

**CITY OF WILLIAMSTON  
CITY COUNCIL**

At a Regular Meeting of the City of Williamston City Council held on Friday, October 1, 2010, in Council Chambers at Williamston City Hall, 161 East Grand River Avenue, Williamston, Michigan 48895, there were:

**PRESENT:** Mayor Michelle Van Wert, Council members Timothy Grossman, Randy Pail, and Scott VanAllsburg.

**ABSENT:** Michael Moody, John Pratt, and Andy Simmons

The following was offered by Pail, and supported by VanAllsburg.

**RESOLUTION APPROVING THE 2010 AMENDMENT  
TO THE TAX INCREMENT FINANCING PLAN  
AND DEVELOPMENT PLAN 2B**

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

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"); and

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, the "EDC"), to act as the Authority ; and

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 inception of the Plan, 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
- I. 2008 Plan Amendment
- J. 2009 Plan Amendment [first amendment]
- K. 2009 Plan Amendment [second 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 ; and

WHEREAS, the TIFA approved amendments to the Plan on September 10, 2010 and forwarded it to the City Council for consideration, pursuant to MCL 125.1816 ; and

WHEREAS, the City of Williamston has duly scheduled a public hearing on October 1, 2010 for consideration of the proposed amended Plan and complied with the notice requirements of MCL 125.1817 (1) - (3); and

WHEREAS, the City of Williamston has the authority to adopt a Plan amendment, pursuant to MCL 125.1818 (2).

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 Aerialink for wireless broadband service for the project area, and the 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"): (1) 218 Elevator Street, and (2) 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 had not been properly maintained, and was 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 expected 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, i.e., a connecting road between Centurion Way and Industrial Park Drive. This amendment was not approved until early 2009, thus it is referred to as the First 2009 Plan Amendment.

Like the previous Plan Amendments, the First 2009 Amended Plan must be read in conjunction with the previously approved amendments set forth above. The roman numerals in the 2009 First Amended Plan correspond with the appropriate sections of the Original Plan that are amended herein.

In late 2009 the TIFA determined to again amend the plan to provide for a new project, i.e., the purchase of 781 Progress Court, Williamston, Michigan, which consisted of an industrial building with office space as well as approximately 2.5 acres of developable ground. This Plan Amendment was the Second Plan Amendment for 2009. Like the previous Plan Amendments, the 2009 Second Amended Plan must be read in conjunction with the previously approved amendments set forth above. The roman numerals in the 2009 Second Amended Plan correspond with the appropriate sections of the Original Plan that are amended herein.

In 2010 the TIFA has again determined to Amend the Plan to construct a new DPW Salt and Material Storage Barn with two Lean-to Enclosures. The Salt Storage will be 72' x 56' (4032 sf). The two covered lean-to's are 72' x 16' each. This construction is necessary because the TIFA's purchase of the CSX property included an old salt storage building, which the City had previously leased from CSX. The environmental work related to that purchase called for the City/TIFA to abandon that salt storage site to prevent future problems. The TIFA will be demolishing that site. Also, the TIFA had previously purchased the site known as 781 Progress Court to become the new DPW building and needs to complete the repairs/improvements to same, so that the City can abandon the existing DPW site [228 Elevator Street] and transfer that land to the TIFA. This part of the project includes: 1) renovations to the existing 3000 sf of office space and 17,000 sf of garage space to convert it for DPW operations, 2) repairs to the existing roof, 3) electrical and communication upgrades, 4) a 7,000 sf addition to the garage space, and 5) additional road access to the addition as well as storm water management. Finally, the TIFA is improving Elevator Street to a dedicated Class A road to provide legal access to the rear of the new DPW building [781 Progress Court], the new salt storage shed, the Booth Photography Building [194 Elevator Street] and the old ice house [200 Elevator Street] property. This will include bringing the road up to City standards with pavement, curb, gutter, storm water drains, and sanitary sewer.

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 changed as a result of this Amendment.

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

The location of Elevator Street is not being changed, but it is being upgraded from an undedicated gravel road to a dedicated paved Class A roadway.

