

# TAX INCREMENT FINANCING PLAN and DEVELOPMENT PLAN

CITY OF LESLIE

LOCAL DEVELOPMENT FINANCE AUTHORITY AND DISTRICT

Leslie Business Park

December 17, 2019



Approved by Leslie Local Development Finance Authority: September 20, 2019

1<sup>st</sup> Public Hearing: October 15, 2019

2<sup>nd</sup> Public Hearing: December 17, 2019

Approved by Leslie City Council: December 17, 2019

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## Introduction

This Leslie Local Development Financing Authority (LDFA) Tax Increment Financing Plan and Development describes the approach, elements, and impacts to continue and expand upon the success for the Leslie Business Park LDFA District.

### LOCAL DEVELOPMENT FINANCING ACT

In 2018, the Michigan legislature enacted Public Act 57 titled the Recodified Tax Increment Financing Act. This legislation allows Michigan villages and other qualified local governments to form an authority to:

*“prescribe the powers and duties of the authorities; to correct and prevent deterioration in residential, commercial, and industrial areas and certain other areas; to authorize the acquisition and disposal of interest in real and personal property; to authorized the creation and implementation of development plans and development areas; to promote residential and economic growth; to create certain boards; to prescribe the powers and duties of certain boards; to authorize the issuance of bonds and other evidences of indebtedness; to levy certain taxes; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; to provide for enforcement of this act; and to repeal acts and parts of acts.”*

### POWERS OF THE AUTHORITY

Section 407 of the act provides a detailed explanation of the powers of the Board of Directors of the LDFA. These are as follows:

- (a) Study and analyze unemployment, underemployment, and joblessness and the impact of growth upon the authority district or districts.
- (b) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility.
- (c) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, to promote the growth of the authority district or districts and take the steps that are necessary to implement the plans to the fullest extent possible to create jobs, and promote economic growth.
- (d) Implement any plan of development necessary to achieve the purposes of this act in accordance with the powers of the authority as granted by this act.
- (e) Make and enter into contracts necessary or incidental to the exercise of the board's powers and the performance of its duties.
- (f) Acquire by purchase or otherwise on terms and conditions and in a manner the authority considers proper, own or lease as lessor or lessee, convey, demolish, relocate, rehabilitate, or otherwise dispose of real or personal property, or rights or interests in that 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 the property.
- (g) Improve land, prepare sites for buildings, including the demolition of existing structures, and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, or operate a building, and any necessary or desirable appurtenances to a building, as provided in section 412(2) for the use, in whole or in part, of a public or private person or corporation, or a combination thereof.

- (h) Fix, charge, and collect fees, rents, and charges for the use of a building or property or a part of a building or property under the board's control, or a facility in the building or on the property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
- (i) Lease a building or property or part of a building or property under the board's control.
- (j) Accept grants and donations of property, labor, or other things of value from a public or private source.
- (k) Acquire and construct public facilities.
- (l) Incur costs in connection with the performance of the board's authorized functions including, but not limited to, administrative costs, and architects, engineers, legal, and accounting fees.
- (m) Plan, propose, and implement an improvement to a public facility on eligible property 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 125.1531."

## **LESLIE LOCAL DEVELOPMENT FINANCING AUTHORITY**

The Leslie City Council established the Local Development Financing Authority by resolution approved on March 20, 1989 under the auspices of Act 281, PA 1986 ("the Act"). The resolution established that the Authority District as all properties in an M-1 Industrial District located in the business Park and at 510 Mill Street. The TIF Plan was amended in December of 1995 to facilitate additional economic development opportunities not identified in the original plan. The duration of the Plan was established as 30 years, with the ending date of December 31, 2019.

The LDFA was charged with the duty of improving the economic environment of the Authority District under the parameters of the Act. The LDFA serves as the principle instrument in acquiring and developing land to expand the Leslie Business Park.

The Development and TIF Plan includes a list of projects, separated into immediate, short- term, long-term, and on-going. The Development and TIF Plan include a total cost of \$1,403,000.

The public facilities proposed under the Development Plan have been completed and the obligations for those public facilities have been met through tax capture and reimbursement under the Tax Increment Financing Plan.

The LDFA Board is proposing to build on and continue the success by renewing the existing LDFA Plan for an additional 20 years.

This Leslie LDFA Tax Increment Financing Plan and Development Plan describes the District boundaries, providing for additional public facilities, and extending the time period for tax capture.

## **I. Tax Increment Financing Plan**

The Leslie LDFA board has determined that the following TIF plan is necessary for the achievement of the purposes of PA 281 of 1986, as amended to help eliminate the causes of unemployment, underemployment and joblessness, and to promote economic growth in the city. This determination is consistent with the Leslie Commission resolution adopted March 20, 1989 that stated, in part, that “the Authority can assist in development, expansion, and improvements to the industrial sectors of the City of Leslie.”

The extension of the Leslie Business Park LDFA TIF and Development Plan will help to diversify the local economic base with industrial and technology-led economic development by:

- Attracting and retaining industrial and technology related jobs in the city;
- Attracting and retaining industrial technology related capital in the city;
- Creating and expanding tax base over the long term; and
- Providing the only viable financing mechanism available to Leslie for implementing the LDFA TIF and Development Plan.

#### **A. Statement of Increase Value Creation MCL 125.4412(1)(a)**

*(a) A statement of the reasons that the plan will result in the development of captured assessed value that could not otherwise be expected.*

The City of Leslie may capture operating levies of all taxing jurisdictions within the LDFA district, except for Library and School Debt taxes. Investment in reimbursable public facilities and improvements is a proven mechanism for generating private capital in the form of business retention, attraction and expansion. Private investment, in turn, creates tax base and assessed value subject to capture by the LDFA to pay for past and future public facilities and improvements.

