

NORTHFIELD TOWNSHIP BOARD WORKSHOP AGENDA

July 22, 2014 - - 7:00 PM

8350 Main Street, 2nd Floor

CALL TO ORDER
PLEDGE/INVOCATION
ROLL CALL
ADOPT BALANCE OF AGENDA
CALL TO THE PUBLIC
CORRESPONDENCE and ANNOUNCEMENTS

AGENDA ITEMS:

- 1) DDA Presentation (Discussion on Re-setting TIF)
- 2) Horseshoe Lake Sewer Assessment
- 3) Zoning Administrator
- 4) Board Room New Construction
- 5) Meeting Minutes / Notes Discussion
- 6) Continuation on discussion of excess monies after the 85 % fund balance policy
- 7) Leash Ordinance
- 8) Update on Blight Issues
- 9) Non-Motorized Path
- 10) Resignation of Andrea Darden from Planning Commission

2ND CALL TO THE PUBLIC
BOARD MEMBER COMMENTS
ADJOURNMENT

* Denotes previous backup; + denotes no backup in package

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA 41.72A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734-449-2880) seven days in advance.

NORTHFIELD TOWNSHIP

Township Board Workshop

Minutes

July 22, 2014

CALL TO ORDER/PLEDGE

The workshop was called to order at 7:00 P.M. by Supervisor Engstrom at 8350 Main Street. She led those present in the Pledge of Allegiance.

ROLL CALL

Marilyn Engstrom, Supervisor	Present
Kathy Braun, Treasurer	Present
Angela Westover, Clerk	Present
Janet Chick, Trustee	Present
Wayne Dockett, Trustee	Present
Jacki Otto, Trustee	Present
Tracy Thomas, Trustee	Present

Also present:

Township Manager Howard Fink
Township Attorney Paul Burns
Barbara Watkins, Downtown Development Authority
Chair
Tim Hardesty, Wastewater Treatment Plant
Superintendent
Kurt Weiland, Zoning Administrator
Members of the community

ADOPT AGENDA

- **Motion:** Engstrom moved, Thomas supported, that the agenda be adopted as presented.
Motion carried 7—0 on a voice vote.

FIRST CALL TO THE PUBLIC

Two people made comments about a fundraiser for a local family, the zoning administrator position, and the role of the Assessor.

A Horseshoe Lake resident asked whether the portion of the sewer assessment fund that is being kept back will be used solely for maintenance, who will receive rebates from the fund given that ownerships have changed, and if the rebates are given in the form of tax rebates whether the full amount of taxes will be deductible.

CORRESPONDENCE & ANNOUNCEMENTS

Charter Cable Contract. Fink reviewed the history of contracts between Charter and the Township and aid the current contract will expire in 2017.

Elmer Klump Award. Fink reported that Jeffrey Vega has asked about reinstating this "good citizen" award. Chick and Dockett said this sounds like a good idea.

MDOT Meeting. Fink said at a meeting on August 14th MDOT will provide an update on Township projects.

Land Donation. Fink reported that the Township has been offered a parcel in the Whitmore Lake Summer Homes Subdivision where the Township has been acquiring land for the purpose of creating a future park. He said he will bring a proposal to the Board at the next meeting to accept that property.

Huron River Watershed Council Appointment. Fink noted Susan Shink has been serving as the Township's representative to the Huron River Watershed Council for many years due, and he suggested that the Board authorize the Planning Commission to appoint someone to that position. He said the term should be the same as the Board of Trustees' terms and in his opinion it should probably be someone from the Planning Commission.

Non-Motorized Path Engineering Bids. Fink presented four unopened bids, described the process used to solicit bids, and said the Board could decide to extend the time period for accepting bids as long as the existing bids remain unopened. There was consensus to extend the deadline.

NEW BUSINESS

1. Downtown Development Authority Presentation (Discussion on Re-setting Tax Increment Financing). Fink explained how tax increment financing (TIF) works and said due to the recession and decreased property values the TIF is now negative, so the idea of resetting the TIF is being considered.