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 A detailed map of the improvement area is attached at **Exhibit C** and incorporated herein by reference. Again, the improvements are the construction of a new DPW Salt and Material Storage Barn with two Lean-to Enclosures. The Salt Storage will be 72' x 56' (4032 sf). The two covered lean-to's are 72' x 16' each. This construction is necessary because the TIFA's previous purchase of the CSX property included the old salt storage building which the City had leased from CSX. The environmental work related to that purchase called for the City/TIFA to abandon that salt storage site to prevent future problems. The TIFA will be demolishing that site. Also, the TIFA had previously purchased the site known as 781 Progress Court to become the new DPW building and now needs to complete the repairs/improvements to same so that the City can abandon the existing DPW site [228 Elevator Street] and transfer that land to the TIFA. This part of the project includes: 1) renovations to the existing 3000 sf of office space and 17,000 sf of garage space to convert it for DPW operations, 2) repairs to the existing roof, 3) electrical and communication upgrades, 4) a 7,000 sf addition to the garage space, and 5) additional road access to the addition as well as storm water management. Finally, the TIFA is improving Elevator Street to a dedicated Class A road to provide legal access to the rear of the new DPW building [781 Progress Court], the new salt storage shed, the Booth Photography Building [194 Elevator Street] and the old ice house [200 Elevator Street] property. This will include bringing the road up to City standards with pavement, curb, gutter, storm water drains, and sanitary sewer.

The cost of these improvements can be broken down into three sub-projects and is estimated as follows:

6.1.	\$ 370,000.00	Salt Shed and Material Storage with two lean-to enclosures
1		
6.1.	\$ 730,000.00	Elevator Street Improvement (dedicated Class A)
2		
6.1.	\$ 1,600,000.0	DPW Renovations and Site Development at
3	0	781 Progress Court
	<hr/>	
	\$ 2,700,000.0	

- 6.2 The estimated time for:
- 6.2.1 completion of salt storage building is June 30, 2011;
  - 6.2.2 completion of Elevator Street Improvement is December 31, 2014; and
  - 6.2.3 completion of DPW Renovations and Site Development at 781 Progress Court is December 31, 2013.

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>
Elevator Street Improvement (dedicated Class A)	\$ 730,000.00	December 31, 2014
DPW Renovations and Site Development at 781 Progress Court	\$ 1,600,000.00	December 31, 2013
Salt Shed and Material Storage with two lean-to enclosures	\$ 370,000.00	June 2011

A more detailed cost estimate for these three projects is attached at **Exhibit C**, page 2. It is anticipated that future amendments will detail an additional real estate purchase required to improve Elevator Street and any additional requirement to bond some or all of this project. Finally, the terms of any lease between the City and the TIFA for the use of 781 Progress Court.

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 this proposed Plan Amendment.

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 this proposed Plan Amendment. Future Plan amendments will detail the portions of the development area which the Authority may sell or lease to the City and the proposed terms. Along with the terms of the transfer of the old DPW garage from the City to the TIFA.

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

Elevator Street will become a dedicated Class A Street and will be located as depicted in **Exhibit C**.

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:

- 12.1 \$ 370,000.00 Salt Shed and Material Storage with two lean-to enclosures
- 12.2 \$ 730,000.00 Elevator Street Improvement (dedicated Class A)
- 12.3 \$ 1,600,000.00 DPW Renovations and Site Development at 781 Progress Court

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.

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.*

The TIFA is not yet ready to commit to a lease or sale of all, or a portion, of this property. Future Plan Amendments will have to detail this issue, when the details are finalized and known to the TIFA. It is anticipated that the City will purchase or lease the DPW and Salt Barn facilities in the future, but the terms have not been fully developed.

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 D**.

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:** VanAllsburg, Grossman, Van Wert, Pail.

**NO:** None.

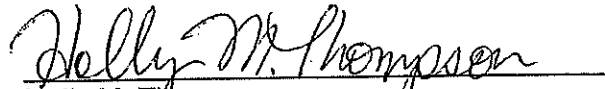
**ABSTAIN:** None.

**This Resolution is declared adopted.**

**CERTIFICATION**

As the duly qualified Clerk of the City of Williamston, Ingham County, Michigan, I do hereby certify the foregoing is a true and complete copy of a Resolution adopted by the City of Williamston at a Special Meeting held on Friday, October 1, 2010.