The implementation of the original LDFA TIF and Development Plan resulted in over \$1.5 million in public investment, almost \$500,000 in private investment, and an increase of \$2,665,496.00 in taxable value from the original base value of \$431,000.

With the support of the LDFA Development and TIF Plan public facilities, the project is estimated to stimulate \$3 to \$5 million in new investment and generate an estimated \$ 2.5 million in additional taxes for all taxing jurisdiction over the 20-year life of the TIF and Development Plan and will continue to accrue beyond the plan.

#### **B. Annual Estimated Capture Assessed Value MCL 125.4412(1)(b)**

*(b) An estimate of the captured assessed value for each year of the plan.*

The base value for the LDFA TIF and Development Plan, determined on the basis of assessments as of

#### **C. Annual Estimated Tax Increment Revenues MCL 125.4412(1)(c).**

December 31, 2019, are \$2,665,927. The schedule of initial taxable values for each parcel including in the LDFA District is provided in Attachment B. The LDFA TIF Plan proposes renewing the capture period for twenty (20) years, to 2040. The annual estimated taxable values for this period are shown in Table 2 and have been developed with the assumptions that accompany that chart.

*(c) The estimated tax increment revenues for each year of the plan.*

Table 2 also estimates the tax increment revenues generated from estimated taxable value for each year of the proposed plan. Key assumptions behind these estimates involve:

- The rate of Business Park build out;
- The pattern of types of development within the park and corresponding costs of construction;
- The ratio of estimated taxable real and personal property;
- Depreciation and inflationary projections; and
- Eligibility/approval of all taxable projects for PA 198 tax exemption certification.

#### ***D. Tax Increment Procedure MCL 125.4412(1)(d)***

*(d) A detailed explanation of the tax increment procedure.*

In subsequent years, any increase in assessment above the base year level is referred to as the “captured assessed value.” Property taxes levied on the state equalized value of all real and personal property within the designated area by taxing jurisdictions (less any debt service or other millages specified as exempt in the enabling statutes) is diverted, or “captured” for use in carrying out the adopted development plan for the district.

For the purposes of this TIF plan, the initial assessed value of all property in the LDFA district shall be established as of December 31, 2019. The total assessed value, as of that date, is \$2,665,927. Increases in assessed values of properties within a development district that result in the generation of tax increment revenue, can be attributable to any of the following sources:

- New construction occurring after the date established as the tax base year;
- Improvements to existing properties occurring after the date established as the tax base year; and
- Increases in property values that occur for any other reason.

The procedure for authorizing or amending a TIF plan and the development plan, if part of the TIF plan, includes holding and noticing a public hearing, disclosure to taxing jurisdictions impacted by the plan, and an approval process as outlined in section 404 of PA 57 of 2018.

**Public Hearing:** The City Council shall hold a public hearing on the TIF plan and the development plan and shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to express their views and recommendations regarding the TIF plan. The LDFA shall fully inform the taxing jurisdictions about the fiscal and economic implications of the proposed TIF plan. The taxing jurisdictions may present their recommendations at the public hearing on the TIF plan. Notice of the time and place of the City Council's public hearing shall be published twice in a newspaper of general circulation in the city, the first of which shall not be less than 20 days before the date set for the hearing. The notice shall contain all the information required in section 404 (2). At the public hearing, the City Council shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the TIF plan and development plan. The City Council shall make and preserve a record of the public hearing, including data presented at that time. After the public hearing the City Council shall determine whether the TIF plan and development plan each constitutes a public purpose and shall, by resolution, approve, reject or modify each plan. Unless contested in a court of competent jurisdiction within 60 days of adoption of resolution, the procedure, notice and findings shall be conclusive. The treasurer is required by

law to transmit taxes collected from all applicable taxing units on captured assessed value of all real and personal property located in the development district (with exceptions as previously defined) to the LDFA. The taxes transmitted to the LDFA, known as tax increment revenue, must be deposited by the LDFA in the project fund established under the TIF plan.

Public Act 57 of 2018 authorizes an LDFA to use tax increment revenues to pay the cost of public facilities and improvements, as defined in Sections 410 and 411, on a cash pay-as-you-go basis or to make payments on bonds issued by the city or LDFA to finance the facilities or improvements. The LDFA shall expend tax increment revenue only in accordance with the TIF plan. Surplus revenue shall revert proportionately to the respective taxing units unless retained to further the implementation of the development plan pursuant to a resolution of the LDFA.

The TIF plan and development plan may be amended upon approval of the City Council following the same notice and public hearing process as required for approval or rejection of an original plan except if amendment is for revisions in estimates for captured assessed value and tax increment revenue. When the City Council determines that the purpose for which the TIF plan and development plan was established has been achieved, it may abolish the plan.

#### ***E. Maximum Indebtedness MCL 125.4412(1)(e)***

*(e) The maximum amount of note or bonded indebtedness to be incurred, if any.*

The Leslie LDFA does not anticipate any bonded indebtedness at this time. Renovating the Waste Water Treatment Plant, a public facility, represents the only potential bonded indebtedness the LDFA might incur. There are three options for financing the cost of the public facilities: 1) pay-as-you-go with TIF revenues; 2) an advance from the City of Leslie with reimbursement from TIF revenues; and 3) the issuance of a promissory note or sale of bonds with bond payments made with TIF revenues. The method of financing will depend on the timing, cost, and need. The LDFA and City of Leslie reserve the option of issuing a note or incurring bonded indebtedness in an amount up to \$1,000,00. This limitation shall include the principal amount of any note of bonded indebtedness only and shall not include any reimbursement agreement to repay any advances made by the City of Leslie, or any owner or lessee of eligible property in the LDFA district for costs incurred for a public facility or improvement. The exact type of note or bond to be issued will be determined by the LDFA and City Council as the occasion arises.

