\$1,852	27.0308	\$50.06
2014	NICKEL, DOUGLAS R	14-30-400-006	6158 PIERSON RD	201-COMMERCIAL IMPROVED	\$120,515	\$118,618	\$1,897	27.0308	\$51.28
2014	MER-CAR DG CORPORATION	14-30-400-007	6092 PIERSON RD	201-COMMERCIAL IMPROVED	\$309,014	\$304,148	\$4,866	27.0308	\$131.53
2014	R & K PROPERTIES	14-30-400-008	6076 PIERSON RD	201-COMMERCIAL IMPROVED	\$94,108	\$92,626	\$1,482	27.0308	\$40.06
2014	BUECHE, O CALLAGHAN & ZINTSMAS	14-30-400-017	6258 PIERSON RD	201-COMMERCIAL IMPROVED	\$185,806	\$182,880	\$2,926	27.0308	\$79.09
2014	EL GA CREDIT UNION	14-30-400-018	6238 PIERSON RD	201-COMMERCIAL IMPROVED	\$146,281	\$143,978	\$2,303	27.0308	\$62.25
2014	MMG REAL ESTATE LLC	14-30-400-023	6020 PIERSON RD	201-COMMERCIAL IMPROVED	\$155,041	\$152,600	\$2,441	27.0308	\$65.98
2014	RKD REAL ESTATE LLC	14-30-400-027	6052 PIERSON RD	201-COMMERCIAL IMPROVED	\$39,410	\$38,790	\$620	27.0308	\$16.76
2014	RYAN & KOVICH PROPERTIES, LLC	14-30-400-028	EAGLES NEST CT	201-COMMERCIAL IMPROVED	\$168,656	\$166,000	\$2,656	27.0308	\$71.79
2014	DOKE LLC	14-30-400-030	6104 PIERSON RD	201-COMMERCIAL IMPROVED	\$215,800	\$234,400	-\$18,600	27.0308	-\$502.77
2014	C & D PROPERTIES LLC	14-30-400-035	PIERSON RD	200-COMMERCIAL VACANT	\$123,871	\$121,920	\$1,951	27.0308	\$52.74
2014	6104 PIERSON LLC	14-30-400-036	6101 PIERSON RD	201-COMMERCIAL IMPROVED	\$50,525	\$49,730	\$795	27.0308	\$21.49
2014	MICHIGAN PIPE & VALVE	14-30-578-002	4047 EAGLES NEST CT	201-COMMERCIAL IMPROVED	\$83,227	\$81,917	\$1,310	27.0308	\$35.41
2014	MICHIGAN PIPE & VALVE	14-30-578-003	4059 EAGLES NEST CT	200-COMMERCIAL VACANT	\$7,120	\$7,008	\$112	27.0308	\$3.03
2014	FEMA INVESTMENTS, LLC	14-30-578-004	4069 EAGLES NEST CT	200-COMMERCIAL VACANT	\$7,120	\$7,008	\$112	27.0308	\$3.03
2014	FEMA INVESTMENTS, LLC	14-30-578-005	4099 EAGLES NEST CT	201-COMMERCIAL IMPROVED	\$383,438	\$377,400	\$6,038	27.0308	\$163.21
2014	AUTO PRIDE COLLISION OF FLUSHING	14-30-578-008	6034 PIERSON RD	201-COMMERCIAL IMPROVED	\$378,500	\$374,900	\$3,600	27.0308	\$97.31
2014	RYAN & KOVICH PROPERTIES, LLC	14-30-578-009	4040 EAGLES NEST CT	201-COMMERCIAL IMPROVED	\$218,600	\$218,500	\$100	27.0308	\$2.70
2014	HINTERMAN, JUDITH A TST	14-30-677-001	6122 PIERSON RD UNIT 1	201-COMMERCIAL IMPROVED	\$187,093	\$184,147	\$2,946	27.0308	\$79.63
2014	GASPER PROPERTIES LLC	14-30-677-002	6122 PIERSON RD UNIT 2	201-COMMERCIAL IMPROVED	\$31,300	\$51,602	-\$20,302	27.0308	-\$548.78
2014	UNIT #3 LLC	14-30-677-003	6122 PIERSON RD UNIT 3	201-COMMERCIAL IMPROVED	\$31,300	\$53,266	-\$21,966	27.0308	-\$593.76
2014	UNIT #3 LLC	14-30-677-004	6122 PIERSON RD UNIT 4	201-COMMERCIAL IMPROVED	\$31,300	\$53,266	-\$21,966	27.0308	-\$593.76
2014	UNIT #9 LLC	14-30-677-005	6122 PIERSON RD UNIT 5	201-COMMERCIAL IMPROVED	\$31,300	\$51,613	-\$20,313	27.0308	-\$549.08
2014	E C S ENTERPRISES, LLC	14-30-677-006	6122 PIERSON RD UNIT 6	201-COMMERCIAL IMPROVED	\$54,118	\$53,266	\$852	27.0308	\$23.03
2014	COATS, BERTHA & STOCKFISH, ROBIN	14-30-677-007	6122 PIERSON RD UNIT 7	201-COMMERCIAL IMPROVED	\$126,900	\$113,108	\$13,792	27.0308	\$372.81
2014	ALKOTOB LEASING, LLC	14-30-677-008	6122 PIERSON RD UNIT 8	201-COMMERCIAL IMPROVED	\$113,385	\$111,600	\$1,785	27.0308	\$48.25
2014	UNIT #9 LLC	14-30-677-009	6122 PIERSON RD UNIT 9	201-COMMERCIAL IMPROVED	\$90,250	\$150,542	-\$60,292	27.0308	-\$1,629.74
2014	FUTURE PROPERTY GROUP LLC	14-30-677-010	6122 PIERSON RD UNIT 10	201-COMMERCIAL IMPROVED	\$150,800	\$169,404	-\$18,604	27.0308	-\$502.88
2014	HINTERMAN, RICHARD M TST	14-30-678-001	PIERSON RD UNIT 1	201-COMMERCIAL IMPROVED	\$11,520	\$11,235	\$285	27.0308	\$7.70
2014	6104 PIERSON LLC	14-30-678-002	PIERSON RD UNIT 2	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-003	PIERSON RD UNIT 3	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-004	PIERSON RD UNIT 4	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-005	PIERSON RD UNIT 5	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-006	PIERSON RD UNIT 6	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	HINTERMAN, RICHARD M TST	14-30-678-007	PIERSON RD UNIT 7	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-008	PIERSON RD UNIT 8	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-009	PIERSON RD UNIT 9	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2014	6104 PIERSON LLC	14-30-678-010	PIERSON RD UNIT 10	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-011	PIERSON RD UNIT 11	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-012	PIERSON RD UNIT 12	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-013	PIERSON RD UNIT 13	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-014	PIERSON RD UNIT 14	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-015	PIERSON RD UNIT 15	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-016	PIERSON RD UNIT 16	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	HINTERMAN, RICHARD M TST	14-30-678-017	PIERSON RD UNIT 17	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	HINTERMAN, RICHARD M TST	14-30-678-018	PIERSON RD UNIT 18	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-019	PIERSON RD UNIT 19	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-020	PIERSON RD UNIT 20	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-021	PIERSON RD UNIT 21	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-022	PIERSON RD UNIT 22	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-023	PIERSON RD UNIT 23	201-COMMERCIAL IMPROVED	\$11,520	\$11,339	\$181	27.0308	\$4.89
2014	6104 PIERSON LLC	14-30-678-024	PIERSON RD UNIT 24	201-COMMERCIAL IMPROVED	\$20,000	\$11,235	\$8,765	27.0308	\$236.92
2014	FREEDOM WORK OPPORTUNITIES OF GEN	14-31-100-002	6459 PIERSON RD	201-COMMERCIAL IMPROVED	\$121,310	\$119,400	\$1,910	27.0308	\$51.63
2014	MORGAN, R & E LLC	14-31-100-014	6443 PIERSON RD	201-COMMERCIAL IMPROVED	\$170,000	\$174,700	-\$4,700	27.0308	-\$127.04
2014	PIERSON PLACE REALTY	14-31-100-015	6429 PIERSON RD	201-COMMERCIAL IMPROVED	\$512,500	\$647,743	-\$135,243	27.0308	-\$3,655.73
2014	BLUMERICH COMMUNICATIONS	14-31-100-017	6403 PIERSON RD	201-COMMERCIAL IMPROVED	\$100,440	\$98,867	\$1,573	27.0308	\$42.52
2014	PALIANI, DONALD	14-31-100-018	6395 PIERSON RD	201-COMMERCIAL IMPROVED	\$263,550	\$259,400	\$4,150	27.0308	\$112.18
2014	ADVANCE AUTO PARTS	14-31-100-019	6375 PIERSON RD	201-COMMERCIAL IMPROVED	\$287,300	\$277,600	\$9,700	27.0308	\$262.20
2014	BANC ONE CORP	14-31-100-031	6481 PIERSON RD	201-COMMERCIAL IMPROVED	\$296,875	\$292,200	\$4,675	27.0308	\$126.37
2014	DORTCH PIERSON ROAD PLAZA, LLC	14-31-100-035	PIERSON RD	200-COMMERCIAL VACANT	\$87,800	\$87,800	\$0	27.0308	\$0.00
2014	T&D DEVELOPMENT	14-31-100-036	PIERSON RD	200-COMMERCIAL VACANT	\$39,260	\$38,642	\$618	27.0308	\$16.71
2014	T&D DEVELOPMENT	14-31-100-037	PIERSON RD	200-COMMERCIAL VACANT	\$52,431	\$51,606	\$825	27.0308	\$22.30
2014	SHOREZ PROPERTIES, LLC	14-31-200-002	6221 PIERSON RD	201-COMMERCIAL IMPROVED	\$254,914	\$250,900	\$4,014	27.0308	\$108.50
2014	BEUTLER, SCOTT L	14-31-200-003	6211 PIERSON RD	201-COMMERCIAL IMPROVED	\$73,821	\$72,659	\$1,162	27.0308	\$31.41
2014	BEUTLER, SCOTT L	14-31-200-004	6201 PIERSON RD	401-RESIDENTIAL	\$23,733	\$23,360	\$373	27.0308	\$10.08
2014	W E O S LLC	14-31-200-007	6189 PIERSON RD	201-COMMERCIAL IMPROVED	\$443,600	\$427,200	\$16,400	27.0308	\$443.31
2014	W E O S LLC	14-31-200-008	6173 PIERSON RD	200-COMMERCIAL VACANT	\$98,064	\$96,520	\$1,544	27.0308	\$41.74
2014	HEIDISCH, CAROLE J & MICHAEL TST	14-31-200-009	6155 PIERSON RD	201-COMMERCIAL IMPROVED	\$212,963	\$209,610	\$3,353	27.0308	\$90.63
2014	LIGAS, JOHN	14-31-200-010	6141 PIERSON RD	201-COMMERCIAL IMPROVED	\$39,964	\$39,335	\$629	27.0308	\$17.00
2014	TAYLOR, CHARLES E JR	14-31-200-012	6095 PIERSON RD	201-COMMERCIAL IMPROVED	\$262,755	\$258,618	\$4,137	27.0308	\$111.83
2014	SCHNEIDER, PATRICIA M	14-31-200-013	6073 PIERSON RD	201-COMMERCIAL IMPROVED	\$62,169	\$61,190	\$979	27.0308	\$26.46
2014	CARPENTIER, PAUL F II	14-31-200-015	6011 PIERSON RD	201-COMMERCIAL IMPROVED	\$274,320	\$270,000	\$4,320	27.0308	\$116.77
2014	J D J LAND CO	14-31-200-023	6017 PIERSON RD	201-COMMERCIAL IMPROVED	\$102,782	\$101,164	\$1,618	27.0308	\$43.74
2014	PIERSON PROPERTIES LLC	14-31-200-033	6015 PIERSON RD	201-COMMERCIAL IMPROVED	\$217,220	\$213,800	\$3,420	27.0308	\$92.45
2014	ELGA CREDIT UNION	14-31-200-036	PIERSON RD	200-COMMERCIAL VACANT	\$107,800	\$107,800	\$0	27.0308	\$0.00
2014	WESTWOOD MANAGEMENT INC	14-31-200-037	6243 PIERSON RD	201-COMMERCIAL IMPROVED	\$97,231	\$95,700	\$1,531	27.0308	\$41.38
2014	PIERSON SLS LLC	14-31-200-042	6045 PIERSON RD	201-COMMERCIAL IMPROVED	\$860,856	\$847,300	\$13,556	27.0308	\$366.43
2014	PANOS, ARISTOTLE	14-31-502-027	6277 PIERSON RD	201-COMMERCIAL IMPROVED	\$230,016	\$226,394	\$3,622	27.0308	\$97.91
2014	SPEEDWAY LLC	14-31-504-011	6533 PIERSON RD	201-COMMERCIAL IMPROVED	\$271,170	\$266,900	\$4,270	27.0308	\$115.42