Dated: Friday, October 1, 2010

  
Holly M. Thompson  
Clerk, City of Williamston

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 Special Meeting of the City of Williamston TAX INCREMENT FINANCE AUTHORITY held on Friday, September 10, 2010, in Council Chambers, at Williamston City Hall, at 161 East Grand River Avenue, Williamston, Michigan 48895, there were:

**PRESENT:** Traci Smith, Kathleen De Forest, Peter Porciello, Randy Pail, Rachel Olson, & Paul Joseph.

**ABSENT:** Adam Lesperance & Timothy Grant.

The following was offered by Pail  
and supported by Smith

**RESOLUTION APPROVING THE 2010 AMENDMENT  
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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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 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.")

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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.

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In late 2009, the TIFA determined to again amend the plan to provide for a new project, i.e., the

purchase of 781 Progress Court, Williamston, Michigan, which consisted of an industrial building with office space as well as approximately 2.5 acres of developable ground. This Plan Amendment was the Second Plan Amendment for 2009. Like the previous Plan Amendments, the 2009 Second Amended Plan must be read in conjunction with the previously approved amendments set forth above. The roman numerals in the 2009 Second Amended Plan correspond with the appropriate sections of the Original Plan that are amended herein.

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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 of Elevator Street is not being changed, but it is being upgraded to a dedicated paved Class A roadway from an undedicated gravel road.

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 A detailed map of the improvement area is attached at **Exhibit C** and incorporated herein by reference. Again, the improvements are the construction of a new DPW Salt and Material Storage Barn with 2 Lean-to-Enclosures. The Salt Storage will be 72' x 56' (4032 sf). The two covered lean-to's are 72' x 16' each. This construction is necessary because the TIFA had previously purchased the CSX property, which

included the old salt storage building the City had leased from CSX. The environmental work related to that purchase called for the City/TIFA to abandon that salt storage site to prevent future problems. The TIFA will be demolishing that site. Also, the TIFA had previously purchased the site known as 781 Progress Court to become the new DPW building and needs to complete the repairs/improvements to same so that the City can abandon the existing DPW site [228 Elevator Street ] and transfer that land to the TIFA. This part of the project includes: 1) renovations to the existing 3000 sf of office space and 17,000 sf of garage space to convert it for DPW operations, 2) repairs to the existing roof, 3) electrical and communication upgrades, 4) a 7,000 sf addition to the garage space, and 5) additional road access to the addition as well as storm water management. Finally, the TIFA is improving Elevator Street to a dedicated Class A road to provide legal access to the rear of the new DPW building [781 Progress Court], the new salt storage shed, the Booth Photography Building [194 Elevator Street] and the old ice house [200 Elevator Street] property. This will include bringing the road up to City standards with pavement, curb, gutter, storm water drains, and sanitary sewer.

The cost of these improvements can be broken down into three sub-projects and is estimated as follows:

6.1.1	\$	370,000.00	Salt Shed and Material Storage W/2 lean-to enclosures
6.1.2	\$	730,000.00	Elevator Street Improvement (dedicated Class A)
6.1.3	\$	1,600,000.00	DPW Renovations and Site Development at 781 Progress Court
	\$	2,700,000.00	

6.2 The estimated time for:

- 6.2.1 completion of salt storage building is June 30, 2011;
- 6.2.2 completion of Elevator Street Improvement is December 31, 2014; and
- 6.2.3 completion of DPW Renovations and Site Development at 781 Progress Court is December 31, 2013.

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>
Elevator Street Improvement (dedicated Class A)	\$ 730,000.00	December 31, 2014

DPW Renovations and Site Development at 781 Progress Court	\$ 1,600,000.00	December 31, 2013
Salt Shed and Material Storage W/2 lean-to enclosures	\$ 370,000.00	June 2011

A more detailed cost estimate for these three projects is attached at **Exhibit C**, page 2. It is anticipated that future amendments will detail an additional real estate purchase required to improve Elevator Street and any additional requirement to bond some or all of this project. Finally, the terms of any lease between the City and the TIFA for the use of 781 Progress Court.

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 this proposed Plan Amendment.

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 this proposed Plan Amendment. Future Plan amendments will detail the portions of the development area which the Authority may sell or lease to the City and the proposed terms. Along with the terms of the transfer of the old DPW garage from the City to the TIFA.

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

Elevator Street will become a dedicated Class A Street and will be located as depicted in **Exhibit C**.