#### ***F. Operating/Planning Expenditures; Advances MCL 125.4412(1)(f)***

*(f) The amount of operating and planning expenditures of the authority and municipality, the amount of advances extended by or indebtedness incurred by the municipality, and the amount of advances by others to be repaid from tax increment revenues.*

The table below provides a breakdown of all estimated expenditures of the LDFA for the anticipated duration of the TIF plan. Advances extended by the City of Leslie, State and Federal sources, and others are estimated as follows:



CATEGORY	COST ESTIMATE
Water and Sewer Improvements	\$620,000
Property Acquisition	\$150,000
Infrastructure maintenance and repair	\$400,000
Administrative support	\$50,000
SUBTOTAL	\$1,220,000
Contingency (15%)	\$183,000
TOTAL	\$1,403,000

Estimated advances are presented as “up to” amounts because, at the time of adoption of this plan, the pace of continued Business Park buildout is uncertain and as a result, the amount that the city and others may need to advance or the amount of captured assessed value available to support the repayment of advances.

#### ***G. TIF Plan Cost – MCL 125.4412(1)(g)***

*(g) The costs of the plan anticipated to be paid from tax increment revenues as received.*

Table 1 provides further detail about public facilities and public improvement projects anticipated in the TIF and development plans. Section 412 (2) of PA 57 Of 2018, states, “The tax increment financing plan may provide for the use of tax increment revenues for public facilities for any eligible property located in the business development area...whether or not located on that eligible property.

Table 2 provides projections for tax increment revenue and expenditures for the duration of the TIF and development plans. As the chart indicates, all tax increment revenue will be expended for eligible costs until such time as annual revenues exceed annual costs, including the repayment of advances as identified in section F above.

#### ***H. Development and TIF Plan Duration – MCL 125.4412(1)(h)***

*(h) The duration of the development plan and the tax increment plan.*

The anticipated duration of the Development and TIF Plans is twenty years, from 2020 to 2040.

#### ***I. Estimate of Impact of TIF on Taxing Jurisdictions – MCL 125.4412(1)(i)***

*(i) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is or is anticipated to be located.*

Table 4 provides an estimate of the impact of the TIF plan on the revenues of all taxing jurisdictions that

levy taxes in the LDFA district.

### ***J. Legal Description of the Eligible Property – MCL 125.4412(1)(j)***

- (j) A legal description of the eligible property to which the tax increment financing plan applies or shall apply upon qualification as eligible property.*

The TIF plan applies to the LDFA district boundaries, which, in part, include those of the Leslie Business Park. The boundaries of the LDFA district are identified by the legal descriptions presented in Appendix C – Legal Descriptions and in Figures 1 - 3.

### ***K. Estimated Job Creation – MCL 125.4412(1)(k)***

- (k) An estimate of the number of jobs to be created as a result of implementation of the tax increment financing plan.*

Based upon estimates based on anticipated buildout of the Leslie Business Park, 40 new jobs are anticipated to be created within ten years from 2020. This estimate assumes full park build out and the expansion of existing employers in the park during this period.

### ***L. Identification of exempt, real property – MCL 125.4412(1)(l)***

- (l) An identification of the real property within the certified technology park and if the development area is exempt from determining tax increment revenues.*

Currently, there are 18 parcels owned by the City of Leslie in the LDFA District. The intent of these parcels is to be sold and placed on the tax roll.

## II. Development Plan

The LDFA board has determined that the preceding TIF plan is necessary for the achievement of the purposes of the LDFA act and the TIF plan requires project financing. Therefore, the following development plan is determined to be necessary to accomplish the development program contained in the TIF plan.

### **A. Property Description; LDFA District Boundaries – MCL 125.4415(2)(a)**

*(a) A description of the property to which the plan applies in relation to the boundaries of the authority district and a legal description of the property.*

The TIF plan applies to the LDFA district boundaries, which, in part, include those of the Leslie Business Park. The boundaries of the LDFA district are identified by the legal descriptions presented Appendix A – Legal Descriptions and Figures 1 -3.

### **B. Property Boundaries – M L 125.4415(2)(b)**

*(b) The designation of boundaries of the property to which the plan applies in relation to highways, streets, or otherwise.*

Figure 2 and Figure 3 are maps that depicts the boundaries of the LDFA within which the Development Plan applies. The property is irregularly shaped. The LDFA District includes the Leslie Business Park, generally bounded by the Mill Street and Rice Street with Industrial Drive connecting both streets.

### **C. Public Infrastructure and Land Uses – MCL 125.4415(2)(c)**

*(c) The location and extent of existing streets and other public facilities in the vicinity of the property to which the plan applies; the location, character, and extent of the categories of public and private land uses then existing and proposed for the property to which the plan applies, including residential, recreational, commercial, industrial, educational, and other uses.*

The development area is the Leslie Industrial Park. The Park's northern boundary abuts the right-of-way for Fitchburg Road for a distance of 510.90 feet. The eastern terminus of Rice Street extends into the western edge of the Park for a distance of 1,336.29 feet. Industrial Drive was added to the Park and connects Fitchburg and Rice streets. The road network and water, sewer, and initial stormwater infrastructure was installed under the original Development and TIF Plans. The City of Leslie acquired property within the Park through a 425 agreement with Leslie Township; portions of which has been sold and developed by private and other parties. A number of parcels, owned by the City, particularly in the east portion of the Park, remain undeveloped and available for sale and redevelopment.

