

TIFA 02-08

**CITY OF WILLIAMSTON
TAX INCREMENT FINANCE AUTHORITY**

At a Regular Meeting of the City of Williamston TAX INCREMENT FINANCE AUTHORITY held on Monday, May 19, 2008, in Council Chambers, Williamston City Hall, 161 East Grand River Avenue, Williamston, Michigan 48895, there were:

PRESENT: Chairman Mike Thomas, Vice Chair Peter Porciello,
Members Dean Atkins, Dan Frank, Rachel Olson,
Traci Smith, & Adam Lesperance

ABSENT: None

The following was offered by Porciello
and supported by Atkins

**RESOLUTION APPROVING AMENDMENTS
TO THE TAX INCREMENT FINANCING PLAN
AND DEVELOPMENT PLAN 2B**

WHEREAS, the Tax Increment Financing Authority of the City of Williamston (hereinafter, "Authority"), has been established by the City of Williamston (hereinafter, "City"), pursuant to Act 450 P.A. 1980, as amended (hereinafter, "Act 450").

WHEREAS, on August 26, 1985, pursuant to Act 450, the City established a Tax Increment Finance Authority District and approved a Tax Increment Finance Plan (hereinafter, the "Plan").

WHEREAS, by Resolution adopted by the City on December 8, 1986, the Plan was later ratified and confirmed as two distinct Tax Increment Finance Districts - "2A" and "2B". The Resolution also designated the Board of Directors of the City of Williamston's Economic Development Corporation (hereinafter, "EDC"), to act as the Authority.

WHEREAS, the Plan was amended originally by the EDC acting as the TIFA Authority and later

by the TIFA Authority directly. Each amendment was also approved by the City since the Plans inception as follows:

- A. 1988 Plan Amendment
- B. 1989 Plan Amendment
- C. 1990 Plan Amendment
- D. 1995 Plan Amendment
- E. 2002 Plan Amendment
- F. 2003 Plan Amendment
- G. 2004 Plan Amendment
- H. 2007 Plan Amendment

WHEREAS, although the Plan constitutes both a Development Plan and a Tax Increment Finance Plan within the meaning of Act 450, it is in need of amendment to specify in detail a series of proposed projects within the District.

NOW, THEREFORE,

BE IT RESOLVED that the following amendments are made to the Plan dated July 1985, as previously amended, for Tax Increment District 2B:

Introduction

The City of Williamston Tax Increment Finance Authority (hereinafter, the "Authority" or the "TIFA") was created in 1985-1986 by Resolutions of the City Council of the City of Williamston (hereinafter, the "City"). The Authority and the City Council approved and adopted the original development plan and tax increment financing plan (together, the "Original Plan") in 1986. In 1988, 1989, 1990, and 1995, the Authority and the City Council adopted and approved amendments to the Original Plan (the "Amendments"). (The Original Plan, as amended by the several Amendments, is hereinafter referred to as the "Plan.")

Over the years since the Original Plan was adopted, the Authority and the City have undertaken many projects and improvements in and with respect to the Development Area and entered into a wide range of financial commitments. This *Amendment to Development and Tax Increment Financing Plan* (the "2002 Amendments") summarized a number of the projects and improvements and the related financial commitments, and provided the City and the other taxing jurisdictions with updated information regarding the capture and use of tax increment revenues by the Authority. The 2002 Amendments also described several projects and improvements currently underway. The 2002 Amendments Supplemented the Plan. The 2002 Amendments were an extension of the Plan and must be read in concert with the Plan. The 2002 Amendments referred to certain portions of the Plan but did not repeal or abrogate any provision of the Plan. (The Plan, as amended by the 2002 Amendments, is hereinafter referred to as the "2002 Amended Plan.")

In 2003, the Plan was again amended to provide for entry into a contract with Arialink for wireless broadband service for the project area, and authority to hire an economic director for the project area. The 2003 Amendment incorporates all the matters in the 2002 Amended Plan, plus the additional items set forth above in this paragraph.

In 2004, the TIFA determined to purchase a parcel of property with the TIFA 2B District which is commonly known as: 1) the Ice House, 2) the Elevator Property, or 3) 200 Elevator Street, in the City of Williamston for One Hundred Twenty Two Thousand Three Hundred (\$122,300.00) Dollars. It was determined that a plan amendment was required to complete this transaction. The 2004 Amendments to the Plan were approved by the TIFA 2B and the City and are now commonly known as the 2004 Amended Plan. The 2004 Amended Plan must be read in conjunction with the previously approved amendments as set forth above. The roman numerals in the 2004 Amended Plan correspond to the appropriate sections of the Original Plan that were amended by the 2004 Amendment.

In 2006, the TIFA determined to purchase two parcels of property from the City of Williamston Economic Development Corporation (hereinafter, the "EDC"): 218 Elevator Street, and a 4' strip of land running along the south side of Industrial Park Drive. The TIFA completed the necessary environmental investigation to purchase the property without liability. It was determined that a plan amendment was required to complete this transaction. However, same was not immediately accomplished because the other possible amendments were being discussed by the Board and the Board wanted to adopt one comprehensive amendment. The Board then reached a consensus on which project to include in the 2007 Plan Amendment, which was adopted on August 27, 2007. Like the previous Plan Amendments, the 2007 Amended Plan must be read in conjunction with the previously approved amendments set forth above. The roman numerals in the 2007 Amended Plan correspond with the appropriate sections of the Original Plan that are amended herein.