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2014	WENDY'S #27	14-31-504-014	6501 PIERSON RD	201-COMMERCIAL IMPROVED	\$304,000	\$270,499	\$33,501	27.0308	\$905.56
2014	SCHRINER PROPERTIES LLC	14-31-626-001	6045 PIERSON RD	201-COMMERCIAL IMPROVED	\$52,108	\$51,288	\$820	27.0308	\$22.17
2014	SCHRINER, JON L	14-31-626-002	6045 PIERSON RD	201-COMMERCIAL IMPROVED	\$98,270	\$96,723	\$1,547	27.0308	\$41.82
2014	CONCEPT B, LLC	14-31-626-003	6045 PIERSON RD	201-COMMERCIAL IMPROVED	\$22,500	\$36,982	-\$14,482	27.0308	-\$391.46
2014	CONCEPT D LLC	14-31-626-004	6045 PIERSON RD	201-COMMERCIAL IMPROVED	\$88,319	\$86,929	\$1,390	27.0308	\$37.57
2014	CONSUMERS ENERGY CO	14-32-100-001	PIERSON RD	305-IND UTILITY VACANT	\$55,734	\$45,313	\$10,421	27.0308	\$281.69
2014	SCI MICHIGAN FUNERAL SERV INC	14-32-100-002	5501 PIERSON RD	201-COMMERCIAL IMPROVED	\$291,096	\$286,512	\$4,584	27.0308	\$123.91
2014	WILSON, DOLORES A	14-32-100-006	PIERSON RD	200-COMMERCIAL VACANT	\$55,734	\$54,857	\$877	27.0308	\$23.71
2014	MAYFAIR BIBLE CHURCH	14-32-100-010	5339 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	ESSEM PROPERTIES, LLC	14-32-200-001	5245 PIERSON RD	201-COMMERCIAL IMPROVED	\$260,658	\$256,554	\$4,104	27.0308	\$110.93
2014	PARKER, LYNUS I & PATRICIA L	14-32-200-002	5255 PIERSON RD	201-COMMERCIAL IMPROVED	\$151,892	\$149,500	\$2,392	27.0308	\$64.66
2014	Y M C A OF FLINT	14-32-200-003	5205 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	Y M C A OF FLINT	14-32-200-006	PIERSON RD	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	Y M C A OF FLINT	14-32-200-007	KIMBALL DR	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	SALEM, SAMUEL J & PAULA L TST	14-32-200-010	PIERSON RD	200-COMMERCIAL VACANT	\$41,962	\$41,302	\$660	27.0308	\$17.84
2014	SALEM, SAMUEL J & PAULA L TST	14-32-200-011	5103 PIERSON RD	201-COMMERCIAL IMPROVED	\$227,200	\$223,623	\$3,577	27.0308	\$96.69
2014	DORT FEDERAL CREDIT UNION	14-32-200-012	5091 PIERSON RD	201-COMMERCIAL IMPROVED	\$407,494	\$401,077	\$6,417	27.0308	\$173.46
2014	WOODS, WILLIE A & ERA M	14-32-200-013	5059 PIERSON RD	401-RESIDENTIAL	\$31,200	\$32,700	-\$1,500	27.0308	-\$40.55
2014	KOVACS, MICHAEL S & MARY E TST	14-32-200-014	5049 PIERSON RD	400-RESIDENTIAL VACANT	\$10,700	\$10,700	\$0	27.0308	\$0.00
2014	FOGELSONGER, HAROLD & RUTH	14-32-200-015	5037 PIERSON RD	401-RESIDENTIAL	\$9,700	\$9,700	\$0	27.0308	\$0.00
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-32-200-017	KIMBALL DR	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	FOGELSONGER, HAROLD M & RUTH A	14-32-200-019	3463 LINDEN RD	201-COMMERCIAL IMPROVED	\$60,055	\$59,110	\$945	27.0308	\$25.54
2014	GORTON, LAURENCE W	14-32-200-020	3453 LINDEN RD	201-COMMERCIAL IMPROVED	\$173,935	\$171,196	\$2,739	27.0308	\$74.04
2014	DOM POLSKI	14-32-200-021	3415 LINDEN RD	201-COMMERCIAL IMPROVED	\$228,647	\$225,047	\$3,600	27.0308	\$97.31
2014	NAVAJO LTD	14-32-200-031	3511 LINDEN RD	201-COMMERCIAL IMPROVED	\$181,800	\$180,600	\$1,200	27.0308	\$32.44
2014	Y M C A OF FLINT	14-32-200-033	5219 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	FOGELSONGER, HAROLD	14-32-200-037	3489 LINDEN RD	201-COMMERCIAL IMPROVED	\$237,600	\$238,300	-\$700	27.0308	-\$18.92
2014	FOGELSONGER, HAROLD	14-32-200-038	5023 PIERSON RD	200-COMMERCIAL VACANT	\$39,126	\$38,510	\$616	27.0308	\$16.65
2014	R A R E FAMILY PARTNERSHIP	14-32-501-001	3528 EASTMAN DR	201-COMMERCIAL IMPROVED	\$158,200	\$153,100	\$5,100	27.0308	\$137.86
2014	R A R E FAMILY PARTNERSHIP	14-32-501-002	3476 EASTMAN DR	201-COMMERCIAL IMPROVED	\$198,500	\$180,600	\$17,900	27.0308	\$483.85
2014	R A R E FAMILY PARTNERSHIP	14-32-501-020	3475 EASTMAN DR	201-COMMERCIAL IMPROVED	\$1,000,400	\$1,000,200	\$200	27.0308	\$5.41
2014	MATTIS, KENNETH H INC	14-32-503-005	3466 PIERSON PL	201-COMMERCIAL IMPROVED	\$98,856	\$97,300	\$1,556	27.0308	\$42.06
2014	HALL, DAVID G	14-32-503-006	3456 PIERSON PL	201-COMMERCIAL IMPROVED	\$104,546	\$102,900	\$1,646	27.0308	\$44.49
2014	F & L INVESTMENT LLC	14-32-503-007	3444 PIERSON PL	201-COMMERCIAL IMPROVED	\$176,580	\$173,800	\$2,780	27.0308	\$75.15
2014	M & B ENGINEERING	14-32-503-008	PIERSON PL	200-COMMERCIAL VACANT	\$18,227	\$17,940	\$287	27.0308	\$7.76
2014	FMI PROPERTIES, LLC	14-32-503-011	3429 PIERSON PL	201-COMMERCIAL IMPROVED	\$378,800	\$376,800	\$2,000	27.0308	\$54.06
2014	FMI PROPERTIES, LLC	14-32-503-012	3441 PIERSON PL	201-COMMERCIAL IMPROVED	\$85,039	\$83,700	\$1,339	27.0308	\$36.19
2014	F W O G C	14-32-503-013	3453 PIERSON PL	201-COMMERCIAL IMPROVED	\$114,808	\$113,000	\$1,808	27.0308	\$48.87
2014	3649 PIERSON PLACE, LLC	14-32-503-014	3469 PIERSON PL	201-COMMERCIAL IMPROVED	\$326,440	\$321,300	\$5,140	27.0308	\$138.94
2014	GLAVIN, TIMOTHY J & CONNIE L	14-32-503-016	3489 PIERSON PL	201-COMMERCIAL IMPROVED	\$115,112	\$113,300	\$1,812	27.0308	\$48.98
2014	ROTH, JOHN H & PHYLLIS	14-32-503-017	5305 PIERSON RD	201-COMMERCIAL IMPROVED	\$108,413	\$106,706	\$1,707	27.0308	\$46.14
2014	M & B ENGINEERING INC	14-32-503-019	3419 PIERSON PL	201-COMMERCIAL IMPROVED	\$278,709	\$274,320	\$4,389	27.0308	\$118.64