Proposed uses for the property within the Development Area have been and are anticipated to be primarily industrial.

#### **D. Public Facilities Acquisition – MCL 125.4415(2)(d)**

*(d) A description of public facilities to be acquired for the property to which the plan applies, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements.*

The focus of the Leslie Business Park LDFA Development and TIF Plan is to provide for maintenance and improvements to existing infrastructure, as well as additional stormwater management systems and road improvements, and investigation of new communication and green infrastructure opportunities.

The timing and implementation will depend upon need, useful life of existing infrastructure, opportunity to encourage business retention and expansion, and available funding.

Depending upon availability, opportunity, cost and return, additional property may be acquired within the LDFA Development Area over the 20-year period of the Plan.

#### **E. Public Facilities Development, Cost, Schedule – MCL 125.4415(2)(e)**

*(e) The location, extent, character, and estimated cost of the public facilities for the property to which the plan applies, and an estimate of the time required for completion.*

Table 1 provides public facility and public improvement project information in a summary format.

The Leslie Business Park includes approximately .6 miles of roadway and comparable length of water and sewer infrastructure that require maintenance and eventual rehabilitation.

The Development Plan also calls for improvements to water infrastructure, painting and maintenance of the water tower at the end of the Business Park, and road infrastructure to support sale and development of vacant parcels. Significant rehabilitation of the Leslie waste water treatment facility is needed, with proposed cost estimates of approximately 2 million dollars. The LDFA will contribute \$500,000 towards the renovation project as the facility provides a direct benefit to the Business Park.

#### **F. Construction and Schedule – MCL 125.4415(2)(f)**

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

Information on the stages of construction and timeframe is provided in Table 1 – Public Facility Implementation Schedule.

#### **G. Property Transaction with Municipality – MCL 125.4415(2)(g)**

*(g) A description of any portions of the property to which the plan applies, which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.*

There is no anticipated property which the authority desires to sell, donate, exchange, or lease to or from the municipality.

#### ***H. Desired Zoning and Infrastructure Changes – MCL 125.4415(2)(h)***

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

The LDFA district is properly zoned for the purposes of implementing the Development Plan and no zoning changes are needed. The infrastructure for the Leslie Business Park has been completed under the first LDFA Development and TIF Plans and there are no proposed adjustments to streets, street topography or current utilities. Tax increment revenue will be used, however, to maintain and repair infrastructure during the life of the Development Plan. Utility connections from water and sewer mains onto developed lots may be supported by the Development Plan. The LDFA may consider improvements, installation and maintenance of additional infrastructure at a future date after studies contemplated in this updated Development Plan are conducted.

#### ***I. Public Facility Cost and Financing – MCL 125.4415(2)(i)***

*(i) An estimate of the cost of the public facility or facilities, a statement of the proposed method of financing the public facility or facilities, and the ability of the authority to arrange the financing.*

Table 1 summarizes the estimated costs and method of financing for each anticipated public facility and public improvement project. These projects have been or will be funded by the city or others with reimbursement anticipated from tax increment revenues generated within the LDFA district over time.

Table 3 provides tax capture revenue projections for the operation of the LDFA during its 20-year life. Based upon the assumptions that accompany Table 2, adequate tax increment revenue is anticipated to cover public facility and public improvement projects identified in the development plan.

#### ***J. Public Facility Conveyance and Benefit – MCL 125.4415(2)(j)***

*(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the public facility or facilities is to be leased, sold, or conveyed and for whose benefit the project is being undertaken, if that information is available to the authority.*

There are no plans to lease, sell or convey public facilities, as defined by Section 2 (aa) of PA 281, as amended, within the LDFA district.

Residents of the City of Leslie, as well as Ingham County and adjacent counties, are among the beneficiaries of the development plan through the creation of new and investment, economic growth, and long-term tax base enhancement. Firms located in the LDFA district will benefit from public improvements and the maintenance and operation of public facilities supported by the development plan.

#### **K. Public Facility Transfer Procedures MCL 125.4415(2)(k)**

- (k) The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the public facility or facilities 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 to those persons.*

Parcels are available for sale for industrial development or other approved purposes. Potential purchasers may submit an offer for purchase that will be reviewed by the LDFA Board. As part of the due diligence process, prospective purchasers must provide development and financing plans and agree to enter into a Development Agreement that will include, among other terms and conditions, milestones for development and reimbursement and/or liquidated damages conditions for lack of performance.

#### **L. Residential Displacement – MCL 125.4415(2)(l)**

- (l) Estimates of the number of persons residing on the property to which the plan applies and the number of families and individuals to be displaced.*

There are currently no residential dwellings or residences that occupy the LDFA District.

#### **M. Plan for Residential Relocation – MCL 125.4415(2)(m)**

- (m) A plan for establishing priority for the relocation of persons displaced by the development.*

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

#### **N. Provision of Costs of Relocation MCL 125.4415(2)(n)**

- (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, 42 U.S.C. 4601 to 4655.*

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

#### **O. Strategy to Comply with Relocation Assistance Act, 1972 PA 227 – MCL 125.4415(2)(o)**

- (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.