In 2008, the TIFA has determine to maintain and upgrade the berm that runs north and south between the industrial park and the residences on Putnam Street. The berm was constructed to screen the residential neighborhood from the industrial park. The berm has not been properly maintained and is in need of upgrading and maintenance in order to perform the screening service properly. The Board has determined to hire McKenna Associates, Inc. to perform a site visit to evaluate the existing vegetation and confirm the site's condition. Once the site visits are complete, then McKenna would design a landscape plan for screening. Finally, McKenna would provide sufficient detail for the City staff to competitively bid the project. The TIFA expects to remove existing vegetation, grind down any large stumps, and plant sixty evergreen trees (approximately 6' to 7' in height) every fifteen feet on center. Like the previous Plan Amendments, the 2008 Amended Plan must be read in conjunction with the previously approved amendments set forth above. The roman numerals in the 2008 Amended Plan correspond with the appropriate sections of the Original Plan that are amended herein.

I. *Explanation of the Tax Increment Financing Procedure.*

The explanation is set forth on page 1 of the Original Plan and is not amended herein.

II. *Designation of Boundaries of the Development Area in Relation to Highways, Streets, Streams or Otherwise.*

The boundaries of the Development Area are shown on Exhibit A attached hereto. The boundaries of the Williamston I-96 Industrial Park (the "Industrial Park") are shown on Exhibit B attached hereto. Neither has changes as a result of this Amendment.

III. *The Location and Extent of Existing Streets.*

The location and extent of the existing Streets are in Exhibit A and B and are not changed by this Amendment.

VI. *A Description of Improvements to be Made in the Development Area, a Description of any Repairs and Alterations Necessary to Make Those Improvements, and an Estimate of the Time Required for Completion.*

4.1. *Berm Project:* The TIFA intends to authorize the berm project as follows:

- 4.1.1 The TIFA intends to approve the McKenna Contract attached at Exhibit C and pay \$2,300.00 for said services. Under the contract, McKenna will:
 - a. perform a site visit to evaluate the existing vegetation and confirm the site's condition;
 - b. design a landscape plan for screening the industrial park from the residents;
 - c. facilitate one meeting with residents; and
 - d. provide sufficient detail for the City staff to competitively bid the project, once the design is complete.

4.1.2 The TIFA will authorize up to an additional \$20,800.00 for the actual improvements to the berm.

VII. *The Location, Extent, Character, and Estimate Cost of the Improvements, Including Rehabilitation, Contemplated for the Development Area and an Estimate of the Time Required for Completion.*

<i>Project Location / Extent / Character</i>	<i>Estimated Cost</i>	<i>Estimated Time for Completion</i>
Berm Project	\$11,750.00	2008 Calendar year

IX. *A Description of Any Parts of the Development Area to be Left as Open Space and the Use Contemplated for the Space.*

This section is not amended by the Plan.

X. *A Description of Any Portions of the Development Area Which the Authority Desires to Sell, Donate, Exchange, or Lease to or from the Municipality and the Proposed Terms.*

This section is not amended by the Plan.

XI. *A Description of Desired Zoning Changes and Changes in Streets, Street Levels, Intersections, and Utilities.*

The TIFA does not anticipate any zoning changes at this point.

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XII. *An Estimate of the Cost of the Development, a Statement of the Proposed Method of Financing the Development, and the Ability of the Authority to Arrange the Financing.*

The cost of the following developments is estimated not to be in excess of \$40,800.00:

a.	Berm Project Study (McKenna fee)	\$ 2,300.00
b.	Berm Project Work (Total)	\$ 20,800.00
	b1. Removal undesirable plant material, and stump grinding (\$1800)	
	b2. Evergreen planting (\$19,000)	
	Total	\$ 23,100.00

The TIFA anticipates financing these improvements through the following financing mechanisms:

- a. Revenues generated from any property, building, or facility, which is owned, leased, licensed, or operated by the Authority or under its control, subject to the limitations imposed upon the Authority by trusts or other agreements;
- b. Contributions to the Authority for the performance of its functions, including, but not limited to, federal or state grants or contributions;
- c. Other advances from the City repayable from tax increment revenues of the TIFA, which advances may be financed through obligations incurred by the City under any appropriate authorizing statutes;
- d. Tax increment revenues (a pay-as-you-go basis) received pursuant to a Tax Increment Financing Plan established under Sections 13 to 15 of the TIFA Act;
- e. Proceeds of tax increment bonds issued pursuant to Section 15 of the TIFA Act;
- f. Proceeds from revenue bonds issued pursuant to Section 12 of the TIFA Act;
- g. Money obtained from any other sources approved by the governing body of the municipality, or otherwise authorized by law, for use by the Authority or the municipality to finance a development program; and
- h. Money obtained pursuant to Section 12a of the TIFA Act.