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2014	M & B ENGINEERING INC	14-32-503-020	3419 PIERSON PL	200-COMMERCIAL VACANT	\$22,769	\$22,411	\$358	27.0308	\$9.68
2014	MATTIS AUTO WASH INC	14-32-503-022	5279 PIERSON RD	201-COMMERCIAL IMPROVED	\$232,726	\$229,062	\$3,664	27.0308	\$99.04
2014	LAND HOLDING, LLC	14-32-503-023	3488 PIERSON PL	201-COMMERCIAL IMPROVED	\$315,366	\$310,400	\$4,966	27.0308	\$134.23
2014	ARBYS #984 SYBRA, INC	14-33-100-004	4325 PIERSON RD	201-COMMERCIAL IMPROVED	\$195,500	\$193,100	\$2,400	27.0308	\$64.87
2014	BRIKHO, GHASSAN	14-33-100-006	4405 PIERSON RD	201-COMMERCIAL IMPROVED	\$236,600	\$232,800	\$3,800	27.0308	\$102.72
2014	SERGES, STEVE	14-33-100-007	PIERSON RD NO FRONTAGE	200-COMMERCIAL VACANT	\$46,200	\$31,599	\$14,601	27.0308	\$394.68
2014	RED LOBSTER INNS	14-33-100-008	4417 PIERSON RD	201-COMMERCIAL IMPROVED	\$408,500	\$401,200	\$7,300	27.0308	\$197.32
2014	DORTCH HALO ENT, LLC	14-33-100-009	4451 PIERSON RD	201-COMMERCIAL IMPROVED	\$334,500	\$329,500	\$5,000	27.0308	\$135.15
2014	MYERS, SCOTT R REV TRUST	14-33-100-011	3502 LINDEN RD	200-COMMERCIAL VACANT	\$30,739	\$30,255	\$484	27.0308	\$13.08
2014	MYERS, SCOTT R	14-33-100-012	4497 PIERSON RD	200-COMMERCIAL VACANT	\$64,500	\$28,318	\$36,182	27.0308	\$978.03
2014	MEYERS, SCOTT	14-33-100-013	3490 LINDEN RD	201-COMMERCIAL IMPROVED	\$36,582	\$36,006	\$576	27.0308	\$15.57
2014	TRAVIS, DAVID ALAN & CHRISTIE ANN	14-33-100-014	3476 LINDEN RD	201-COMMERCIAL IMPROVED	\$61,200	\$61,000	\$200	27.0308	\$5.41
2014	TRAVIS, DAVID ALAN & CHRISTIE ANN	14-33-100-015	3468 LINDEN RD	201-COMMERCIAL IMPROVED	\$41,100	\$40,900	\$200	27.0308	\$5.41
2014	CROTEAU, RICHARD	14-33-100-016	3464 LINDEN RD	201-COMMERCIAL IMPROVED	\$39,400	\$38,700	\$700	27.0308	\$18.92
2014	JOHNSON, ALBERT J TST	14-33-100-017	3454 LINDEN RD	201-COMMERCIAL IMPROVED	\$35,400	\$35,200	\$200	27.0308	\$5.41
2014	JOHNSON, ALBERT J	14-33-100-018	3442 LINDEN RD	201-COMMERCIAL IMPROVED	\$52,038	\$51,219	\$819	27.0308	\$22.14
2014	SECURITY FED CR UNION	14-33-100-019	LINDEN RD	200-COMMERCIAL VACANT	\$24,067	\$23,688	\$379	27.0308	\$10.24
2014	SEC EM FED CR UNION	14-33-100-020	3404 LINDEN RD	201-COMMERCIAL IMPROVED	\$300,837	\$296,100	\$4,737	27.0308	\$128.04
2014	HBW PROPERTIES LLC	14-33-100-021	4435 PIERSON RD	201-COMMERCIAL IMPROVED	\$122,700	\$120,900	\$1,800	27.0308	\$48.66
2014	DISCOUNT TIRE COMPANY, INC	14-33-100-024	4481 PIERSON RD	201-COMMERCIAL IMPROVED	\$398,000	\$445,238	-\$47,238	27.0308	-\$1,276.88
2014	PEOPLES STATE BANK	14-33-100-025	LINDEN RD	200-COMMERCIAL VACANT	\$37,500	\$76,083	-\$38,583	27.0308	-\$1,042.93
2014	KFC - LOJON PROPERTY II, LLC	14-33-100-028	4335 PIERSON RD	201-COMMERCIAL IMPROVED	\$306,800	\$311,100	-\$4,300	27.0308	-\$116.23
2014	TIM DONUT US LTD INC	14-33-100-033	4365 PIERSON RD	201-COMMERCIAL IMPROVED	\$246,600	\$250,700	-\$4,100	27.0308	-\$110.83
2014	HUMPHREY, JEFFERY & JOYCE	14-33-200-018	3409 JENNINGS RD	201-COMMERCIAL IMPROVED	\$46,832	\$57,300	-\$10,468	27.0308	-\$282.96
2014	3431 JENNINGS, LLC	14-33-200-019	3431 JENNINGS RD	201-COMMERCIAL IMPROVED	\$185,400	\$191,700	-\$6,300	27.0308	-\$170.29
2014	JENNINGS ROAD ASSOCIATES	14-33-200-020	3449 JENNINGS RD	201-COMMERCIAL IMPROVED	\$105,078	\$106,759	-\$1,681	27.0308	-\$45.44
2014	BRUCE, CAREY E	14-33-200-021	3481 JENNINGS RD	401-RESIDENTIAL	\$1,600	\$1,600	\$0	27.0308	\$0.00
2014	BRUCE, CAREY E	14-33-200-022	3487 JENNINGS RD	401-RESIDENTIAL	\$10,900	\$11,000	-\$100	27.0308	-\$2.70
2014	JABLONSKI, RAYMOND	14-33-200-023	JENNINGS RD	400-RESIDENTIAL VACANT	\$1,800	\$1,800	\$0	27.0308	\$0.00
2014	WILKIE, GREGORY C	14-33-200-024	3501 JENNINGS RD	401-RESIDENTIAL	\$1,600	\$1,600	\$0	27.0308	\$0.00
2014	GILKERSON, DARRELL	14-33-200-025	3507 JENNINGS RD	201-COMMERCIAL IMPROVED	\$51,700	\$52,527	-\$827	27.0308	-\$22.35
2014	W T MORRIS, LLC	14-33-200-026	4011 PIERSON RD	200-COMMERCIAL VACANT	\$25,400	\$25,400	\$0	27.0308	\$0.00
2014	ROSE ACCEPTANCE INC	14-33-200-027	PIERSON RD	200-COMMERCIAL VACANT	\$14,700	\$14,700	\$0	27.0308	\$0.00
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-33-200-028	4023 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	ALL SAINTS PARISH	14-33-200-029	4063 PIERSON RD	701-EXEMPT IMPROVED	\$0	\$0	\$0	27.0308	\$0.00
2014	SUBWAY SANDWICHES & SALADS	14-33-200-030	4117 PIERSON RD	201-COMMERCIAL IMPROVED	\$72,847	\$72,847	\$0	27.0308	\$0.00
2014	INTERSTATE WIRELESS	14-33-200-031	4119 PIERSON RD	201-COMMERCIAL IMPROVED	\$113,080	\$113,080	\$0	27.0308	\$0.00
2014	BOLANOWSKI, PAUL R ETAL	14-33-200-034	DOLAN DR	200-COMMERCIAL VACANT	\$28,505	\$28,505	\$0	27.0308	\$0.00
2014	BOLANOWSKI, PAUL R	14-33-200-035	3490 DOLAN DR	201-COMMERCIAL IMPROVED	\$61,933	\$61,933	\$0	27.0308	\$0.00
2014	N A T REAL ESTATE LLC	14-33-200-036	4151 PIERSON RD	201-COMMERCIAL IMPROVED	\$102,400	\$99,100	\$3,300	27.0308	\$89.20
2014	DTAMY PROPERTIES, LLC	14-33-200-037	4175 PIERSON RD	201-COMMERCIAL IMPROVED	\$177,393	\$174,600	\$2,793	27.0308	\$75.50
2014	AMERICAN BUILDERS & CONTRACTORS	14-33-200-038	3497 DOLAN DR	201-COMMERCIAL IMPROVED	\$414,800	\$413,400	\$1,400	27.0308	\$37.84