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

***P. Other material that the LDFA or city considers pertinent – MCL  
125.4415(2)(p)***

*(p) Other material which the authority or governing body considers pertinent.*

None

# LIST OF EXHIBITS

## TABLES

Table 1	Public Facilities and Cost
Table 2	Tax Capture Valuation Table
Table 3	Captured Taxes and Tax Revenues
Table 4	Impact on Tax Jurisdictions

## FIGURES

Figure 1	Development Area Location and Boundaries
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## ATTACHMENTS

Attachment A	Legal Description
Attachment B	Parcels in LDFA District and Base Valuation
Attachment C	Leslie Council Resolution



TABLE 1

**PUBLIC FACILITIES COST AND TIMELINE FOR DEVELOPMENT  
LESLIE LDFA TIF DEVELOPMENT PLAN**

<b>PUBLIC FACILITY DESCRIPTION</b>	<b>TOTAL PUBLIC FACILITIES COST</b>	<b>TIMELINE FOR DEVELOPMENT</b>
<b>Road Improvements</b> Maintenance and Improvements	\$400,000	2021-2025
<b>Water and Sewer Improvements</b> Water Tower Painting, Repairs and Maintenance Waste Water Treatment Plant Renovation / Rehabilitation <i>Subtotal</i>	\$120,000 <u>\$500,000</u> \$620,000	2020 2021
<b>Property Acquisition</b>	\$150,000	
<b>Administrative and Operational Support</b>	\$50,000	ONGOING
<b>Subtotal Totals</b> <b>Contingencies (15%)</b> <b>LDFA PUBLIC FACILITIES TOTAL</b>	\$1,220,000 <u>\$183,000</u> \$1,403,000	

TABLE 2

## TAX CAPTURE VALUATION TABLE

<b>Fiscal Year July- June</b>	<b>Tax Roll Assessment Date</b>	<b>Initial Base Valuation</b>	<b>Annual Taxable Growth (+ / -)</b>	<b>Current Valuation</b>	<b>Captured Taxable Valutaion</b>
2020 - 21	12/31/2019	\$ 2,665,927	0.00%		
2021 - 22	12/31/2020	\$ 2,665,927	1.50%	\$ 2,705,915.91	\$ 39,988.90
2022 - 23	12/31/2021	\$ 2,665,927	1.50%	\$ 2,746,504.64	\$ 80,577.64
2023 - 24	12/31/2022	\$ 2,665,927	1.50%	\$ 2,787,702.21	\$ 121,775.21
2024 - 25	12/31/2023	\$ 2,665,927	1.50%	\$ 2,829,517.75	\$ 163,590.75
2025 - 26	12/31/2024	\$ 2,665,927	1.50%	\$ 2,871,960.51	\$ 206,033.51
2026 - 27	12/31/2025	\$ 2,665,927	1.75%	\$ 2,922,219.82	\$ 256,292.82
2027 - 28	12/31/2026	\$ 2,665,927	1.75%	\$ 2,973,358.67	\$ 307,431.67
2028 - 29	12/31/2027	\$ 2,665,927	1.75%	\$ 3,025,392.45	\$ 359,465.45
2029 - 30	12/31/2028	\$ 2,665,927	1.75%	\$ 3,078,336.81	\$ 412,409.81
2030 - 31	12/31/2029	\$ 2,665,927	1.75%	\$ 3,132,207.71	\$ 466,280.71
2031 - 32	12/31/2030	\$ 2,665,927	2.00%	\$ 3,194,851.86	\$ 528,924.86
2032 - 33	12/31/2031	\$ 2,665,927	2.00%	\$ 3,258,748.90	\$ 592,821.90
2033 - 34	12/31/2032	\$ 2,665,927	2.00%	\$ 3,323,923.88	\$ 657,996.88
2034 - 35	12/31/2033	\$ 2,665,927	2.00%	\$ 3,390,402.35	\$ 724,475.35
2035 - 36	12/31/2034	\$ 2,665,927	2.00%	\$ 3,458,210.40	\$ 792,283.40
2036 - 37	12/31/2035	\$ 2,665,927	2.25%	\$ 3,536,020.14	\$ 870,093.14
2037 - 38	12/31/2036	\$ 2,665,927	2.25%	\$ 3,615,580.59	\$ 949,653.59
2038 - 39	12/31/2037	\$ 2,665,927	2.25%	\$ 3,696,931.15	\$ 1,031,004.15
2039 - 40	12/31/2038	\$ 2,665,927	2.25%	\$ 3,780,112.10	\$ 1,114,185.10
2041 - 42	12/31/2039	\$ 2,665,927	2.25%	\$ 3,865,164.62	\$ 1,199,237.62
2041 - 41	1/1/2040	\$ 2,665,927	2.25%	\$ 3,952,130.83	\$ 1,286,203.83