The TIFA proposes to finance all projects contemplated in this Plan Amendment from existing cash reserves and tax increment revenues received pursuant to an already approved Tax Increment Financing Plan established under Sections 13 to 15 of the TIFA Act. As this method of financing is already in place there is no need to arrange for additional financing to complete these contemplated improvements.

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XIII. Designation of the Person, Natural or Corporate, to Whom All or a Portion of the Development is to be Leased, Sold, or Conveyed, and for Whose Benefit the Project is Being Undertaken, if that Information is Available to the Authority.

13.2 The TIFA does not anticipate leasing or selling any property in this Plan. The project is being undertaken to continue to uphold the TIFA's commitment to screen the existing residentially zoned property on South Putnam from the industrial park the TIFA/EDC created.

XIV. *Estimates of the Number of Persons Residing in the Development Area and the Number of Families and Individuals to be Displaced.*

A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.

Provisions 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 1979, 42 USC 4601 to 4655.

This section is not being amended.

XV. *The Duration of the Program.*

The development program's length was extended in the 2002 Amendments to include the last tax levy in 2017. This Plan Amendment does not modify that date.

XVI. *Estimated Impact on Taxing Jurisdictions.*

The TIFA Act requires each Tax Increment Financing Plan to indicate the impact of its program on the various taxing jurisdictions. The capture and retention of tax increment revenues has been substantially effected by the radical changes in school finance enacted in 1993 and 1994. It is therefore appropriate to provide an updated summary of the impact of tax increment financing on the taxing jurisdictions.

The impact of tax increment financing on taxing jurisdictions is estimated on Exhibit J to the 2002 Plan Amendment. The impact is a function of various factors, including the tax rates that are established and levied by each taxing jurisdiction, the appreciation or depreciation of properties within the Development Area, and the amount of tax increment revenues retained annually by the Authority. Exhibit I to the 2002 Plan Amendment sets forth the assumptions on which the estimated impact is determined.

The TIFA anticipated renewing its capture beginning with the Winter Tax Bill for 2007, pursuant to the 2007 Plan Amendment.

VOTE ON THE FOREGOING RESOLUTION AS FOLLOWS:

YES: Atkins, Thomas, Lesperance, Frank, Smith,
Porciello.

NO: None

ABSTAIN: None

This Resolution is declared adopted.

CERTIFICATION

I, the undersigned, duly qualified and acting as Secretary of the City of Williamston's Tax Increment Finance Authority, Ingham County, Michigan, do hereby certify the foregoing is a true and complete copy of a Resolution adopted by the City of Williamston Tax Increment Finance Authority at a Regular Meeting held on May 19, 2008.

Dated: May 22, 2008



Adam Lesperance
TIFA Secretary

Drafted by:
John L. Gormley
Gormley and Johnson Law Offices, PLC
101 East Grand River Avenue
Post Office Box 935
Fowlerville, Michigan 48836
(517) 223-3758

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**CITY OF WILLIAMSTON
TAX INCREMENT FINANCE AUTHORITY**

At a Regular Meeting of the City of Williamston TAX INCREMENT FINANCE AUTHORITY held on Monday, December 15, 2008, in Council Chambers, at Williamston City Hall, 161 East Grand River Avenue, Williamston, Michigan 48895, there were:

PRESENT: Chairman Pete Porciello, Vice Chair Dean Atkins, Authority Members Kathleen DeForest, Kevin Smith, Paul Joseph, Mike Thomas, and Council Representative Traci Smith.

ABSENT: Rachel Olson and Adam Lesperance

The following was offered by Thomas, and supported by Atkins.

**RESOLUTION APPROVING THE 2009 AMENDMENTS
TO THE TAX INCREMENT FINANCING PLAN
AND DEVELOPMENT PLAN 2B**

WHEREAS, the Tax Increment Financing Authority of the City of Williamston (hereinafter, "Authority"), has been established by the City of Williamston (hereinafter, "City"), pursuant to Act 450 P.A. 1980, as amended (hereinafter, "Act 450").

WHEREAS, on August 26, 1985, pursuant to Act 450, the City established a Tax Increment Finance Authority District and approved a Tax Increment Finance Plan (hereinafter, the "Plan").

WHEREAS, by Resolution adopted by the City on December 8, 1986, the Plan was later ratified and confirmed as two distinct Tax Increment Finance Districts – "2A" and "2B". The Resolution also designated the Board of Directors of the City of Williamston's Economic Development Corporation (hereinafter, "EDC"), to act as the Authority.

WHEREAS, the Plan was amended originally by the EDC acting as the TIFA Authority and later by the TIFA Authority directly. Each amendment was also approved by the City since the Plans inception as follows:

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- A. 1988 Plan Amendment
- B. 1989 Plan Amendment
- C. 1990 Plan Amendment
- D. 1995 Plan Amendment
- E. 2002 Plan Amendment
- F. 2003 Plan Amendment
- G. 2004 Plan Amendment
- H. 2007 Plan Amendment
- I. 2008 Plan Amendment

WHEREAS, although the Plan constitutes both a Development Plan and a Tax Increment Finance Plan within the meaning of Act 450, it is in need of amendment to specify in detail a series of proposed projects within the District.