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:

12.1	\$ 370,000.00	Salt Shed and Material Storage with two lean-to enclosures
12.2	\$ 730,000.00	Elevator Street Improvement (dedicated Class A)
12.3	\$ 1,600,000.00	DPW Renovations and Site Development at 781 Progress Court

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.

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.*

The TIFA is not yet ready to commit to a lease or sale of all, or a portion, of this property. Future Plan Amendments will have to detail this issue, when the details are finalized and known to the TIFA. It is anticipated that the City will purchase or lease the DPW and Salt Barn facilities in the future, but the terms have not been fully developed.

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 D**.

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:

Traci Smith, Kathleen De Forest, Peter Porciello,  
Paul Joseph, Rachel Olson, + Randy Pail.

NO:

None.

ABSTAIN:

None.

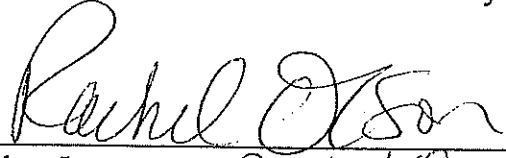
This Resolution is declared adopted.

**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 Special Meeting held on Friday, September 10, 2010.

Dated: Friday, September 10, 2010

  
~~Adam Lesperance~~ Rachel Olson  
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

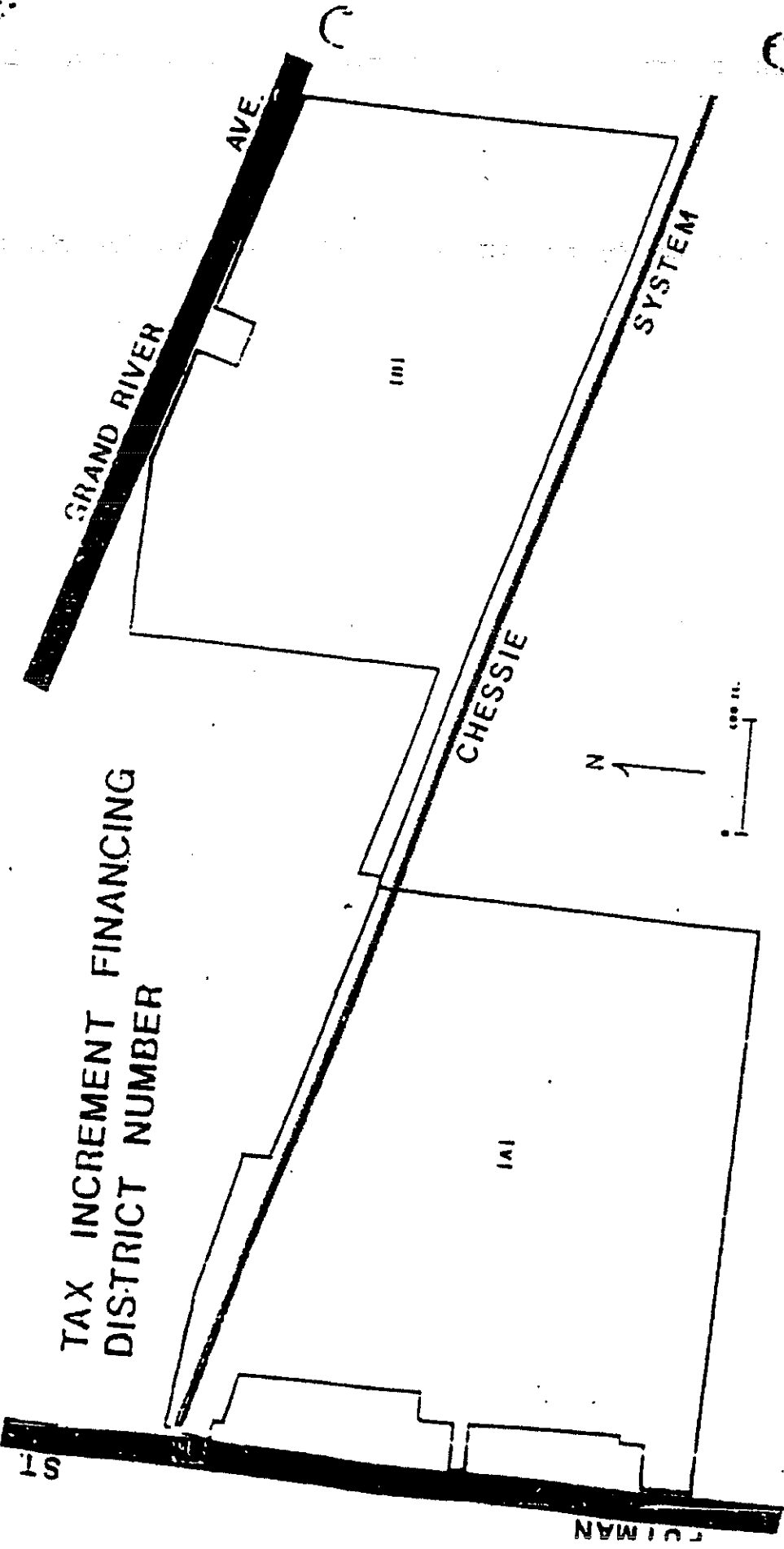
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1. Introduction of the subject matter of the report.