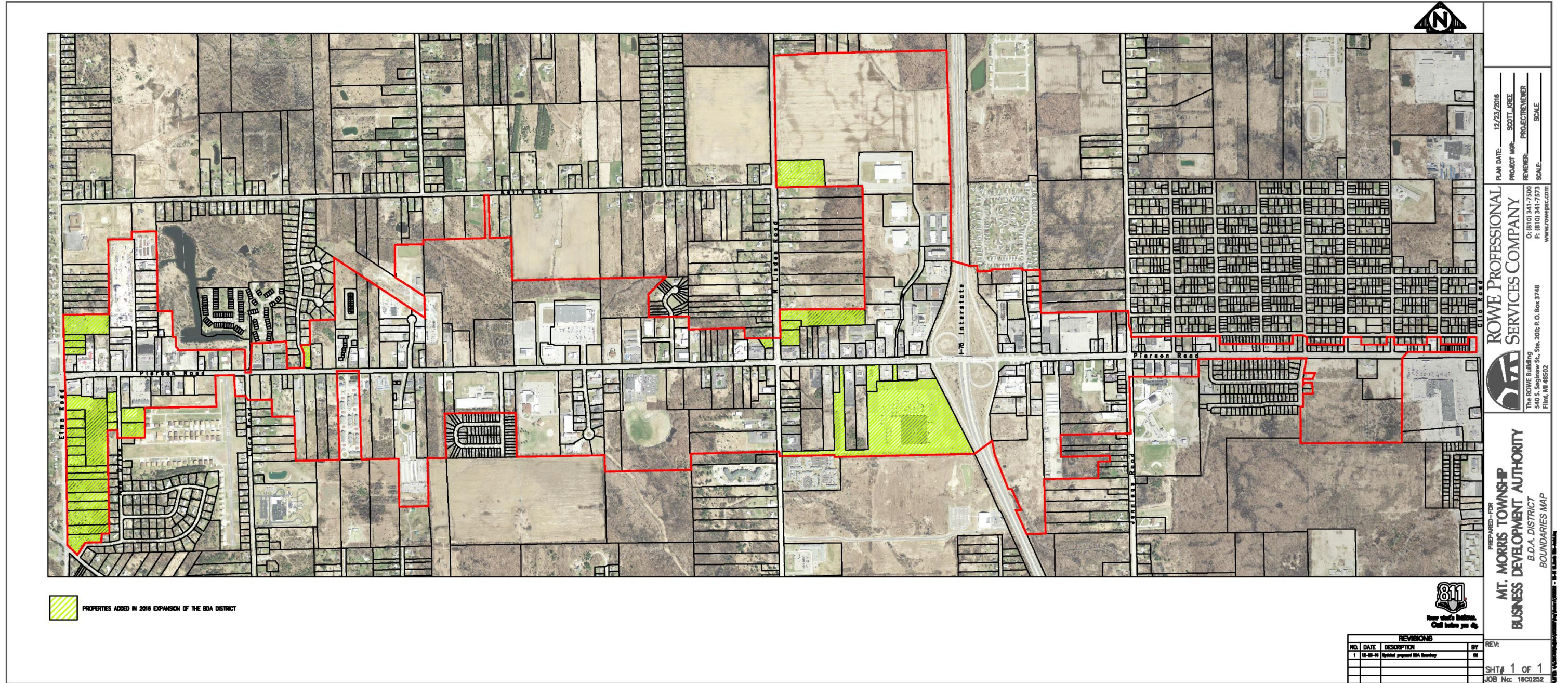
BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2014	SATURN HOMES INC	14-33-200-039	3491 DOLAN DR	200-COMMERCIAL VACANT	\$27,955	\$27,515	\$440	27.0308	\$11.89
2014	SATURN HOMES	14-33-200-040	DOLAN DR	200-COMMERCIAL VACANT	\$26,634	\$26,215	\$419	27.0308	\$11.33
2014	GENESEE COUNTY LAND BANK AUTHORITY	14-33-200-041	DOLAN DR	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	DOLAN & ASSOCIATES	14-33-200-042	DOLAN DR	200-COMMERCIAL VACANT	\$52,282	\$51,459	\$823	27.0308	\$22.25
2014	GENESEE COUNTY ROAD	14-33-200-043	DOLAN DR	700-EXEMPT VACANT	\$0	\$0	\$0	27.0308	\$0.00
2014	NEW CENTURY AUTO SALES, INC	14-33-200-044	4083 PIERSON RD	201-COMMERCIAL IMPROVED	\$113,630	\$111,841	\$1,789	27.0308	\$48.36
2014	MATTHEWS, LONNIE L	14-33-200-045	3473 JENNINGS RD	201-COMMERCIAL IMPROVED	\$43,586	\$42,900	\$686	27.0308	\$18.54
2014	FLINT STORAGE CENTERS, LLC	14-33-200-050	4101 PIERSON RD	201-COMMERCIAL IMPROVED	\$491,398	\$483,660	\$7,738	27.0308	\$209.16
2014	MCDONALD'S USA, LLC	14-33-200-051	4131 PIERSON RD	201-COMMERCIAL IMPROVED	\$225,552	\$222,000	\$3,552	27.0308	\$96.01
2014	CHRISTENSEN, JAMES M	14-34-100-001	3511 PIERSON RD	201-COMMERCIAL IMPROVED	\$133,807	\$131,700	\$2,107	27.0308	\$56.95
2014	KIM 'S PROPERTIES LLC	14-34-100-002	JENNINGS RD	200-COMMERCIAL VACANT	\$12,700	\$12,700	\$0	27.0308	\$0.00
2014	KIM'S PROPERTIES LLC	14-34-100-003	3491 PIERSON RD	201-COMMERCIAL IMPROVED	\$155,500	\$149,758	\$5,742	27.0308	\$155.21
2014	OREILLY AUTO PARTS STORE #3353	14-34-100-004	3483 PIERSON RD	201-COMMERCIAL IMPROVED	\$186,631	\$183,692	\$2,939	27.0308	\$79.44
2014	WSMH INC	14-34-100-005	3463 PIERSON RD	201-COMMERCIAL IMPROVED	\$293,385	\$288,765	\$4,620	27.0308	\$124.88
2014	J & J FLINT REAL ESTATE LLC	14-34-100-006	3453 PIERSON RD	201-COMMERCIAL IMPROVED	\$254,700	\$208,020	\$46,680	27.0308	\$1,261.80
2014	J & J FLINT REAL ESTATE LLC	14-34-100-007	3425 PIERSON RD	201-COMMERCIAL IMPROVED	\$95,827	\$94,318	\$1,509	27.0308	\$40.79
2014	KIMZAY BLOOMINGTON INC	14-34-200-001	PIERSON RD	200-COMMERCIAL VACANT	\$75,728	\$74,536	\$1,192	27.0308	\$32.22
2014	RECOVERY UNLIMITED TREATMENT CENTER	14-34-200-002	3169 PIERSON RD	201-COMMERCIAL IMPROVED	\$112,206	\$110,439	\$1,767	27.0308	\$47.76
2014	HALLWOOD PLAZA, INC	14-34-200-003	3153 PIERSON RD	200-COMMERCIAL VACANT	\$93,007	\$91,543	\$1,464	27.0308	\$39.57
		<u>Total Number of Properties</u>			<u>Current Taxable Value</u>	<u>Initial Taxable Value</u>	<u>Total Captured Value</u>		<u>Total Captured Millage</u>
		353			\$49,104,801	\$48,581,990	\$522,811		\$14,132

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2016	NEW HORIZONS RV CENTER	14-28-100-010	4268 N LINDEN ROAD	201-COMMERCIAL IMPROVED	\$168,148	\$168,148	\$0	27.0308	\$0.00
2016	DUWALT PROPERTIES LLC	14-28-552-003	4058 N LINDEN ROAD	201-COMMERCIAL IMPROVED	\$154,940	\$154,940	\$0	27.0308	\$0.00
2016	ABUAITA, ISSA	14-28-552-002	4036 N LINDEN ROAD	201-COMMERCIAL IMPROVED	\$41,342	\$41,342	\$0	27.0308	\$0.00
2016	TALMER BANK AND TRUST	14-28-552-005	4070 N LINDEN ROAD	201-COMMERCIAL IMPROVED	\$75,000	\$75,000	\$0	27.0308	\$0.00
2016	SNLJ, INC	14-29-578-003	4031 N LINDEN ROAD	201-COMMERCIAL IMPROVED	\$99,470	\$99,470	\$0	27.0308	\$0.00
2016	CHAMBOS, NICK	14-30-300-010	4056 ELMS ROAD	401-RESIDENTIAL	\$30,276	\$30,276	\$0	27.0308	\$0.00
2016	J W S LLC	14-30-300-009	4070 ELMS ROAD	201-COMMERCIAL IMPROVED	\$186,357	\$186,357	\$0	27.0308	\$0.00
2016	SLACK, LESEL C TST	14-30-300-011	4046 ELMS ROAD	401-RESIDENTIAL	\$40,400	\$40,400	\$0	27.0308	\$0.00
2016	BOUCHARD, MATTHEW S	14-30-300-012	4038 ELMS ROAD	401-RESIDENTIAL	\$61,874	\$61,874	\$0	27.0308	\$0.00
2016	HINTZ, JONATHON	14-31-100-003	33888 ELMS ROAD	401-RESIDENTIAL	\$41,148	\$41,148	\$0	27.0308	\$0.00
2016	BAESL, JOHN L	14-30-576-008	6172 PIERSON ROAD	201-COMMERCIAL IMPROVED	\$66,170	\$66,170	\$0	27.0308	\$0.00
2016	SPINNEY, JANICE	14-31-100-004	3378 ELMS ROAD	401-RESIDENTIAL	\$36,372	\$36,372	\$0	27.0308	\$0.00
2016	GARDNER, CHRISTOPHER & ELIZABETH	14-31-100-005	3360 ELMS ROAD	401-RESIDENTIAL	\$46,024	\$46,024	\$0	27.0308	\$0.00
2016	DUSO, STEVEN C EST	14-31-100-007	3332 ELMS ROAD	401-RESIDENTIAL	\$39,217	\$39,217	\$0	27.0308	\$0.00
2016	MUDRAKM JANET K	14-31-100-006	3346 ELMS ROAD	401-RESIDENTIAL	\$39,319	\$39,319	\$0	27.0308	\$0.00
2016	SPALENY, PHILIP	14-31-100-008	3316 ELMS ROAD	401-RESIDENTIAL	\$29,667	\$29,667	\$0	27.0308	\$0.00

BASE YEAR	OWNER	TAX PARCEL ID #	PROPERTY ADDRESS	PROPERTY CLASS	CURRENT TAXABLE VALUE	BASE YEAR TAXABLE VALUE	CAPTURED VALUE	MILLAGE RATE	TIF REVENUE
2016	SLACK, LESEL C TST	14-31-100-009	3294 ELMS ROAD	401-RESIDENTIAL	\$41,046	\$41,046	\$0	27.0308	\$0.00
2016	PALINSKY, GREG A	14-31-100-024	3446 ANN DRIVE	201-COMMERCIAL IMPROVED	\$109,524	\$109,524	\$0	27.0308	\$0.00
2016	ROLLHAVEN	14-31-100-016	3464 ANN DRIVE	201-COMMERCIAL IMPROVED	\$278,600	\$278,600	\$0	27.0308	\$0.00
2016	FLUSHING PROFESSIONAL BUILDING	14-31-100-032	3280 ELMS ROAD	201-COMMERCIAL IMPROVED	\$204,900	\$204,900	\$0	27.0308	\$0.00
2016	PENZEL, SETH	14-31-501-002	3449 ANN DRIVE	201-COMMERCIAL IMPROVED	\$71,510	\$71,510	\$0	27.0308	\$0.00
2016	BARAGWANATH, LAURA D	14-31-501-010	3461 ANN DRIVE	201-COMMERCIAL IMPROVED	\$86,766	\$86,766	\$0	27.0308	\$0.00
2016	JMA TOOL & ENGINEERING INC	14-31-501-009	3491 ANN DRIVE	301-IND MFG IMPROVED	\$92,964	\$92,964	\$0	27.0308	\$0.00
2016	YOSHEFF ENTERPRISES	14-31-504-005	3466 ELMS ROAD	401-RESIDENTIAL	\$38,912	\$38,912	\$0	27.0308	\$0.00
2016	YOSHEFF ENTERPRISES	14-31-504-006	3452 ELMS ROAD	400-RESIDENTIAL VACANT	\$11,100	\$11,100	\$0	27.0308	\$0.00
2016	ROBBINS, TIMOTHY P	14-31-504-008	3428 ELMS ROAD	401-RESIDENTIAL	\$51,300	\$51,300	\$0	27.0308	\$0.00
2016	MEACHAM, LARRY	14-31-504-007	3436 ELMS ROAD	401-RESIDENTIAL	\$47,752	\$47,752	\$0	27.0308	\$0.00
2016	LA VON, MARTIN D	14-31-504-009	3412 ELMS ROAD	401-RESIDENTIAL	\$46,228	\$46,228	\$0	27.0308	\$0.00
2016	SMITH, DARWIN J ESTATE	14-31-504-010	3400 ELMS ROAD	201-COMMERCIAL IMPROVED	\$178,747	\$178,747	\$0	27.0308	\$0.00
2016	MEIJER INC	14-33-100-022	4333 PIERSON ROAD	201-COMMERCIAL IMPROVED	\$2,798,064	\$2,798,064	\$0	27.0308	\$0.00
2016	YOSHEFF ENTERPRISES	14-31-504-013	3480 ELMS ROAD	200-COMMERCIAL VACANT	\$75,500	\$75,500	\$0	27.0308	\$0.00
2016	MEIJER INC	14-33-100-032	4333 PIERSON ROAD	201-COMMERCIAL IMPROVED	\$315,900	\$315,900	\$0	27.0308	\$0.00
		<u>Total Number of Properties</u>			<u>Current Taxable Value</u>	<u>Initial Taxable Value</u>	<u>Total Captured Value</u>		<u>Total Captured Millage</u>
		32			\$5,604,537	\$5,604,537	\$0		\$0
		<u>Total Number of Properties</u>			<u>Current Taxable Value</u>	<u>Initial Taxable Value</u>	<u>Total Captured Value</u>		<u>Total Captured Millage</u>
		385			\$54,709,338	\$54,186,527	\$522,811		\$14,132

These estimated numbers include all properties within the BDA as of May 2017 before Equalization Day of 2017. Total Captured Value and Total Capture Millage for 2016 properties have not been calculated and were not available by the time of adoption of this plan.