Barbara Watkins, DDA Chair, cited a long list of projects the DDA has funded. Steve Mann of Miller Canfield, the Township's bond counsel, said many DDAs are facing the same problems that Northfield Township's DDA is. He said there are two options: Amend the development plan and pull out parcels that are pulling down the district, or rescind the plan and replace it with a new one. He said the first option was investigated and found not to be valuable, but the second option allows a new plan to be adopted with initial values set lower, thus allowing funds to be captured again. He explained the process and timetable for doing this.

Mann confirmed that if a plan to change Michigan law regarding TIF financing is enacted the door would be open for some taxing entities to exclude themselves from the new plan. He said, however, that there is very likely time to repeal the Township's existing plan and create a new one before any new State law takes effect.

Dan Smith, 328 North Pointe Drive, DDA member and County Commissioner, said the policy decision the Board has to make is whether it to stay with the existing DDA plan and realize less money, or to go with a new plan and get more money with less control over where it goes. Board members indicated they preferred the latter. Fink said he will direct Miller Canfield to move forward with this project as the DDA has already voted to do.

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2. Horseshoe Lake Sewer Assessment. Fink referred to his memo, the original assessment roll documents from about 1960, the attorney's opinion, information about the holdback fund for maintenance and repairs of the district. He said the current fund balance of \$694,845.42 would be returned as credits against the next property tax bill, with checks issued for any excess. Steve Mann, Miller Canfield said the law requires that these funds be returned to the current owner of the properties, and the holdback funds would be restricted to use in this district only. Regarding the issue of whether the full amount of property taxes could be claimed on personal tax returns, Mann said property owners should consult a tax attorney.

3. Zoning Administrator. Fink and the Board discussed how staff and contract employees could be used to fulfill Zoning Administrator duties effectively and economically, and how this might change over time as staff are cross-trained.

4. Board Room New Construction. The Board reviewed preliminary drawings prepared at no cost by architect John Davids of Fanning-Howey Associates for construction of a professional Board meeting, conference room, and audio-visual space in the second floor of the Public Safety Building (PSB). Board members made design suggestion, expressed concern about putting additional money into the building, and questioned how the rest of the vacant space would be used. Engstrom volunteered to be on any subcommittee set up to continue work on this.

5. Meeting Minutes/Notes Discussion. Township Attorney Burns said State law includes specific items that must be included in minutes, mainly the actions of the Board. He said having a second set of notes can create problems as he experienced in the Grand Sakwa case. He said the Board can decide how detailed they want minutes to be, but there should be only one document, rather than two, because it is unclear what the legal significance of the "notes" are. Engstrom said what is included in the current minutes is desired.

6. Continuation of Discussion of Excess Monies after the 85% Fun Balance Policy. Not discussed due to lack of time.

7. Leash Ordinance. Responding to resident concerns Fink referred to sample ordinances from other communities and noted these are intended to require that dogs be

leashed, their waste picked up, and barking is controlled, although the latter could be controlled under a noise ordinance. Fink said he can probably have an ordinance ready for action at the next meeting.

8. Update on Blight Issues. Fink said Code Enforcement Officer Lenehan has made a written report summarizing the number of complaints investigated, properties, reviewed, etc. He said most people correct problems when told about them and Lenehan has had to issue only two tickets.

9. Non-Motorized Path. See report under *Correspondence and Announcements*.

10. Resignation of Andrea Darden from Planning Commission. Burns indicated the Board could legally vote on this immediately. Engstrom set noon on Wednesday, August 20th as the deadline for submittal of letters of interest to the Board for serving in this position.

- ▶ **Motion:** Engstrom moved, Chick supported, that the resignation of Andrea Darden from the Planning Commission be accepted with regret.
Motion carried 7—0 on a voice vote.

SECOND CALL TO THE PUBLIC

George Brown, 7868 Shady Beach, commented on the Elmer Klump award history and process and on the cable television contract. Mary Devlin, 9211 Brookside, commented on the zoning administrator and board room issues.

BOARD MEMBER ISSUE/COMMENTS

Dockett commented on the Elmer Klump award and reminded everyone to vote on August 5th.