2. Description of the methodology used in the study.

# **EXHIBIT A**

TAX INCREMENT FINANCING  
DISTRICT NUMBER



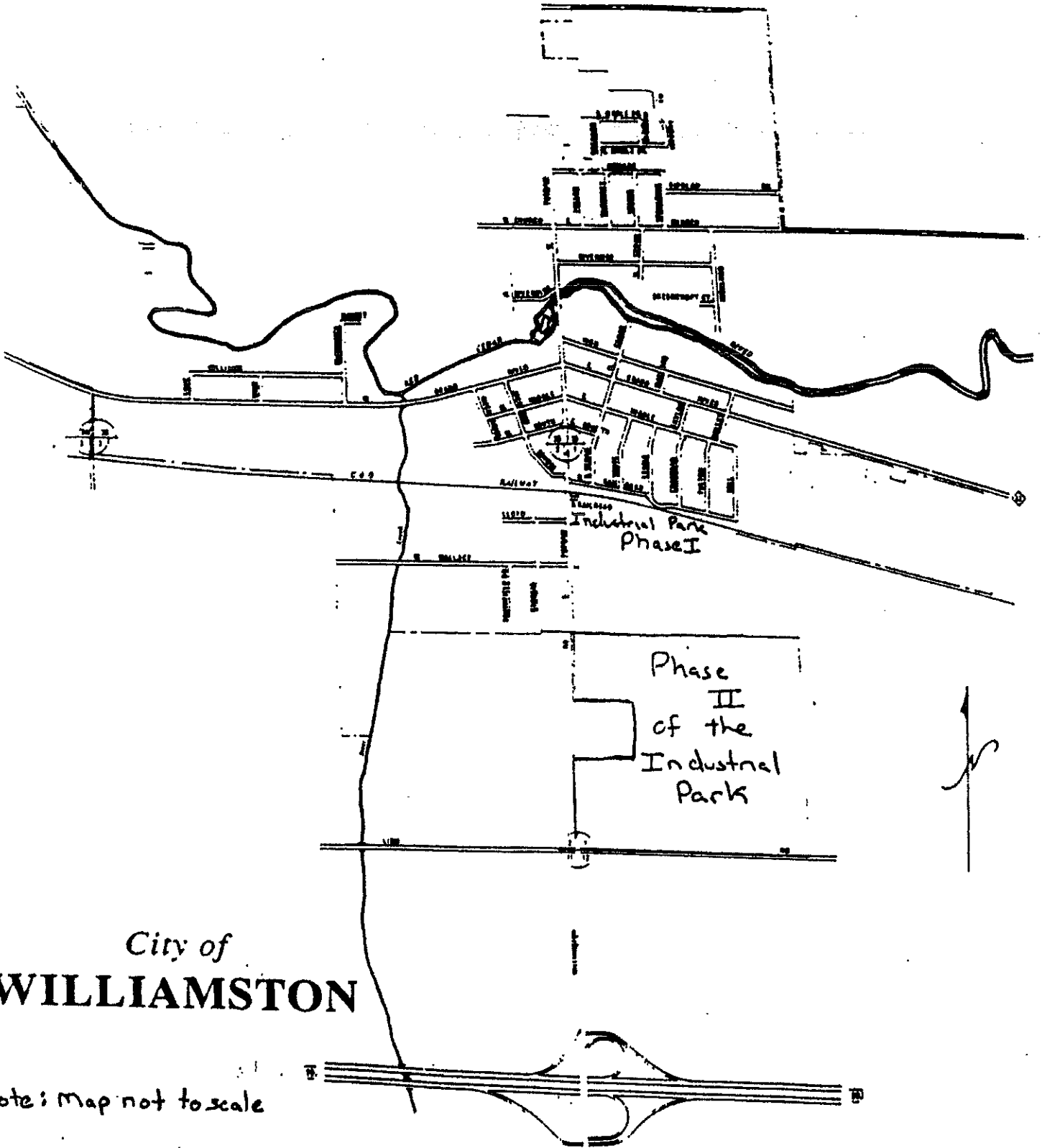
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# EXHIBIT B