Map A: Aerial Map Boundaries



 PROPERTIES ADDED IN 2016 EXPANSION OF THE BDA DISTRICT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	03-02-18	Updated proposed BDA boundary	MB

REV: _____

SHT# 1 OF 1

JOB No: 18C02282



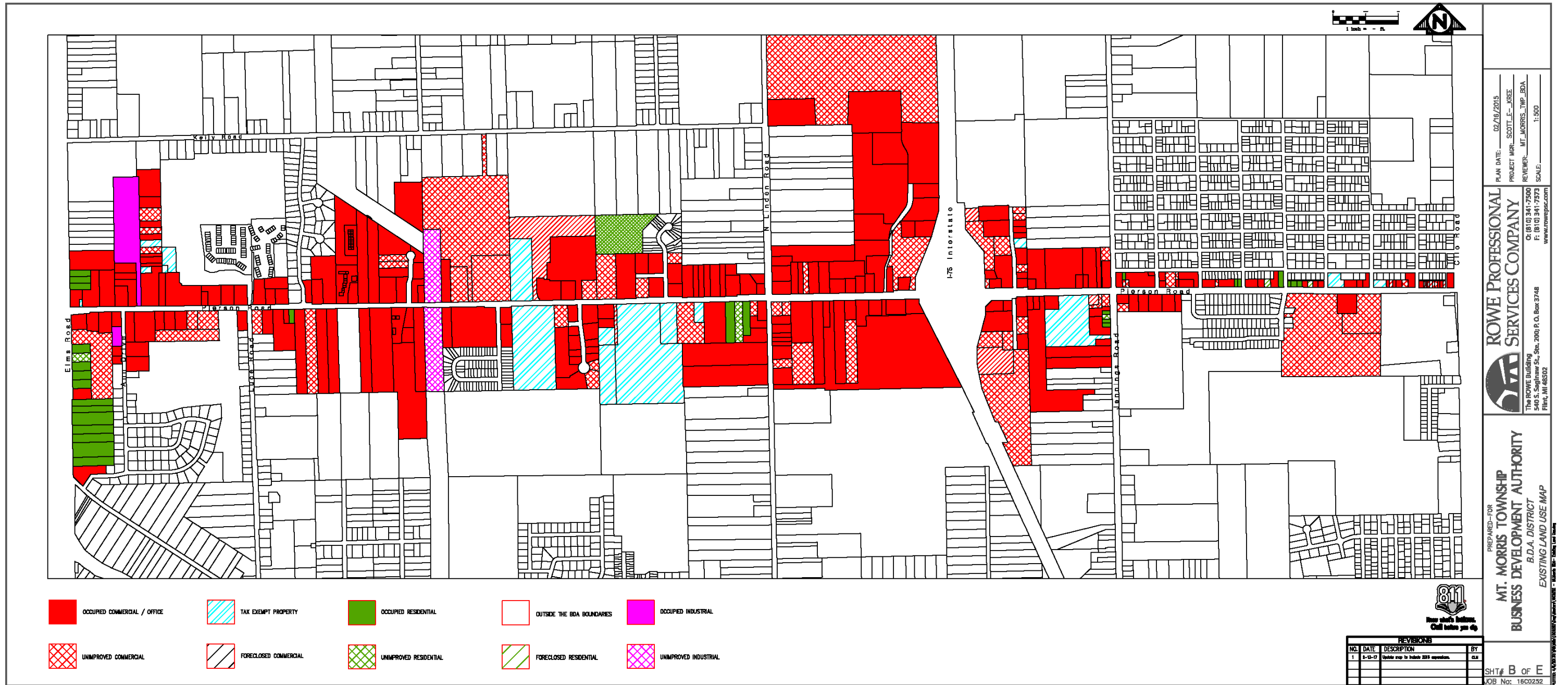
PREPARED FOR
MT. MORRIS TOWNSHIP
BUSINESS DEVELOPMENT AUTHORITY
 B.D.A. DISTRICT
 BOUNDARIES MAP













ROWE PROFESSIONAL SERVICES COMPANY
 The ROWE Building
 540 S. Saginaw St., Ste. 200, P. O. Box 3748
 Flint, MI 48502
 C: (810) 341-7500
 F: (810) 341-7573
 www.rowepsc.com

PLAN DATE: 12/23/2016
 PROJECT MGR: SCOTT JARRE
 REVIEWER: PROJECT REVIEWER
 SCALE: _____

Map B: Existing Land Use



- | | | | | |
|--|---|--|--|---|
|  OCCUPIED COMMERCIAL / OFFICE |  TAX EXEMPT PROPERTY |  OCCUPIED RESIDENTIAL |  OUTSIDE THE BDA BOUNDARIES |  OCCUPIED INDUSTRIAL |
|  UNIMPROVED COMMERCIAL |  FORECLOSED COMMERCIAL |  UNIMPROVED RESIDENTIAL |  FORECLOSED RESIDENTIAL |  UNIMPROVED INDUSTRIAL |

REVISIONS		
NO.	DATE	DESCRIPTION
1	8-18-17	Update map to include 2018 acquisition.

PLAN DATE: 02/19/2015
 PROJECT MGR.: SCOTT E. KREE
 REVIEWER: MT. MORRIS_TWP_BDA
 SCALE: 1:500
 www.rowepsp.com

ROWE PROFESSIONAL SERVICES COMPANY

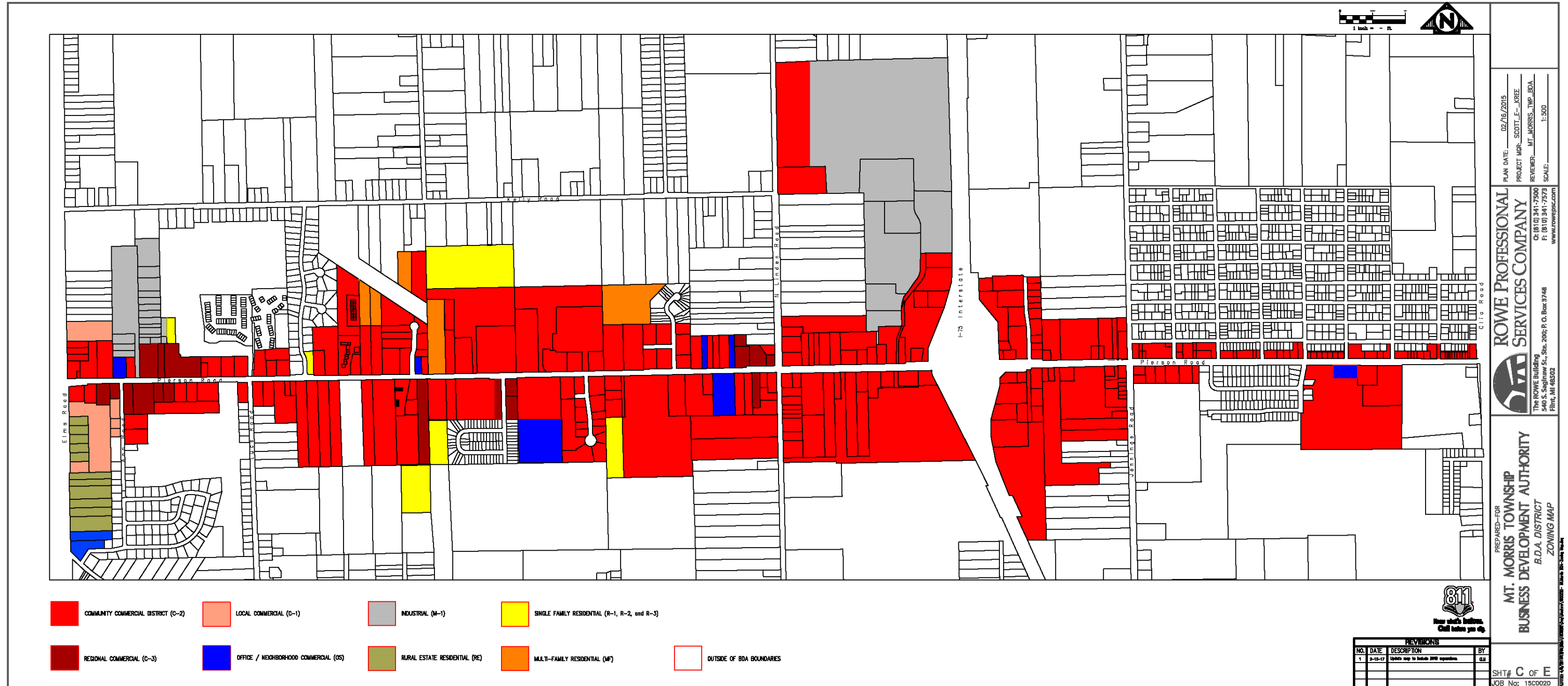
 The ROWE Building
 540 S. Saginaw St., Ste. 200 P.O. Box 3748
 Flint, MI 48502