ADJOURNMENT

- ▶ **Motion:** Engstrom moved, Otto supported, that the meeting be adjourned.
Motion carried 7—0 on a voice vote.

The meeting adjourned at 9:52 P.M.

Submitted by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;
Wording added is underlined.

Approved by the Township Board on August 12, 2014.

Angela Westover, Clerk

Official minutes of all meetings, as well as expanded notes, are available on the Township's website at http://www.twp-northfield.org/government/township_board_of_trustees/

NORTHFIELD TOWNSHIP Township Board Workshop Notes July 22, 2014

CALL TO ORDER/PLEDGE

The workshop was called to order at 7:00 P.M. by Supervisor Engstrom at 8350 Main Street. She led those present in the Pledge of Allegiance.

ROLL CALL

Marilyn Engstrom, Supervisor	Present
Kathy Braun, Treasurer	Present
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Wayne Dockett, Trustee	Present
Jacki Otto, Trustee	Present
Tracy Thomas, Trustee	Present

Also present:

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Township Attorney Paul Burns
Barbara Watkins, Downtown Development Authority
Chair
Tim Hardesty, Wastewater Treatment Plant
Superintendent
Kurt Weiland, Zoning Administrator
Members of the community

ADOPT AGENDA

- **Motion:** Engstrom moved, Thomas supported, that the agenda be adopted as presented.
Motion carried 7—0 on a voice vote.

FIRST CALL TO THE PUBLIC

Fundraiser. Mary Devlin, 9211 Brookside, invited the public to a fundraiser on Saturday, August 2nd to benefit the Rochelle Wood family.

Horseshoe Lake Sewer Assessment. Joyce Erickson, 7803 Lakeshore Road, said she is pleased a resolution appears to be in sight, but there is concern as to whether the portion of the fund that is being kept back will be used solely for maintenance. She also asked who will receive rebates from the fund given that ownerships have changed, and if the rebates are given in the form of tax rebates whether the full amount of taxes will be deductible.

Zoning Administrator. Joyce Erickson, 7803 Lakeshore Road, said she believes a professional zoning administrator is needed.

Assessor. Joyce Erickson, 7803 Lakeshore Road, said many people spoke with the Assessor prior to appearing

before the Board of Review, so it is important that an Assessor who is familiar with the community be available for such discussions in a timely manner.

CORRESPONDENCE & ANNOUNCEMENTS

Charter Cable Contract. Fink recalled that there had been questions about the status of this contract between Charter and the Township. He said in about 1998-99 the original 15 year contract was signed, and it would have expired on July 27, 2014, but in 2006 the State required a uniform franchise agreement which removed most of the negotiable items from the contract. He said a small revenue payment back to the Township and PEG fees are the only remaining items of negotiation. He said in 2007 the Township Board approved a 10 year contract providing for the Township to receive 5% of gross fees from customers, and the Board agreed not to charge customers PEG fees that could be used for Township video facilities because the Township did not feel there was a need for those facilities. He said he will email copies of the contract to Board members.

In answer to questions from Dockett, Fink said it is likely that 10 year terms are part of that uniform agreement.

Elmer Klump Award. Fink reported that Jeffrey Vega has asked about reinstating this award. In answer to a question from Otto, Vega said this award—which is named after a police officer who served Northfield Township for many years and at one time was the oldest law enforcement officer in the United States—was started in 1994 by the Kiwanis to recognize an outstanding citizen, but it has not been awarded in the past several years. He said nominations are accepted from the public. Dockett recalled that Kiwanis made the selection and the Township Board presented.

Chick and Dockett said this sounds like a good idea.

MDOT Meeting. Fink said at a meeting on August 14th MDOT will provide an update on Township projects.

Land Donation. Fink reported that the Township has received a request to take over ownership of a property in the Whitmore Lake Summer Homes Subdivision where the Township has been acquiring land for the purpose of creating a future park. He said he will bring a proposal to the Board at the next meeting to accept that property.