**TABLE 3**  
**CAPTURED TAXES AND TAX REVENUE**

<b>Tax Year</b>	<b>Prior Year Taxable Value<sup>(1)</sup></b>	<b>Net Change Taxable Value<sup>(2)</sup></b>	<b>December 31 Taxable Value<sup>(3)</sup></b>	<b>Capturable Taxable Value<sup>(4)</sup></b>	<b>Available Tax Revenues<sup>(5)</sup></b>	<b>Captured Tax Revenues<sup>(6)</sup></b>	<b>Disbursement Cycle (FY)</b>
<b>Base Year 2019<sup>(7)</sup></b>			<b>\$2,665,927</b>				
2020	\$ 2,665,927	\$ 39,989	\$ 2,705,916	\$ 39,989	\$ 1,685,328	\$ 1,292	2020-2021
2021	\$ 2,705,916	\$ 40,589	\$ 2,746,505	\$ 80,578	\$ 1,710,608	\$ 2,603	2020-2022
2022	\$ 2,746,505	\$ 41,198	\$ 2,787,702	\$ 121,775	\$ 1,736,267	\$ 3,934	2020-2023
2023	\$ 2,787,702	\$ 41,816	\$ 2,829,518	\$ 163,591	\$ 1,762,311	\$ 5,285	2020-2024
2024	\$ 2,829,518	\$ 42,443	\$ 2,871,961	\$ 206,034	\$ 1,788,746	\$ 6,656	2020-2025
2025	\$ 2,871,961	\$ 50,259	\$ 2,922,220	\$ 256,293	\$ 1,820,049	\$ 8,280	2020-2026
2026	\$ 2,922,220	\$ 51,139	\$ 2,973,359	\$ 307,432	\$ 1,851,900	\$ 9,932	2020-2027
2027	\$ 2,973,359	\$ 52,034	\$ 3,025,392	\$ 359,465	\$ 1,884,308	\$ 11,613	2020-2028
2028	\$ 3,025,392	\$ 52,944	\$ 3,078,337	\$ 412,410	\$ 1,917,284	\$ 13,323	2020-2029
2029	\$ 3,078,337	\$ 53,871	\$ 3,132,208	\$ 466,281	\$ 1,950,836	\$ 15,064	2020-2030
2030	\$ 3,132,208	\$ 62,644	\$ 3,194,852	\$ 528,925	\$ 1,989,853	\$ 17,088	2020-2031
2031	\$ 3,194,852	\$ 63,897	\$ 3,258,749	\$ 592,822	\$ 2,029,650	\$ 19,152	2020-2032
2032	\$ 3,258,749	\$ 65,175	\$ 3,323,924	\$ 657,997	\$ 2,070,243	\$ 21,257	2020-2033
2033	\$ 3,323,924	\$ 66,478	\$ 3,390,402	\$ 724,475	\$ 2,111,648	\$ 23,405	2020-2034
2034	\$ 3,390,402	\$ 67,808	\$ 3,458,210	\$ 792,283	\$ 2,153,881	\$ 25,596	2020-2035
2035	\$ 3,458,210	\$ 77,810	\$ 3,536,020	\$ 870,093	\$ 2,202,343	\$ 28,109	2020-2036
2036	\$ 3,536,020	\$ 79,560	\$ 3,615,581	\$ 949,654	\$ 2,251,896	\$ 30,680	2020-2037
2037	\$ 3,615,581	\$ 81,351	\$ 3,696,931	\$ 1,031,004	\$ 2,302,563	\$ 33,308	2020-2038
2038	\$ 3,696,931	\$ 83,181	\$ 3,780,112	\$ 1,114,185	\$ 2,354,371	\$ 35,995	2020-2039
2039	\$ 3,780,112	\$ 85,053	\$ 3,865,165	\$ 1,199,238	\$ 2,407,344	\$ 38,743	2020-2040
2040	\$ 3,865,165	\$ 86,966	\$ 3,952,131	\$ 1,286,204	\$ 2,461,510	\$ 41,552	2020-2041
1. Estimated District Taxable Value (TV) 2. Estimated net change in TV. Increases, which can result from new construction, building expansions, are years 2020-2025. 1.75% for years 2026-2030. 2% for years 2031-2035. 2.25% for years 2036-2040. 3. Sum of columns "Prior Year TV: and "Net Change TV." 4. Difference between column 12/31 TV and original base value of \$2,665,927. 5. Represents "Capturable TV" column multiplied by the actual mills levied throughout life of plan. 6. Projected tax capture. 7. Base Year 2019 SEV as stated in the Leslie LDFA Tax Capture Report.							