PREPARED FOR:
MT. MORRIS TOWNSHIP BUSINESS DEVELOPMENT AUTHORITY
 B.D.A. DISTRICT
 EXISTING LAND USE MAP

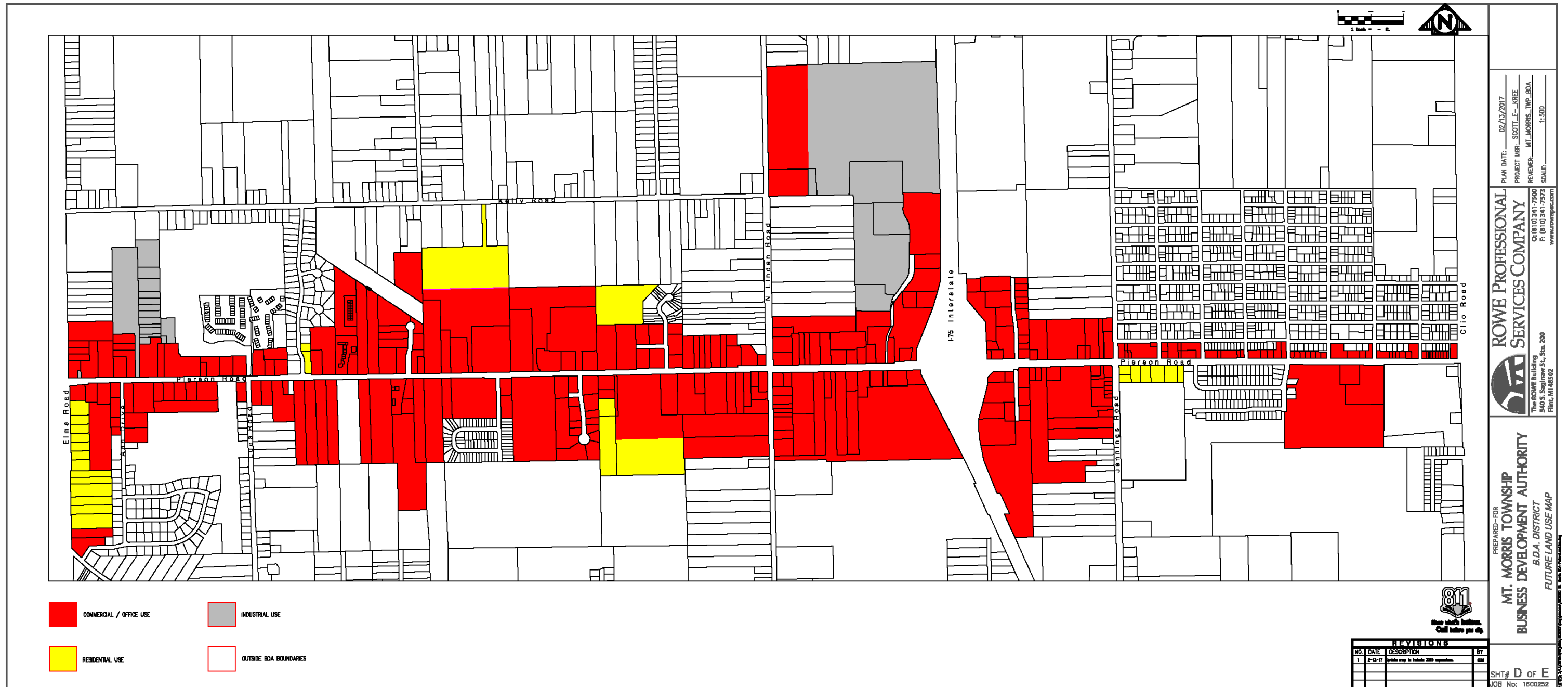
SHT# B OF E
 JOB No: 1602252



Map C: Zoning



Map D: Future Land Use



- COMMERCIAL / OFFICE USE
- RESIDENTIAL USE
- INDUSTRIAL USE
- OUTSIDE BDA BOUNDARIES



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2-13-17	Update map to reflect 2015 regulations.	CSB


811
 How do I know?
 Call before you dig.

PREPARED FOR
MT. MORRIS TOWNSHIP
BUSINESS DEVELOPMENT AUTHORITY
 B.D.A. DISTRICT
FUTURE LAND USE MAP

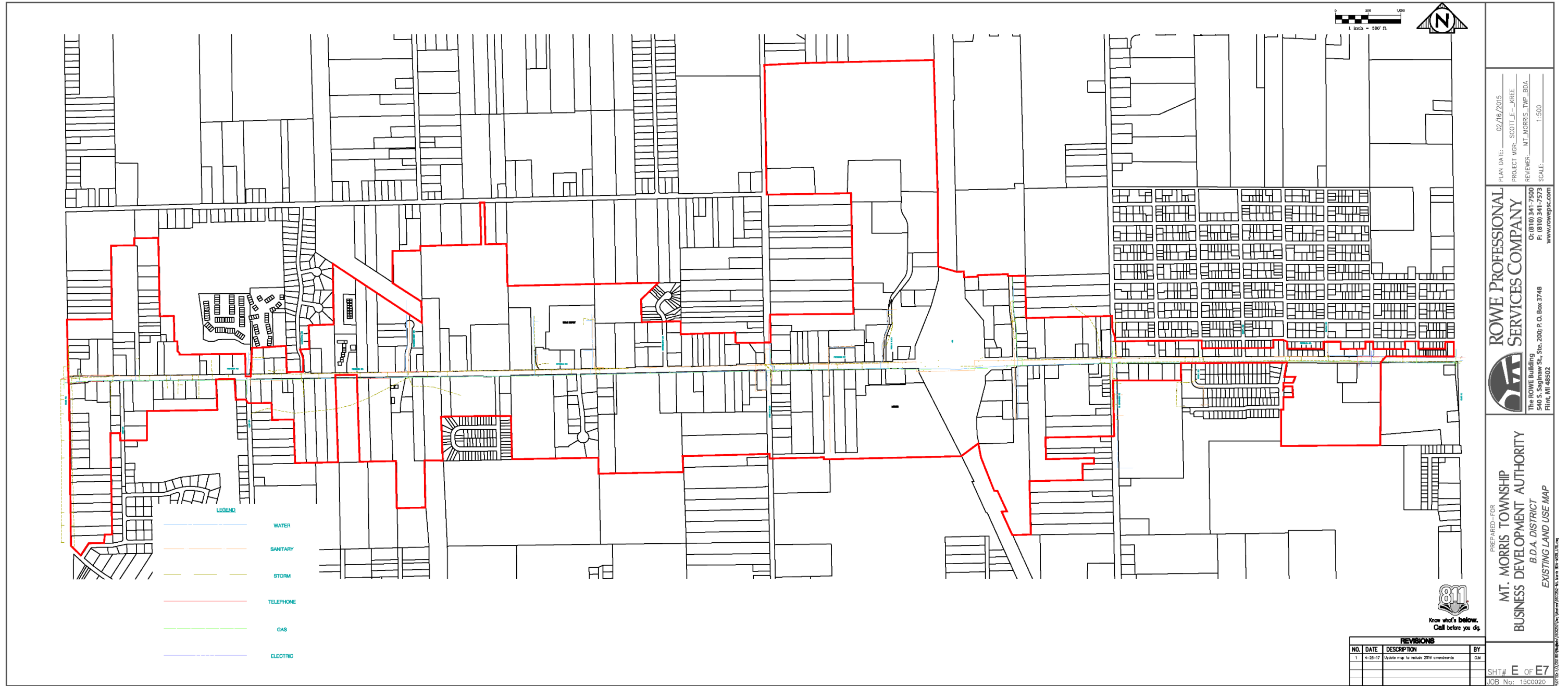
ROWE PROFESSIONAL SERVICES COMPANY

 The ROWE Building
 540 S. Saginaw St., Ste. 200
 Flint, MI 48302
 C: (810) 341-7500
 F: (810) 341-7573
 www.roweps.com

PLAN DATE: 02/13/2017
 PROJECT MGR.: SCOTT E. KREE
 REVIEWER: MT. MORRIS TWP BDA
 SCALE: 1:500

SHT# D OF E
 JOB No: 1600252

Map E: Utility



LEGEND

	WATER
	SANITARY
	STORM
	TELEPHONE
	GAS
	ELECTRIC

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-28-17	Update map to include 2016 amendments	CLM

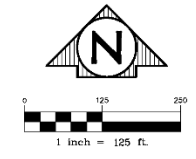
PLAN DATE: 02/16/2015
 PROJECT MGR.: SCOTT E. ARRE
 REVIEWER: MT. MORRIS, TWP. BDA
 SCALE: 1:500

ROWE PROFESSIONAL SERVICES COMPANY
 The ROWE Building
 540 S. Saginaw St., Ste. 200, P. O. Box 3748
 Flint, MI 48902
 O: (810) 341-7500
 F: (810) 341-7573
 www.rowepsc.com

PREPARED FOR:
MT. MORRIS TOWNSHIP
BUSINESS DEVELOPMENT AUTHORITY
 B.D.A. DISTRICT
 EXISTING LAND USE MAP

SHT# **E** OF **E7**
 JOB No: 15C0020

Map E1: Utility Section 1



PLAN DATE: 04/27/2015
 PROJECT MGR: SEK
 REVIEWER: B.D.A. BOARD
 SCALE: 1:250

ROWE PROFESSIONAL SERVICES COMPANY
 The ROWE Building
 540 S. Saginaw St., Ste. 200, P. O. Box 3748
 Flint, MI 48502
 O: (810) 341-7500
 F: (810) 341-7573
 www.rowepscc.com