Huron River Watershed Council Appointment. Fink said Susan Shink was appointed quite a while ago as the Township's representative to the Huron River Watershed Council, and he suggested that the Board authorize the Planning Commission to appoint someone to that position. In answer to a question from Chick, Fink said the term

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Public Safety Building; 8350 Main Street
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should be the same as the Board of Trustees' terms and in his opinion it should probably be someone from the Planning Commission.

Non-Motorized Path Engineering Bids. Fink presented four unopened bids, described the process used to solicit bids, and said the Board could decide to extend the time period for accepting bids as long as the existing bids remain unopened. He said professional services like these are not typically bid out by municipalities, but in this case the Board decided to put this out for bid.

In answer to a question from Dockett, Fink said the engineer chosen they will put the construction project out for bids. In answer to a question from Chick, Fink said an extension of about a month would be appropriate. There was consensus to extend the deadline for bids.

NEW BUSINESS

1. Downtown Development Authority Presentation (Discussion on Re-setting Tax Increment Financing).

Fink explained that when the assessments of a property subject to Tax Increment Financing (TIF) goes up the increased taxes that would be normally be paid to entities outside the Township—e.g. community college, county, library—go to the Downtown Development Authority (DDA), while the amount going into the Township's general fund remains the same. He noted that school revenue is exempt from TIF collections, but in general this mechanism benefits the Township while preventing other entities from realizing additional tax revenues based on increased assessed valuations.

Fink noted that due to the recession and decreased property values the TIF is now negative, so the idea of resetting the TIF is being considered.

Barbara Watkins, DDA Chair, said past projects of the DDA include Six Mile Road improvements, "Welcome to Whitmore Lake" signs, public benches, flower displays, sidewalk construction, stamped concrete downtown, a \$20,000 donation to the Barker Road non-motorized pathway, murals, façade improvements, paying streetlight bills for several years, and paying significant rent to the Township for meeting space. She said the DDA was also willing to bond for the North Territorial/US-23 bridge. She noted all members of the DDA are volunteers.

Steve Mann, Miller Canfield, the Township's bond counsel, said many DDAs are facing the same problems that Northfield Township's DDA is. He said there are two options: Amend the development plan and pull out parcels that are pulling down the district, or rescind the plan and replace it with a new one. He said the first option was investigated and found not to be valuable, but the second option allows a new plan to be adopted with initial values set lower, thus allowing funds to be captured again. He explained the process and timetable for doing this.

Mann said even communities which are not TIF negative have been doing this because of the possibility that State

law may change to give taxing entities the ability to be excluded from TIF capture from any areas added to a plan.

Dockett asked if the boundaries of the DDA would change if the TIF is reset. He said their reach—from the downtown to the US-23/Territorial area—has been greedy. He said the DDA has done a lot for the downtown area, but he noted that other groups and individuals also bought some of the benches Watkins referred to.

In answer to a question from Thomas, Mann confirmed that if the law were to change as described before the plan is amended, the door would be open for some taxing entities to exclude themselves from the new plan. He said, however, that there is very likely time to repeal the Township's existing plan and create a new one before any new State law takes effect.

In answer to a question from Chick, Fink said if the proposed State law passes as currently written (draft 4) TIF funding will essentially end, but any district in place can continue to collect taxes for the duration of the adopted plan.

Dan Smith, 328 North Pointe Drive, DDA member and County Commissioner, said the entity most likely to opt out would be Washtenaw Community College, but the County is not likely to opt out with its 4.5 mills and its .75 mills for parks. He said the policy decision the Board has to make is whether it to stay with the existing DDA plan and realize less money, or to go with a new plan and get more money with less control over where it goes.

Chick said she would prefer the latter choice. Fink said if that is the consensus of the Board he will direct Miller Canfield to move forward with this project as the DDA has already voted to do. In answer to a question from Dockett, Fink said the DDA will pay the fees necessary to do this. The consensus of the Board was to move forward with this.