WHEREAS, although this proposed amendment is being adopted by the TIFA in December 2008, it will not be approved by the City until sometime in 2009, so the parties have determined to label it the *2009 Plan Amendment*.

NOW, THEREFORE,

BE IT RESOLVED that the following amendments are made to the Plan dated July 1985, as previously amended, for Tax Increment District 2B:

Introduction

The City of Williamston Tax Increment Finance Authority (hereinafter, the "Authority" or the "TIFA") was created in 1985-1986 by Resolution of the City Council of the City of Williamston (hereinafter, the "City"). The Authority and the City Council approved and adopted the original development plan and tax increment financing plan (together, the "Original Plan") in 1986. In 1988, 1989, 1990, and 1995, the Authority and the City Council adopted and approved amendments to the Original Plan (the "Amendments"). (The Original Plan, as amended by the several Amendments, is hereinafter referred to as the "Plan.")

Over the years since the Original Plan was adopted, the Authority and the City have undertaken many projects and improvements in and with respect to the Development Area, and entered into a wide range of financial commitments. This *Amendment to Development and Tax Increment Financing Plan* (the "2002 Amendments") summarized a number of the projects and improvements and the related financial commitments, and provided the City and the other taxing jurisdictions with updated information regarding the capture and use of tax increment revenues by the Authority. The 2002 Amendments also described several projects and improvements that were currently underway at the time of the adoption of the 2002 Amendments. The 2002 Amendments supplemented the Plan. The 2002 Amendments were an extension of the Plan and must be read in concert with the Plan. The 2002 Amendments referred to certain portions of the Plan but did not repeal or abrogate any provision of the Plan. (The Plan, as amended by the 2002 Amendments, is hereinafter referred to as the "2002 Amended Plan.")

In 2003, the Plan was again amended to provide for entry into a contract with Arialink for wireless broadband service for the project area, and authority to hire an economic director for the project area. The 2003 Amendment incorporates all the matters in the 2002 Amended Plan, plus the additional items set forth above in this paragraph.

In 2004, the TIFA determined to purchase a parcel of property with the TIFA 2B District which is commonly known by three different distinct names: 1) the Ice House, 2) the Elevator Property, or 3) 200 Elevator Street, in the City of Williamston for One Hundred Twenty Two Thousand Three Hundred (\$122,300.00) Dollars. It was determined that a plan amendment was required to complete this transaction. The 2004 Amendments to the Plan were approved by the TIFA 2B and the City and are now commonly known as the 2004 Amended Plan. The 2004 Amended Plan must be read in conjunction with the previously approved amendments as set forth above. The roman numerals in the 2004 Amended Plan correspond to the appropriate sections of the Original Plan that were amended by the 2004 Amendment.

In 2006, the TIFA determined to purchase two parcels of property from the City of Williamston Economic Development Corporation (hereinafter, the "EDC"): 218 Elevator Street, and a 4' strip of land running along the south side of Industrial Park Drive. The TIFA completed the necessary environmental investigation to purchase the property without liability. It was determined that a plan amendment was required to complete this transaction. However, same was not immediately accomplished because the other possible amendments were being discussed by the Board and the Board wanted to adopt one comprehensive amendment. The Board then reached a consensus on which project to include in the 2007 Plan Amendment, which was adopted on August 27, 2007. Like the previous Plan Amendments, the 2007 Amended Plan must be read in conjunction with the previously approved amendments set forth above. The roman numerals in the 2007 Amended Plan correspond with the appropriate sections of the Original Plan that are amended herein.

In 2008, the TIFA determined to maintain and upgrade the berm that runs north and south between the Industrial Park and the residences on Putnam Street. The berm was constructed to screen the residential neighborhood from the Industrial Park. The berm has not been properly maintained, and is in need of upgrading and maintenance in order to perform the screening service properly. The Board determined to hire McKenna Associates, Inc. to perform a site visit to evaluate the existing vegetation and confirm the site's condition. Once the site visits were complete, then McKenna would design a landscape plan for screening. Finally, McKenna would provide sufficient detail for the City staff to competitively bid the project. The TIFA expects to remove existing vegetation, grind down any large stumps, and plant sixty evergreen trees (approximately 6' to 7' in height) every fifteen feet on center. Again, the roman numerals in the 2008 Amended Plan correspond with the appropriate sections of the Original Plan that were amended therein.

In late 2008, the TIFA determined to again amend the plan to provide for a new project, ie., a connecting road between Centurion Way and Industrial Park Drive. Like the previous Plan Amendments, the 2008 Amended Plan must be read in conjunction with the previously approved amendments set forth above. The roman numerals in the 2008

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Amended Plan correspond with the appropriate sections of the Original Plan that are amended herein.

I. *Explanation of the Tax Increment Financing Procedure.*

The explanation is set forth on page 1 of the Original Plan and is not amended herein.