# CITY & VILLAGE MAPS OF INGHAM COUNTY



City of  
**WILLIAMSTON**

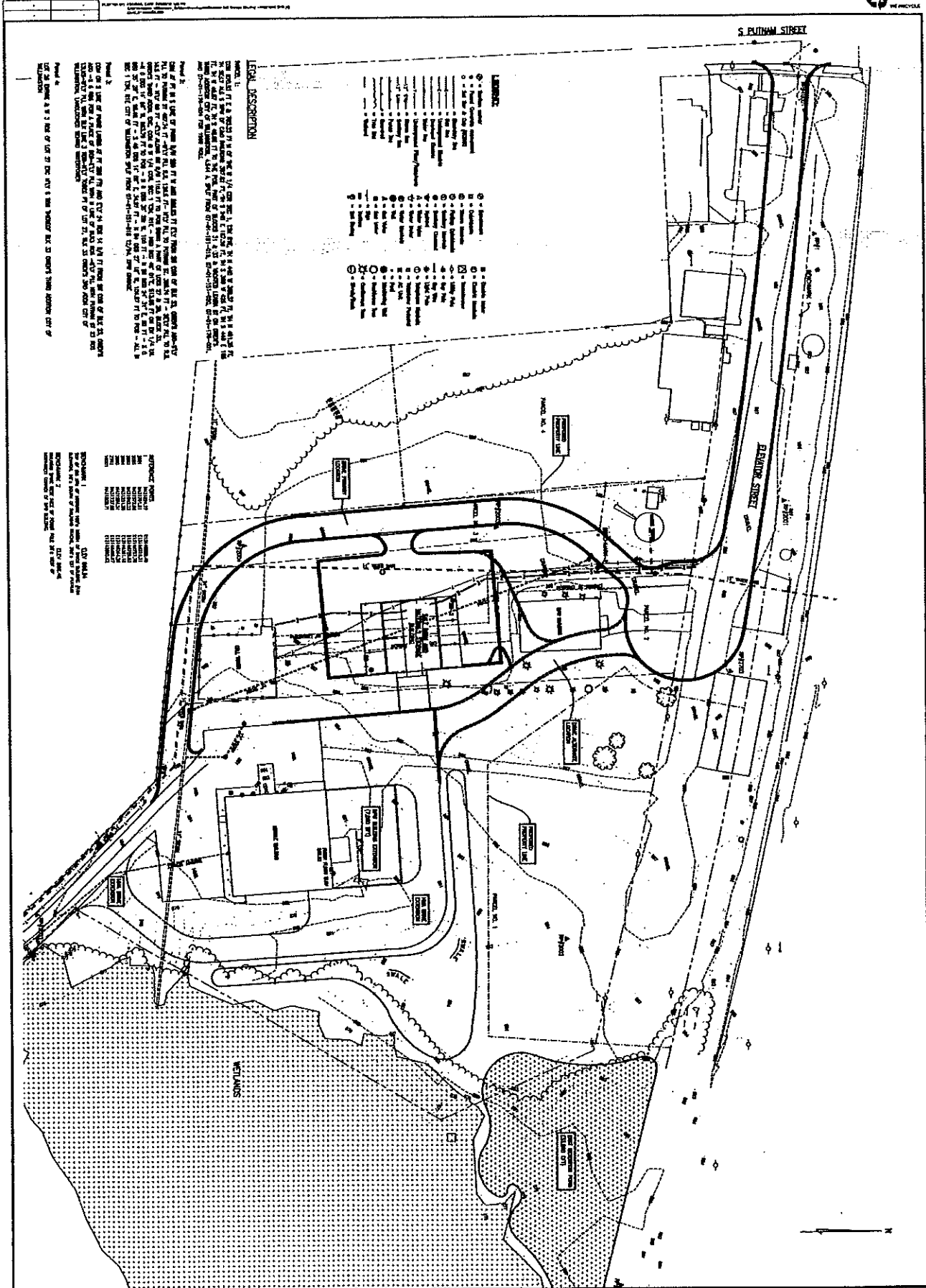
Note: map not to scale

**EXHIBIT C**

**Preliminary Engineer's Estimate of Probable Project Costs  
Williamston DPW Site, Salt Storage, Elevator Street  
September 8, 2010**

<b>Salt &amp; Material Storage w/ 2 Lean-to Enclosures:</b>		<b>\$343,000</b>	<b>Includes A/E Fees</b>
Elevator Street Property (small building)	<u>\$50,000</u>		
<b>Property Total:</b>		<b>\$50,000</b>	
Existing Building Roof Repair	\$35,000		
Upgrade Roof Insulation	\$10,000		
Repair Existing Drive Entrance	\$4,000		
Existing Building Renovations	\$250,000		
Electrical Upgrades	\$35,000		
Standby Power & Wiring to Water Tower	\$100,000		
Mechanical Upgrades	\$66,000		
Garage Space Addition Budget	\$500,000		
DPW Site Work	\$378,000		
Technology/Office Furnishings Budget	<u>\$40,000</u>		
<b>DPW Renovation &amp; Site Development Subtotal:</b>		<b>\$1,418,000</b>	<b>Includes A/E Fees</b>
<b>Elevator Street w/ Utilities:</b>		<b>\$650,000</b>	<b>Includes A/E Fees</b>
<b>Project Contingency (12%)</b>		<b>\$289,000</b>	
<b>Bonding/Legal (Estimate)</b>		<b><u>\$75,000</u></b>	
<b>Estimated Project Total:</b>		<b>\$2,825,000</b>	





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DATE: JANUARY 2008

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**PROPOSED SITE PLAN**

**CITY OF WILLIAMSTON**

**PROPOSED DPW**

**SITE DEVELOPMENT**

WICHAM COUNTY, AR

C22e

1015 W. 31st Street, Suite 101

Little Rock, AR 72202