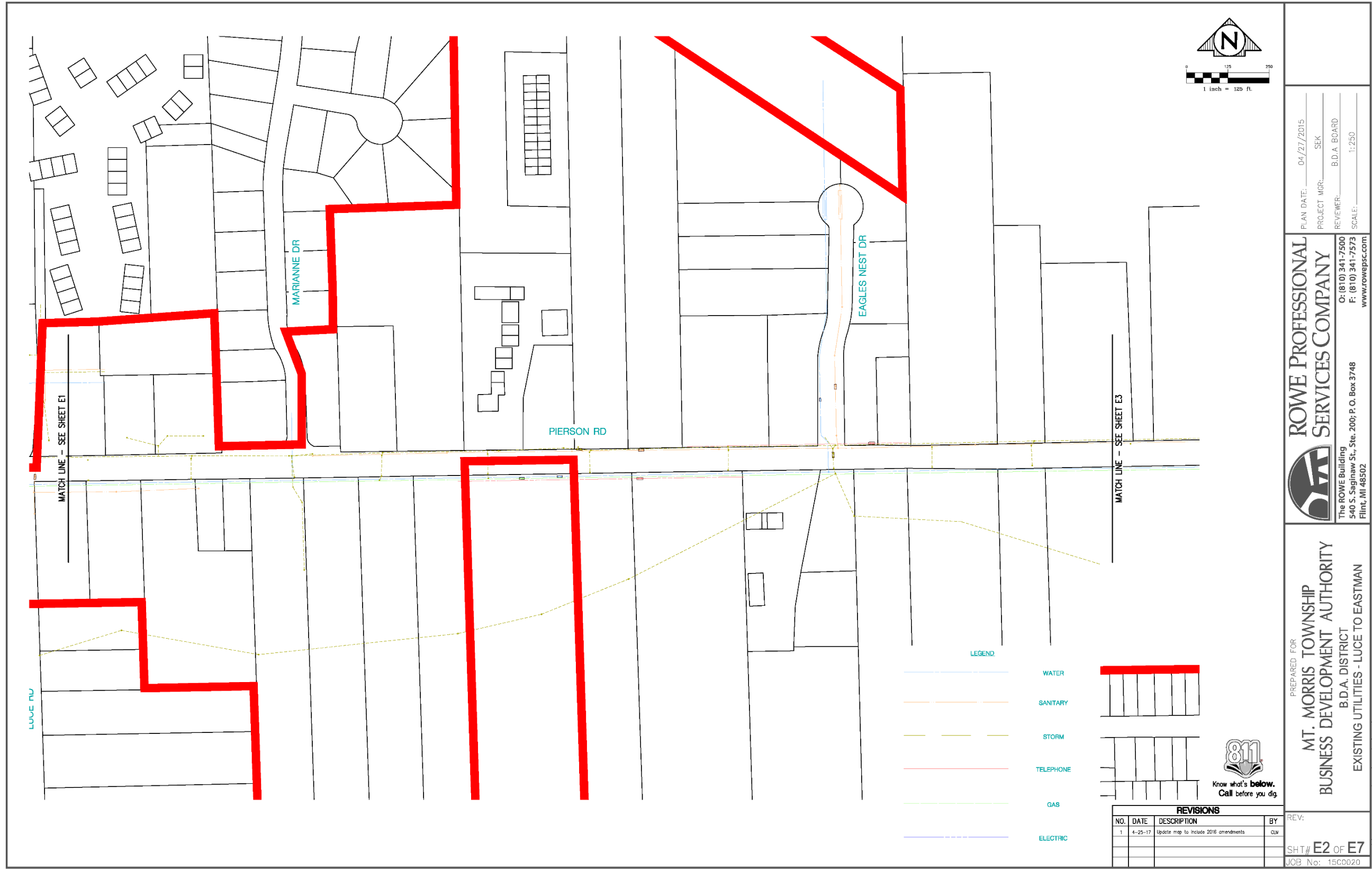
PREPARED FOR
**MT. MORRIS TOWNSHIP
 BUSINESS DEVELOPMENT AUTHORITY**
 B.D.A. DISTRICT
 EXISTING UTILITIES - ELMs TO LUCE



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4-25-17	Update map to include 2016 amendments	CJM

REV: _____
 SHT# **E1** OF **E7**
 JOB No: 15C0020

Map E2: Utility Section 2



PLAN DATE: 04/27/2015
 PROJECT MGR: SEK
 REVIEWER: B.D.A. BOARD
 SCALE: 1:250

ROWE PROFESSIONAL SERVICES COMPANY
 O: (810) 341-7500
 F: (810) 341-7573
 www.rowepsc.com

PREPARED FOR:
MT. MORRIS TOWNSHIP
BUSINESS DEVELOPMENT AUTHORITY
 B.D.A. DISTRICT
 EXISTING UTILITIES - LUCE TO EASTMAN

The ROWE Building
 540 S. Saginaw St., Ste. 200, P. O. Box 3748
 Flint, MI 48502

Know what's **below.**
 Call before you dig.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4-25-17	Update map to include 2016 amendments	CLM

REV: _____
 SHT# **E2** OF **E7**
 JOB No: 15C0020

E:\Projects\150020\Map\Utilities\150020-02-Utilities_04-26-17.dwg
 Plotted: 5/22/2017 7:58 PM

Map E3: Utility Section 3



PLAN DATE: 04/27/2015
 PROJECT MGR: SEK
 REVIEWER: B.D.A. BOARD
 SCALE: 1:250

ROWE PROFESSIONAL SERVICES COMPANY
 The ROWE Building
 540 S. Saginaw St., Ste. 200, P. O. Box 3748
 Flint, MI 48502
 O: (810) 341-7500
 F: (810) 341-7573
 www.rowepsc.com

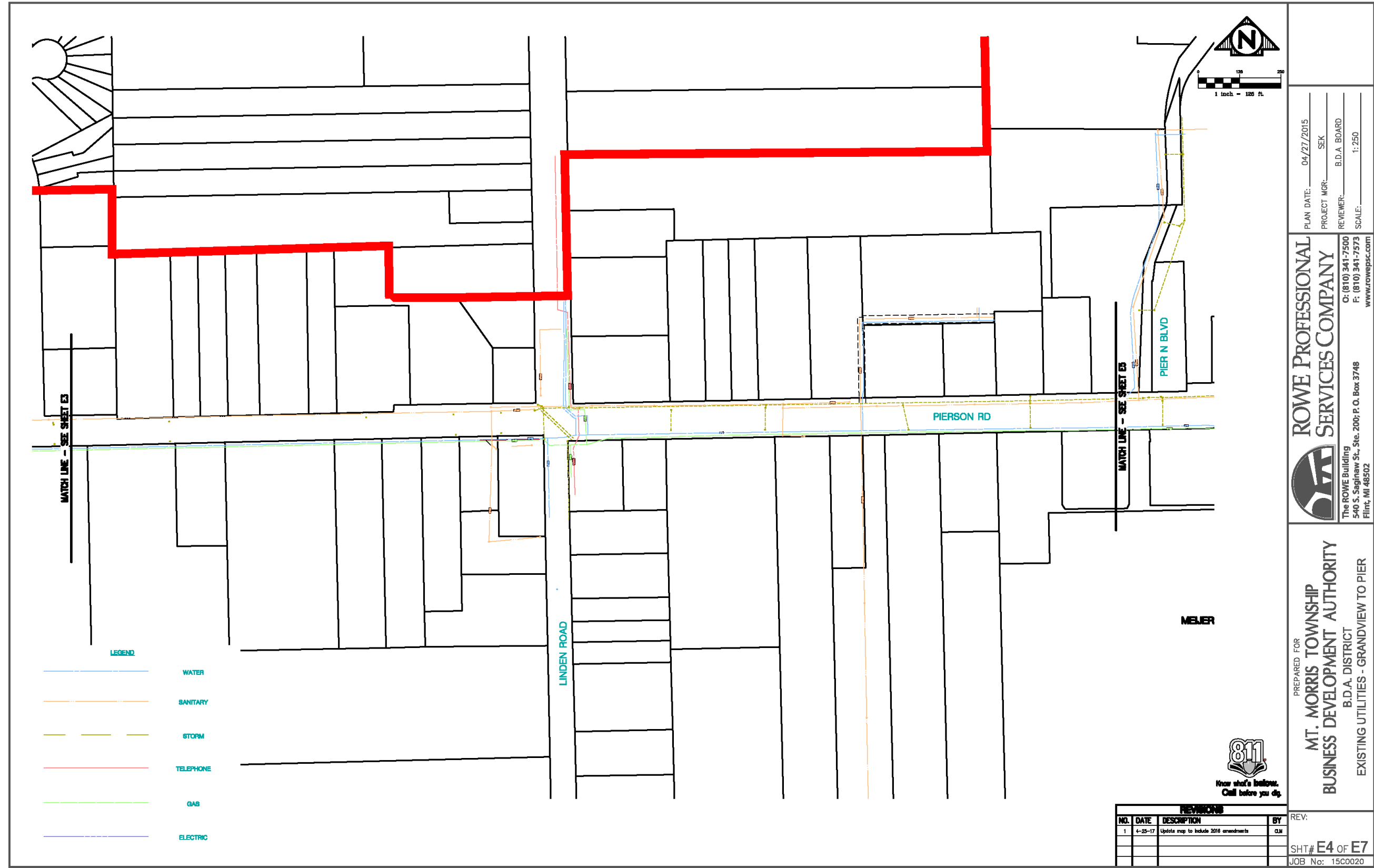
PREPARED FOR
**MT. MORRIS TOWNSHIP
 BUSINESS DEVELOPMENT AUTHORITY**
 B.D.A. DISTRICT
 EXISTING UTILITIES - EASTMAN TO GRANDVIEW

REV: _____
 SHT# **E3** OF **E7**
 JOB No: 15C0020

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4-25-17	Update map to include 2016 amendments	C.M

E:\Projects\150020\Map\Utilities\150020-04 - water_04-26-17.dwg
 Printed: 5/2/2017 1:27 PM

Map E4: Utility Section 4



LEGEND

	WATER
	SANITARY
	STORM
	TELEPHONE
	GAS
	ELECTRIC

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-25-17	Update map to include 2016 amendments	CM



PREPARED FOR
MT. MORRIS TOWNSHIP
BUSINESS DEVELOPMENT AUTHORITY
 B.D.A. DISTRICT
 EXISTING UTILITIES - GRANDVIEW TO PIER

ROWE PROFESSIONAL
 SERVICES COMPANY
 The ROWE Building
 540 S. Saginaw St., Ste. 200, P. O. Box 3748
 Flint, MI 48502
 C: (810) 341-7500
 F: (810) 341-7573
 www.rowepsc.com

PLAN DATE: 04/27/2015
 PROJECT MGR: SEK
 REVIEWER: B.D.A. BOARD
 SCALE: 1:250

REV: _____
 SHT# **E4** OF **E7**
 JOB No: 15C0020







811 Know who's below. Call before you dig.
 © ProjectWise.com/MapSource/MapSource-ML North 80° 45' 00" W 118° 00' 00" E

Map E5: Utility Section 5



MEJER

LEGEND

-  WATER
-  SANITARY
-  STORM
-  TELEPHONE
-  GAS
-  ELECTRIC



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4-25-17	Update map to include 2016 amendments	CLM

PLAN DATE: 04/27/2015
 PROJECT MGR: SEK
 REVIEWER: B.D.A. BOARD
 SCALE: 1:250

ROWE PROFESSIONAL SERVICES COMPANY
 O: (810) 341-7500
 F: (810) 341-7573
 www.rowepsc.com

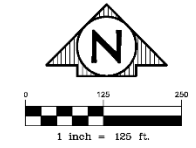
PREPARED FOR:
MT. MORRIS TOWNSHIP
BUSINESS DEVELOPMENT AUTHORITY
 B.D.A. DISTRICT
 EXISTING UTILITIES - PIER TO JENNINGS