II. *Designation of Boundaries of the Development Area in Relation to Highways, Streets, Streams or Otherwise.*

The boundaries of the Development Area are shown on **Exhibit A** attached hereto. The boundaries of the Williamston I-96 Industrial Park (the "Industrial Park") are shown on **Exhibit B** attached hereto. Neither has changes as a result of this Amendment.

III. *The Location and Extent of Existing Streets.*

The location and extent of the existing Streets are in Exhibit A and B are being changed by this Amendment. A new street is being created between Centurion Way and Industrial Park Drive to be named *Progress Court* [see the map attached at **Exhibit C** for a visual description of the location and extent of Progress Court]. Otherwise, the location and extent of existing streets is not being modified.

VI. *A Description of Improvements to be Made in the Development Area, a Description of any Repairs and Alterations Necessary to Make Those Improvements, and an Estimate of the Time Required for Completion.*

6.1. *Progress Court:* The TIFA intends to authorize the Progress Court project as follows:

6.1.1 The TIFA intends to construct Progress Court with utilities in conjunction with Granger, pursuant to the terms of a previous written development agreement.

6.1.2 The cost of this project is estimated to be \$630,000.00 (**Exhibit D**) as follows:

6.1.2.1	\$233,000.00	Road Construction
6.1.2.2	184,000.00	Storm Sewer
6.1.2.3	83,000.00	Sanitary Sewer
6.1.2.4	120,000.00	Potable Water
6.1.2.5	20,000.00	Soil Erosion Control Measures

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6.1.3 The estimated time for completion is 2009 as follows:

- 6.1.3.1 Design: 3 months
- 6.1.3.2 Bid Solicitation and Award: 1 month
- 6.1.3.3 Construction: 4 months

VII. *The Location, Extent, Character, and Estimate Cost of the Improvements, Including Rehabilitation, Contemplated for the Development Area and an Estimate of the Time Required for Completion.*

<i>Project Location / Extent / Character</i>	<i>Estimated Cost</i>	<i>Estimated Time for Completion</i>
Progress Court	\$630,000.00	2009 Calendar year

IX. *A Description of Any Parts of the Development Area to be Left as Open Space and the Use Contemplated for the Space.*

This section is not amended by the Plan.

X. *A Description of Any Portions of the Development Area Which the Authority Desires to Sell, Donate, Exchange, or Lease to or from the Municipality and the Proposed Terms.*

This section is not amended by the Plan.

XI. *A Description of Desired Zoning Changes and Changes in Streets, Street Levels, Intersections, and Utilities.*

The Plan calls for the construction of Progress Court. This new street will modify both Industrial Park Drive and Centurion Way, where they intersect the new street. New utilities will be run within the new Progress Court right-of-way for storm water, sanitary sewer, and potable water.

XII. *An Estimate of the Cost of the Development, a Statement of the Proposed Method of Financing the Development, and the Ability of the Authority to Arrange the Financing.*

The cost of the following developments is estimated not to be in excess of:

Progress Court	\$ 630,000.00
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The TIFA anticipates financing these improvements through the following financing mechanisms:

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- a. Revenues generated from any property, building, or facility, which is owned, leased, licensed, or operated by the Authority or under its control, subject to the limitations imposed upon the Authority by trusts or other agreements;
- b. Contributions to the Authority for the performance of its functions, including, but not limited to, federal or state grants or contributions;
- c. Other advances from the City repayable from tax increment revenues of the TIFA, which advances may be financed through obligations incurred by the City under any appropriate authorizing statutes;
- d. Tax increment revenues (a pay-as-you-go basis) received pursuant to a Tax Increment Financing Plan established under Sections 13 to 15 of the TIFA Act;
- e. Proceeds of tax increment bonds issued pursuant to Section 15 of the TIFA Act;
- f. Proceeds from revenue bonds issued pursuant to Section 12 of the TIFA Act;
- g. Money obtained from any other sources approved by the governing body of the municipality, or otherwise authorized by law, for use by the Authority or the municipality to finance a development program; and
- h. Money obtained pursuant to Section 12a of the TIFA Act.

The TIFA proposes to finance all projects contemplated in this Plan Amendment from existing cash reserves and tax increment revenues received pursuant to an already approved Tax Increment Financing Plan established under Sections 13 to 15 of the TIFA Act. As this method of financing is already in place there is no need to arrange for additional financing to complete these contemplated improvements.

XIII. *Designation of the Person, Natural or Corporate, to Whom All or a Portion of the Development is to be Leased, Sold, or Conveyed, and for Whose Benefit the Project is Being Undertaken, if that Information is Available to the Authority.*

13.2 The TIFA does not anticipate leasing or selling any property in this Plan. The project is being undertaken to 1) fulfill commitments made to Granger in a previous development agreement, 2) to service the new Tri-State Hospital Supply Corporation site, and 3) to provide for more efficient roadways to service the industrial park, by providing a truck by-pass south to Centurion Drive, then Linn Road.

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XIV. *Estimates of the Number of Persons Residing in the Development Area and the Number of Families and Individuals to be Displaced.*

A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.