501-727-2222

www.c22e.com

**EXHIBIT D**

CITY OF WILLIAMSTON  
 TIFA 2B  
 Estimated Revenues  
 2002 thru 2017

(Estimated 2% inflation increase)

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Estimated Capital Expenditures	105,430	107,332	109,234	111,136	113,038	114,940	116,842	118,744	120,646	122,548	124,450	126,352	128,254	130,156	132,058	133,960
Estimated Revenues	6,043,883	6,164,164	6,284,445	6,404,726	6,525,007	6,645,288	6,765,569	6,885,850	7,006,131	7,126,412	7,246,693	7,366,974	7,487,255	7,607,536	7,727,817	7,848,098
2001	14,758															
2002	7.3	5,845														
2003	6	4,918														
2004	6.1942	5,066														
2005	111,815	116,273	118,731	122,203	125,682	129,140	132,603	137,642	141,771	148,024	150,405	154,917	160,394	164,261	168,262	174,308
2006	20,845	27,445	28,268	29,116	29,989	30,888	31,816	32,770	33,754	34,766	35,808	36,883	37,990	39,129	40,300	41,513
2007	53,214	54,816	56,459	58,153	59,898	61,694	63,546	65,452	67,415	69,438	71,521	73,666	75,876	78,153	80,497	82,912
2008	8,702	8,943	9,231	9,566	9,949	10,387	10,880	11,432	11,623	11,554	11,694	12,046	12,408	12,779	13,152	13,527
2009	8,827	8,928	7,059	7,341	7,658	7,992	7,913	8,159	8,385	8,648	8,908	9,173	9,448	9,732	10,024	10,324
ESTIMATED REVENUE	237,775	243,300	248,720	254,311	259,964	265,684	271,287	276,716	282,357	270,229	278,834	288,086	296,295	294,144	313,388	322,466

Eligible Obligations for TIFA 2B will be completed after 2002

*Handwritten signature*

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