The ROWE Building
 540 S. Saginaw St., Ste. 200, P. O. Box 3748
 Flint, MI 48502

REV: _____
 SHT# **E5** OF **E7**
 JOB No: 15C0020

E:\Projects\150020\Map\Utilities\150020-04 - water_04-26-17.dwg
 Plotted: 5/22/2017 7:23 PM

Map E6: Utility Section 6



PLAN DATE: 04/27/2015
 PROJECT MGR: SEK
 REVIEWER: B.D.A. BOARD
 SCALE: 1:250

ROWE PROFESSIONAL SERVICES COMPANY

 The ROWE Building
 540 S. Saginaw St., Ste. 200, P. O. Box 3748
 Flint, MI 48502
 O: (810) 341-7500
 F: (810) 341-7573
 www.rowepscc.com

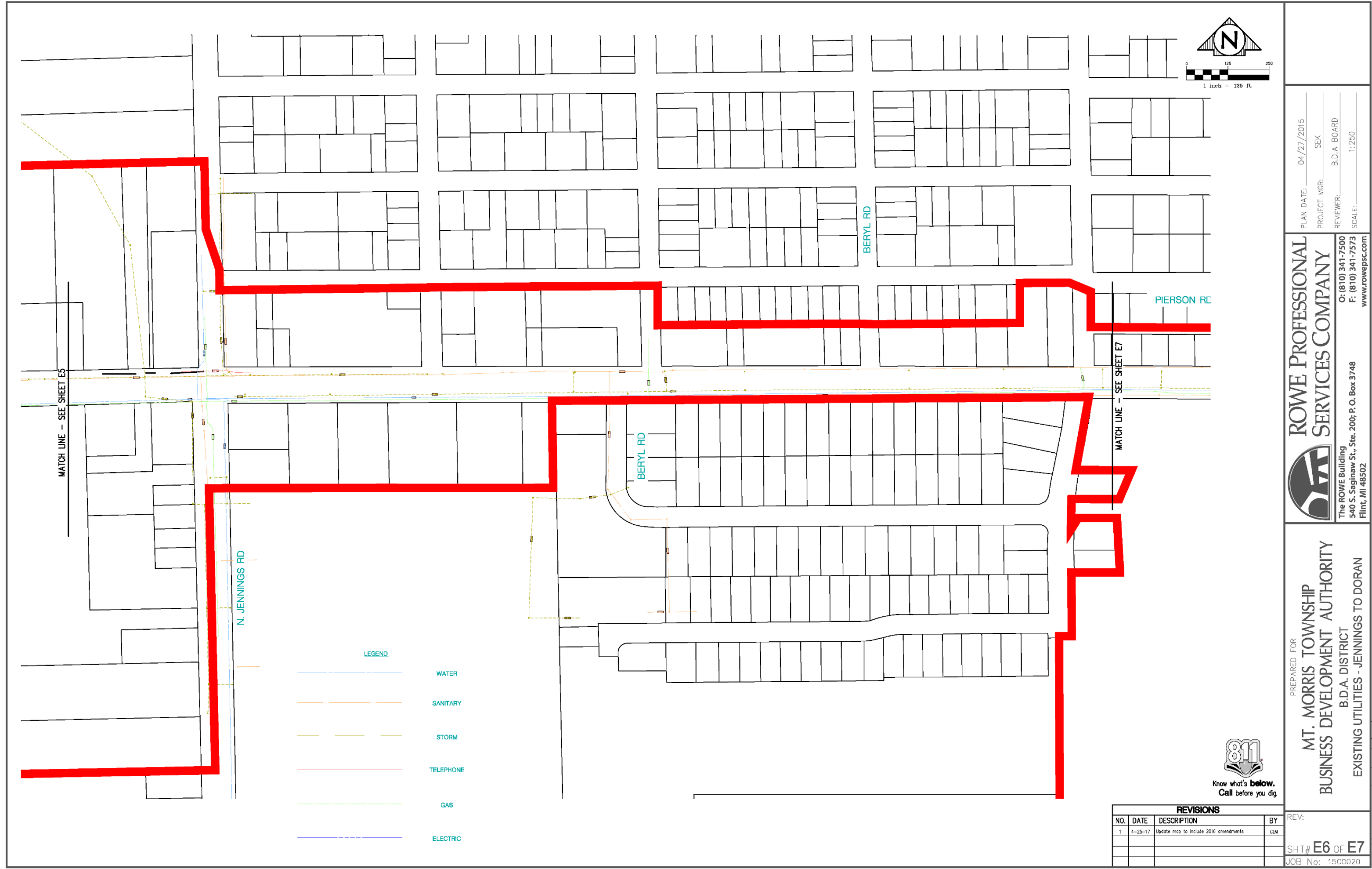
PREPARED FOR
**MT. MORRIS TOWNSHIP
 BUSINESS DEVELOPMENT AUTHORITY**
 B.D.A. DISTRICT
 EXISTING UTILITIES - DORAN TO CLIO



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4-25-17	Update map to include 2016 amendments	CLM

REV: _____
 SHT# **E7** OF **E7**
 JOB No: 15C0020
PC10116: 5/22/2017 7:22 PM

Map E7: Utility Section 7



PLAN DATE: 04/27/2015
 PROJECT MGR: SEK
 REVIEWER: B.D.A. BOARD
 SCALE: 1:250

ROWE PROFESSIONAL SERVICES COMPANY
 The ROWE Building
 540 S. Saginaw St., Ste. 200; P. O. Box 3748
 Flint, MI 48502
 O: (810) 341-7500
 F: (810) 341-7573
 www.rowepsc.com

PREPARED FOR:
MT. MORRIS TOWNSHIP
BUSINESS DEVELOPMENT AUTHORITY
 B.D.A. DISTRICT
 EXISTING UTILITIES - JENNINGS TO DORAN

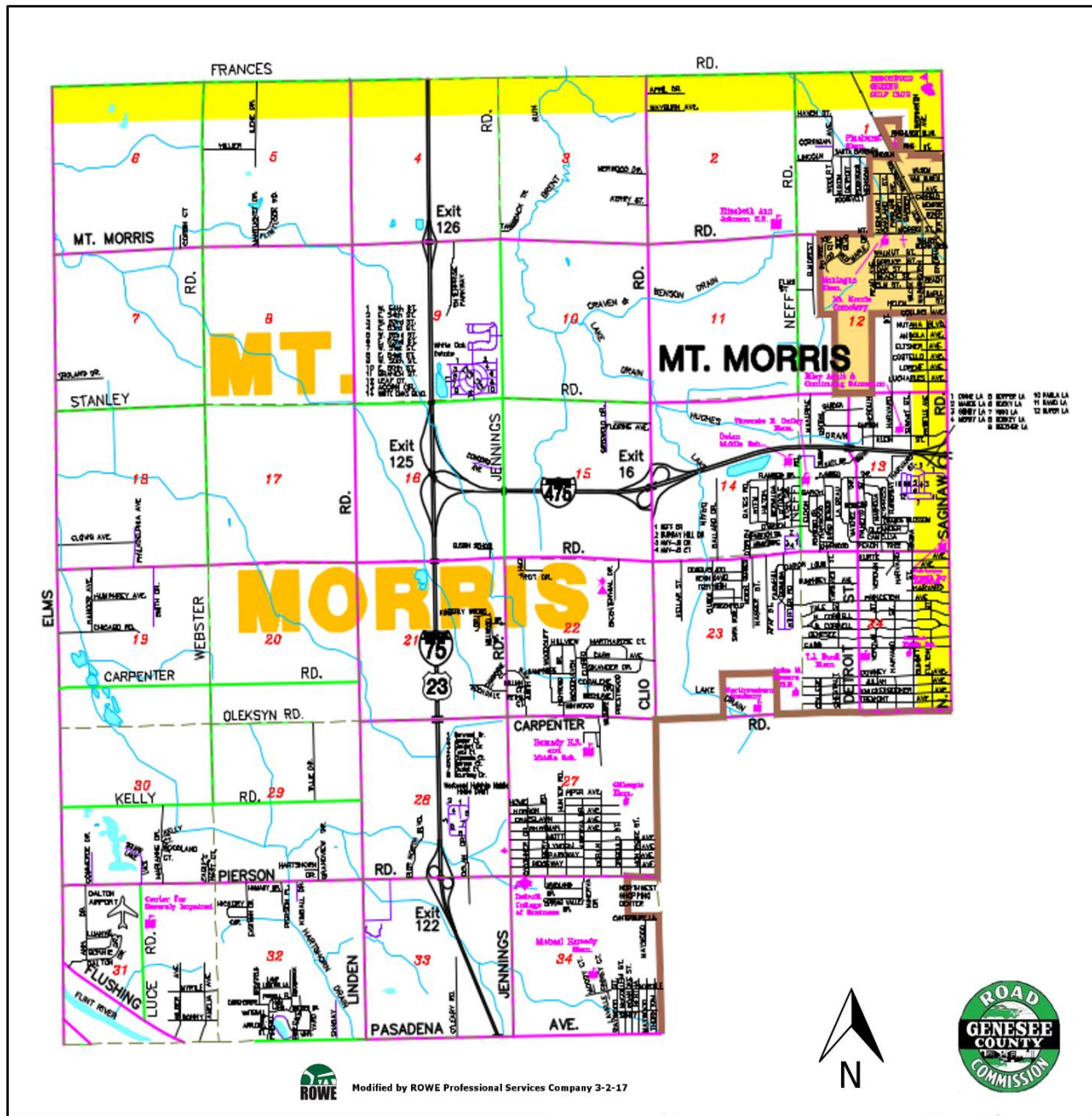
Know what's **below.**
 Call before you dig.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4-29-17	Update map to include 2016 amendments	CLM

REV: _____
 SHT# **E6 OF E7**
 JOB No: 15C0020

R:\Projects\160202\Map\Mapen\160202-04 - wrrs - B.D.A. B.P.C..Dwg
 PLOTED: 5/22/2017 7:53 PM

Map F: Road Classification



GENESEE COUNTY, MICHIGAN

Map Explanation

U.S. and Federal Highways		Incorporated City		Interchange Exit Number	
State Trunk line Highways		Unincorporated Village		Park Area	
County Primary Road		Township Line		Cemeteries	
County Local Road		Section Line		Golf Course	
City or Subdivision Street		House Numbering Base Line		Hospital	
Adjacent County Road		Block Limits for House Numbers		Public Fishing Site	
County line		Township Office		Road Commission Facilities	
Private Road		School/College			