2. Horseshoe Lake Sewer Assessment. Fink said this has been under review for some time with the help of Miller Canfield. He referred to his memo, the original assessment roll documents from about 1960, the attorney's opinion, information about the holdback fund for maintenance and repairs of the district. He said he is in favor of the holdback fund since any necessary repairs would be assessed to members of the district anyway. He said the funds will revert to the existing owner of the property if the property owner at the time the district was created is deceased.

Fink noted the current balance in the fund (a very small portion of which is equipment) is \$694,845.42. He said funds would be returned as credits against the next property tax bill, with checks issued for any excess. Steve Mann, Miller Canfield said the law requires that these funds be returned to the current owner of the properties, and the holdback funds would be restricted to use in this district only. Regarding the issue of whether the full amount of property taxes could be claimed on personal tax returns, Mann said property owners should consult a

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tax attorney. In answer to a question from Dockett, Fink and Mann said Miller Canfield's bill will be paid from these funds.

Fink said the Township needs to be sure it is equitably distributing these funds, so his staff will begin to research the ownership of parcels to take into account splits that have occurred over time and other factors. He said at the next meeting the Board will vote on accepting the legal opinion about this, directing Fink and his staff to work on the distribution, and the funds to be held back.

In answer to a question from Otto, Superintendent Hardesty said the repairs that are needed are not emergencies, and the work will be scheduled as soon as possible. Fink clarified that by law maintenance—as opposed to repairs—cannot come out of these funds, rather maintenance fees are part of what is paid as part of quarterly sewer bills.

In answer to a question from Engstrom, Mann clarified that the amounts due to property owners will be issued first as credits against winter taxes owed to the Township—but not to other taxing entities. Mann said any additional amount due to individual property owners could be paid by check as long as the check is written to the actual owner.

There was discussion about the process that will be involved in matching existing parcels to the original map of parcels. In answer to a question from Engstrom, Burns said title searches can be done if necessary, with the costs taken from the fund.

3. Zoning Administrator. Fink said at this point Kurt Weiland is doing essentially all of the work of the Zoning Administrator, although Doug Lewan, the Township's planning consultant, performs reviews of large projects. He said Manley is being trained to take over Boegler's planning department responsibilities, and to do that she has to be trained to understand the entire process. He said in light of that she may eventually be able to handle some of the Zoning Administrator duties, but at this point Weiland is willing to stay on in his current capacity. He said if the situation changes a different decision may be required, but there is not a need to make a change at this point.

In answer to a question from Chick, Weiland said the Zoning Administrator is responsible for enforcing the zoning ordinance, and on a day-to-day basis that means performing zoning compliance reviews for new businesses moving into existing buildings and reviewing construction permit applications for zoning compliance. He said it would be great if Manley could eventually do some of this, but if he is signing off on something he wants to review it because he is very concerned about making mistakes in interpreting the zoning ordinance because that always costs someone something, and unlike building codes every zoning ordinance is different. Fink said learning to do these types of reviews is accomplished through repetition. Weiland also suggested that Manley be sent to planning classes, and it would make sense for him to put some of

his time into improving processes (creating checklists for reviews, etc.).

Fink said part of his job is making sure that there are people in the office available to provide services to the public, and he thinks this is a good thing to try out.

There was discussion about whether Manley has time for these duties in her part-time position. Dockett said everyone should have cross-training, but if Weiland does not have the time to do this a professional should be hired because it is important. Fink said this is an administrative matter, and has the experience in the office to assess what will work. There was discussion about the history of various staff positions, expectations of elected officials, number of hours worked, and shifting of duties.

4. Board Room New Construction. Fink said he has been working with architect John Davids of Fanning-Howey Associates on possibilities for creating a professional Board meeting, conference room, and audio-visual space in the second floor of the Public Safety Building (PSB). He said Davids has not charged fees to this point. He said if the project moves forward he would recommend that the architectural work not be bid out, but that the construction work would be.

Davids said major costs of this project would be mechanical systems and electrical work, and the estimates were developed with the help of a construction manager based on a prevailing wage level.