Provisions 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 1979, 42 USC 4601 to 4655.

This section is not being amended.

XV. *The Duration of the Program.*

The development program's length was extended in the 2002 Amendments to include the last tax levy in 2017. This Plan Amendment does not modify that date.

XVI. *Estimated Impact on Taxing Jurisdictions.*

The TIFA Act requires each Tax Increment Financing Plan to indicate the impact of its program on the various taxing jurisdictions. The capture and retention of tax increment revenues has been substantially effected by the radical changes in school finance enacted in 1993 and 1994. It is therefore appropriate to provide an updated summary of the impact of tax increment financing on the taxing jurisdictions.

The impact of tax increment financing on taxing jurisdictions is estimated on Appendix A to the 2002 Plan Amendment. The impact is a function of various factors, including the tax rates that are established and levied by each taxing jurisdiction, the appreciation or depreciation of properties within the Development Area, and the amount of tax increment revenues retained annually by the Authority.

Appendix A to the 2002 Plan Amendment sets forth the assumptions on which the estimated impact is determined. It is not amended herein, and is attached at **Exhibit F**.

The TIFA renewed its capture beginning with the Summer Tax Bill for 2008, pursuant to the 2007 Plan Amendment.

VOTE ON THE FOREGOING RESOLUTION AS FOLLOWS:

YES: Atkins, Thomas, DeForest, Porciello, Joseph, T Smith.

NO: K Smith.

ABSTAIN: None.


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This Resolution is declared adopted.

CERTIFICATION

I, the undersigned, duly qualified and acting as Secretary of the City of Williamston's Tax Increment Finance Authority, Ingham County, Michigan, do hereby certify the foregoing is a true and complete copy of a Resolution adopted by the City of Williamston Tax Increment Finance Authority at a Regular Meeting held on December 15, 2008.

Dated: January 28, 2009



Adam Lesperance
TIFA Secretary

Drafted by:
John L. Gormley
Gormley and Johnson Law Offices, PLC
101 East Grand River Avenue
Post Office Box 935
Fowlerville, Michigan 48836
(517) 223-3758

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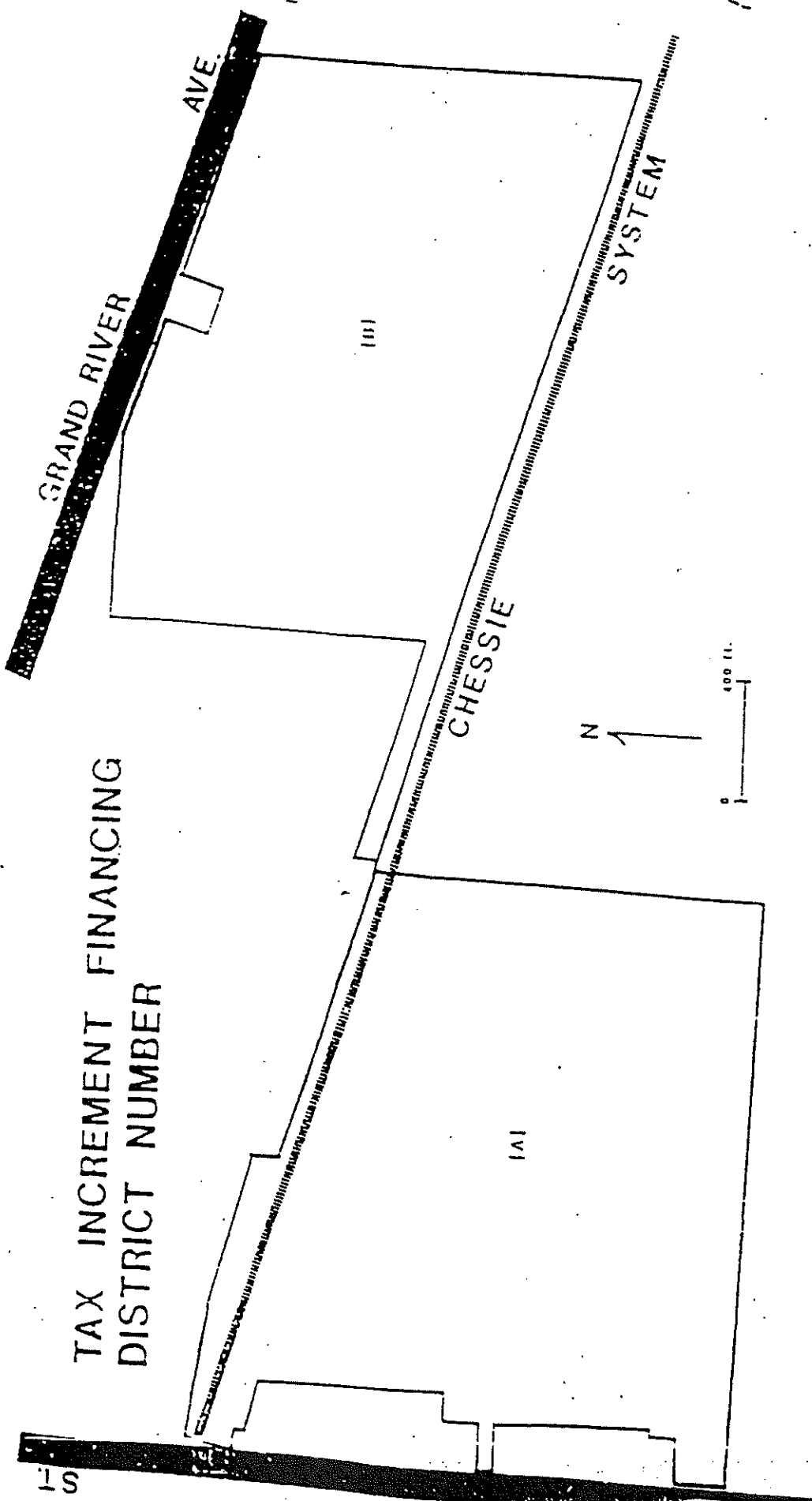
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EXHIBIT A