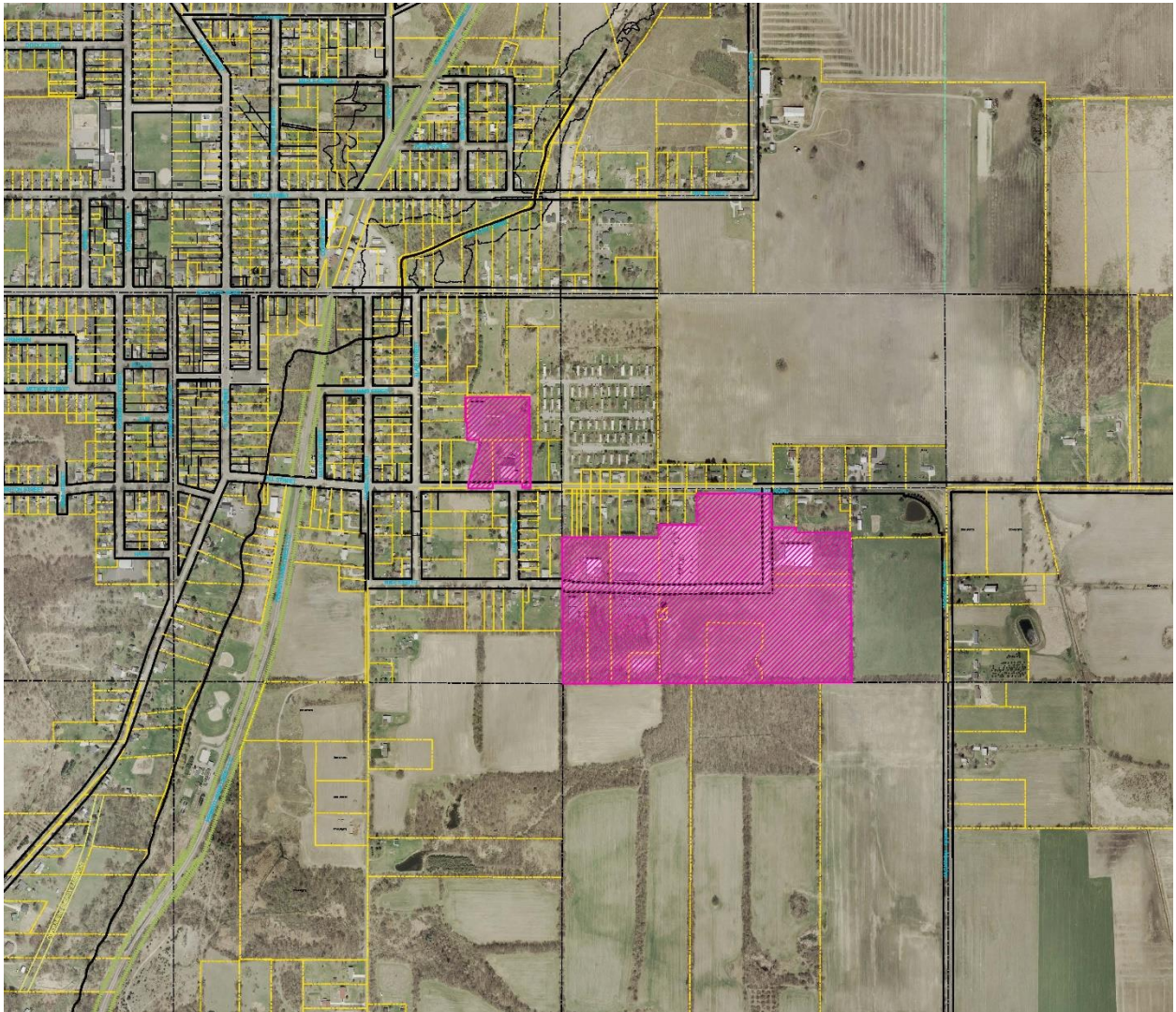
TABLE 4

## IMPACT ON TAX JURISDICTIONS

Fiscal Year	City of Leslie	Ingham County	ISD	Leslie Public Schools	Lansing Community College	Capital Region Airport Authority	Total Estimated Tax Increment Revenues Captured
<b>Millage Rates</b>	<b>16.6000</b>	<b>11.2000</b>	<b>5.9987</b>	<b>17.9782</b>	<b>3.8072</b>	<b>0.6990</b>	<b>56.2831</b>
<b>Base Year - 2019</b>							
2020	\$ 664	\$ 448	\$ 240	\$ 719	\$ 152	\$ 28	\$ 2,251
2021	\$ 1,338	\$ 902	\$ 483	\$ 1,449	\$ 307	\$ 56	\$ 4,535
2022	\$ 2,021	\$ 1,364	\$ 730	\$ 2,189	\$ 464	\$ 85	\$ 6,854
2023	\$ 2,716	\$ 1,832	\$ 981	\$ 2,941	\$ 623	\$ 114	\$ 9,207
2024	\$ 3,420	\$ 2,308	\$ 1,236	\$ 3,704	\$ 784	\$ 144	\$ 11,596
2025	\$ 4,254	\$ 2,870	\$ 1,537	\$ 4,608	\$ 976	\$ 179	\$ 14,425
2026	\$ 5,103	\$ 3,443	\$ 1,844	\$ 5,527	\$ 1,170	\$ 215	\$ 17,303
2027	\$ 5,967	\$ 4,026	\$ 2,156	\$ 6,463	\$ 1,369	\$ 251	\$ 20,232
2028	\$ 6,846	\$ 4,619	\$ 2,474	\$ 7,414	\$ 1,570	\$ 288	\$ 23,212
2029	\$ 7,740	\$ 5,222	\$ 2,797	\$ 8,383	\$ 1,775	\$ 326	\$ 26,244
2030	\$ 8,780	\$ 5,924	\$ 3,173	\$ 9,509	\$ 2,014	\$ 370	\$ 29,770
2031	\$ 9,841	\$ 6,640	\$ 3,556	\$ 10,658	\$ 2,257	\$ 414	\$ 33,366
2032	\$ 10,923	\$ 7,370	\$ 3,947	\$ 11,830	\$ 2,505	\$ 460	\$ 37,034
2033	\$ 12,026	\$ 8,114	\$ 4,346	\$ 13,025	\$ 2,758	\$ 506	\$ 40,776
2034	\$ 13,152	\$ 8,874	\$ 4,753	\$ 14,244	\$ 3,016	\$ 554	\$ 44,592
2035	\$ 14,444	\$ 9,745	\$ 5,219	\$ 15,643	\$ 3,313	\$ 608	\$ 48,972
2036	\$ 15,764	\$ 10,636	\$ 5,697	\$ 17,073	\$ 3,616	\$ 664	\$ 53,449
2037	\$ 17,115	\$ 11,547	\$ 6,185	\$ 18,536	\$ 3,925	\$ 721	\$ 58,028
2038	\$ 18,495	\$ 12,479	\$ 6,684	\$ 20,031	\$ 4,242	\$ 779	\$ 62,710
2039	\$ 19,907	\$ 13,431	\$ 7,194	\$ 21,560	\$ 4,566	\$ 838	\$ 67,497
2040	\$ 21,351	\$ 14,405	\$ 7,716	\$ 23,124	\$ 4,897	\$ 899	\$ 72,392
	\$ 201,868	\$ 136,200	\$ 72,949	\$ 218,628	\$ 46,298	\$ 8,500	\$ 684,443

**FIGURE 1**

**DEVELOPMENT AREA LOCATION AND BOUNDARIES**



**ATTACHMENT A**  
**LEGAL DESCRIPTION**

**Put legal description here...**

PART OF THE NW 1/4 OF SECTION 27, T1NR1W, CITY OF LESLIE, INGHAM COUNTY, MICHIGAN.