TAX INCREMENT FINANCING
DISTRICT NUMBER

51

POLMAN



GRAND RIVER
AVE.

CHESSIE

SYSTEM

N

400 FT.

(101)

(1A1)

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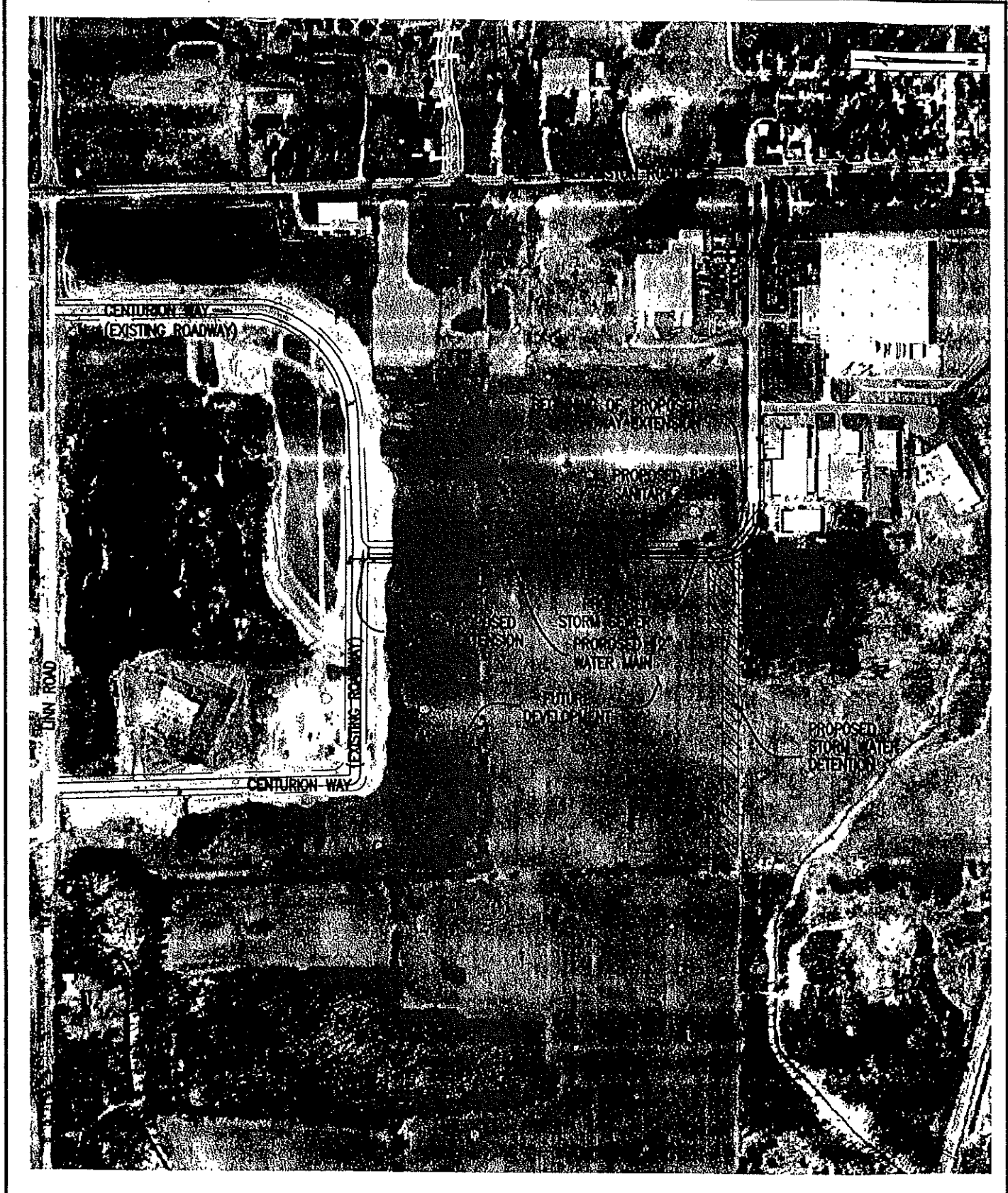
EXHIBIT B

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EXHIBIT C



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 517.371.7200

133 West Main Street, Suite 200
 Okemos, Michigan 48864
 517.371.7133

640 Monroe Avenue NW, Suite 210
 Grand Rapids, MI 49503
 616.464.8414

c2ae

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**GENERAL
 PROJECT LAYOUT**

**CITY OF WILLIAMSTON
 INDUSTRIAL PARK
 ENGINEERING REPORT FOR CONSTRUCTION
 INVESTMENTS
 INGHAM COUNTY, MI**

SCALE: 1" = 500'
 PROJ. #: 07132
 DATE: 10/09/2008
 SHEET
FIGURE 1

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EXHIBIT D

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City of Williamston
Economic Development Administration – Federal Assistance
Tri-State Hospital Supply Corporation

Aggregate base, 6"	\$20
HMA, 13A (220#/syd) @ \$65.00 / ton	\$26
Machine grading, modified	\$15
Restoration	\$30
Curb and gutter, Conc, Det F4	\$20
Cost per foot subtotal:	\$137

Length of proposed roadway = 1625 feet

Total Estimated Cost for Road Construction: 1625 ft @ \$137.00 / ft = \$223,000.00

2. Estimated Construction Cost for Storm Sewer

<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Storm sewer, 12"	1100	Ft	\$45.00	\$50,000
Storm sewer, 15"	640	Ft	\$49.00	\$31,000
Storm sewer, 18"	200	Ft	\$55.00	\$11,000
Drainage structure, 48" dia.	20	Ea	\$1,500.00	\$30,000
Drainage structure cover	8000	Lbs	\$1.50	\$12,000
Detention pond	1	LS	\$50,000.00	\$50,000
Subtotal Storm Sewer:				\$184,000

3. Estimated Construction Cost for Sanitary Sewer

<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Sanitary sewer, 8"	1140	Ft	\$60.00	\$68,000
Sanitary manhole, 48" dia.	6	Ea	\$2,000.00	\$12,000
Sanitary manhole cover	2000	Lbs	\$1.50	\$3,000
Subtotal Sanitary Sewer:				\$83,000

4. Estimated Construction Cost for Water Main

<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Water Main, DI, 12"	2200	Ft	\$45.00	\$99,000
Hydrant	6	Ea	\$2,200.00	\$13,000
Gate valve, 12"	5	Ea	\$1,500.00	\$8,000
Subtotal Water Main:				\$120,000

5. Estimated Cost for Soil Erosion Control Measures \$20,000

Total Estimated Construction Costs (Items 1 – 5) \$630,000

d. The revised estimated number of months for each phase of the project is as follows:

- Design: Three Months
- Bid Solicitation and Award: One Month

7
part

EXHIBIT E

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P

PROPOSED COST AND TIME LINE

OPTION A - Cost to remove structure by hand and machine and to fill the open hole then cover with seed and straw. \$98,695.00

OPTION B - Cost for demolition of building only, fill open hole, then cover with seed and straw. \$55,720.00

TIME LINE:

OPTION A - would approximately be 60-75 days.

OPTION B - would approximately be 20-30 days.

Weather conditions could affect the time line.

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EXHIBIT F

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CITY OF WILLIAMSTON
TIFA 2B
Estimated Revenues
2002 thru 2017

(Estimated 3% valuation increase)

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Estimated Capture Taxable Value:																
Household	186,439	202,332	208,402	214,664	221,094	227,727	234,558	241,595	248,643	256,309	263,998	271,918	280,075	288,477	297,132	306,046
Non-Household	6,646,953	6,949,164	7,053,568	7,265,208	7,483,163	7,707,657	7,938,987	8,177,054	8,422,365	8,675,036	8,935,287	9,203,346	9,479,446	9,763,850	10,056,745	10,359,447
2001 Miles	14,758															
School Operating	19															
School Debt	7.3															
State Education Tax	6															
Eligible Obligations for TIFA 2B will be negligible after 2002																
Higham Intermediate	6,1042															
City Operating	18,3490	111,915	118,731	122,293	125,962	129,740	133,633	137,642	141,771	146,024	150,405	154,917	159,564	164,351	169,282	174,360
Landing Community	3,8928	28,645	28,268	29,416	29,990	30,669	31,816	32,770	33,754	34,768	35,809	36,883	37,990	39,130	40,305	41,513
Higham County	7,7748	53,218	58,459	58,153	59,898	61,864	63,545	65,452	67,415	69,438	71,521	73,666	75,876	78,153	80,497	82,912
Municipal Library	1,2712	8,702	9,231	9,568	9,794	10,087	10,390	10,702	11,023	11,354	11,694	12,045	12,405	12,778	13,162	13,557
T.I.E.S.A.	0,9881	6,827	7,090	7,241	7,458	7,692	7,913	8,150	8,395	8,646	8,906	9,173	9,448	9,732	10,024	10,324
ESTIMATED REVENUE	237,775	213,320	219,720	229,311	233,101	240,964	247,297	254,715	262,357	270,228	278,334	286,665	295,265	304,144	313,268	322,656