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 27; THENCE NORTH 0D26'58" WEST 968.7 FEET ALONG THE WEST LINE OF SECTION 27, THENCE SOUTH 89D18'20" EAST 660.4 FEET, THENCE NORTH 0D26'58" WEST 95.27 FEET, THENCE NORTH 89D29'33" EAST 264 FEET, THENCE NORTH 0D30'27" WEST 246.8 FEET WHICH IS CENTER LINE OF FITCHBURG ROAD, THENCE NORTH 89D29'33" EAST 510.9 FEET ALONG SAID CENTER LINE, THENCE SOUTH 0D30'27" EAST 264 FEET, THENCE NORTH 89D29'33" EAST 165 FEET, THENCE SOUTH 0D30'27" EAST 37.7 FEET, THENCE NORTH 89D29'33" EAST 370.64 FEET, THENCE SOUTH 0D44'28" EAST 1026.09 FEET TO EW 1/4 LINE OF SECTION 27, THENCE SOUTH 89D25'46" WEST 1973.73 FEET ALONG THE EW 1/4 LINE TO THE POB

PARCEL 33-17-14-28-229-017 BEG ON C/L MILL ST @ A PT 464 FT W OF E 1/8 COR OF NE 1/4 SEC 28 - W 168.44 FT - N 0D19' - W 33 FT - N 17D20' - E 242.12 FT - N 0D19' W 66 FT - E 95.08 FT - S 0D19' E 330 FT TO POB SEC 28 CITY OF LESLIE T1NR1W .96 A

PARCEL 33-17-14-28-229-014 COM @ INT E 1/8 COR OF NE 1/4 (C/L MILL ST & E LN SEC 28 - N 0D19' W 330 FT - W 214 FT TO POB - W 426.77 FT - N 291.7 FT - E 425.11 FT - S 0D19' E 291.85 FT TO POB SEC 28 CITY OF LESLIE T1NR1W 2.85 A

PARCEL 33-17-14-28-229-028 COM AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 28 - W 214 FT TO POB - W 50 FT - N 20 RDS - E50 FT - S 20 RDS TO POB ON NE 1/4 OF SEC 28, T1NR1W CITY OF LESLIE .38 A

PARCEL 33-17-14-28-229-018 BEG ON N LN MILL ST AT A PT 464 FT W OF E LN SEC 28 - E 200 FT - N 297 FT -W 200 FT - S 297 FT TO POB SEC 28 CITY OF LESLIE T1NR1W 1.52 A

**ATTACHMENT B****PARCELS IN THE LDFA DISTRICT**

<b>Parcel ID</b>	<b>Address</b>		<b>2019 Base Valuation</b>
33-17-14-27-151-011	800 RICE	LDFA	\$125,696
33-17-14-27-151-024	815 RICE	LDFA	\$1,176,900
33-17-14-27-152-010	RICE	LDFA	\$1,498
33-17-14-27-152-012	801 RICE	LDFA	\$359,465
33-17-14-27-152-015	RICE	LDFA	\$21,950
33-17-14-27-152-016	RICE	LDFA	\$25,950
33-17-14-27-176-007	415 INDUSTRIAL	LDFA	\$420,187
33-17-14-27-176-008	INDUSTRIAL	LDFA	\$16,257
33-17-14-28-229-033	510 MILL	LDFA	\$331,724
33-17-14-90-900-001	415 INDUSTRIAL	LDFA	\$14,700
33-17-14-90-900-008	815 RICE	LDFA	\$0
33-17-14-90-900-220	815 RICE	LDFA	\$51,000
33-17-14-90-902-350	801 RICE	LDFA	\$106,600
33-17-14-90-902-971	815 RICE	LDFA	\$0
33-17-14-90-902-977	815 RICE	LDFA	\$0
33-17-14-90-902-978	815 RICE	LDFA	\$0
33-17-14-90-902-980	815 RICE	LDFA	\$0
33-17-14-90-902-981	800 RICE	LDFA	\$14,000
33-17-14-90-902-992	815 RICE	LDFA	\$0
33-17-14-90-902-993	815 RICE	LDFA	\$0
33-17-14-90-902-994	815 RICE	LDFA	\$0
33-17-14-90-905-011	415 INDUSTRIAL	LDFA	\$0
33-17-14-90-905-012	801 RICE	LDFA	\$0
33-17-14-95-900-009	415 INDUSTRIAL	LDFA	\$0
33-17-14-95-900-010	815 RICE	LDFA	\$0
33-17-14-95-900-011	415 INDUSTRIAL	LDFA	\$0
33-17-14-95-900-012	815 RICE	LDFA	\$0
33-17-14-95-900-013	815 RICE	LDFA	\$0
33-17-14-95-900-014	815 RICE	LDFA	\$0
33-17-14-95-900-015	801 RICE	LDFA	\$0
33-17-14-95-900-016	815 RICE	LDFA	\$0

**TOTAL 2019  
TAXABLE  
VALUES**

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**\$2,665,927**

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**ATTACHMENT C**  
**LESLIE COUNCIL RESOLUTION**