In answer to questions Davids said there would be room for seating for 75-100 audience members and the cost figures do not include any additional AV equipment. Dockett said the biggest problem with the existing space is acoustics. He also said as a Board member he would not like to sit elevated above the public. Chick agreed. Davidson said the current noise problems are due to the reflective ceiling and open air duct. There was discussion about options for dividing the meeting space from the lobby with either doors or moveable wall panels. Fink suggested including internet accessibility.

In answer to a question from Otto, Fink said the project would be paid for from the fund balance.

Otto said this is a very nice proposal, but it does not address what would be done with the rest of the space on the second floor. Davids said the restrooms, lobby, and elevator would be available to any other entity using the rest of the second floor.

Otto said general opinion of the building is that it was overbuilt and putting \$170,000 more into it might compound that. She said she would prefer looking at how to utilize all of the space rather than just moving the board meeting space. Dockett said there are a lot of legal restraints regarding how the space can be used, and he thinks the space being proposed is too small.

Regarding the raised dais, Fink said it does not matter to him, but it is generally part of a sign of professionalism

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and show of respect and indicator of importance. Davids said the rise would be only 6"-12", and cabling could be run in that space. Engstrom volunteered to be on any subcommittee set up to continue work on this.

5. Meeting Minutes/Notes Discussion. Township Attorney Burns said State law includes specific items that must be included in minutes, mainly the actions of the Board. He said having a second set of notes creates a problem, and as he experienced in the Grand Sakwa case their attorneys marked up all comments they felt supported their case and tried to have them admitted as evidence. He said this extended the trial, resulting in every Board member being subpoenaed to testify, and generally became more of a sword for the opposition than a shield for the Township.

He said the Board can decide how detailed they want minutes to be, but there should be only one document, rather than two, because it is unclear what the legal significance of the "notes" are.

Westover asked why there are both notes and minutes and said she does not see why notes are needed. Engstrom asked that this be scheduled for a vote at the next meeting. Fink asked what level of detailed is desired for the minutes. Engstrom said what is included in the current minutes is desired.

6. Continuation of Discussion of Excess Monies after the 85% Fun Balance Policy. Not discussed due to lack of time.

7. Leash Ordinance. Responding to resident concerns Fink referred to sample ordinances from other communities and noted these are intended to require that dogs be leashed, their waste picked up, and barking is controlled, although the latter could be controlled under a noise ordinance. Fink said he can probably have an ordinance ready for action at the next meeting.

8. Update on Blight Issues. Fink said Code Enforcement Officer Lenehan has made a written report summarizing

the number of complaints investigated, properties, reviewed, etc. He said most people correct problems when told about them and Lenehan has had to issue only two tickets.

9. Non-Motorized Path. See report under *Correspondence and Announcements*.

10. Resignation of Andrea Darden from Planning Commission. Burns indicated the Board could legally vote on this immediately. Engstrom set noon on Wednesday, August 20th as the deadline for submittal of letters of interest to the Board for serving in this position.

► **Motion:** Engstrom moved, Chick supported, that the resignation of Andrea Darden from the Planning Commission be accepted with regret.
Motion carried 7—0 on a voice vote.

SECOND CALL TO THE PUBLIC

George Brown, 7868 Shady Beach, commented on the Elmer Klump award history and process and on the cable television contract. Mary Devlin, 9211 Brookside, commented on the zoning administrator and board room issues.

BOARD MEMBER ISSUE/COMMENTS

Dockett commented on the Elmer Klump award and reminded everyone to vote on August 5th.

ADJOURNMENT

► **Motion:** Engstrom moved, Otto supported, that the meeting be adjourned.
Motion carried 7—0 on a voice vote.

The meeting adjourned at 9:52 P.M.

Submitted by Lisa Lemble.

These notes are an expanded version of the official meeting minutes adopted by the Board of Trustees. Minutes and notes for all meetings are available on the Township's website at http://www.twp-northfield.org/government/township_board_of_trustees/

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2ND CALL TO THE PUBLIC

BOARD MEMBER COMMENTS

ADJOURNMENT

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NORTHFIELD TOWNSHIP

MEMO

To: Northfield Township Board
From: Howard Fink
Date: 7/17/2014
Re: DDA / TIF

Dear Township Board,

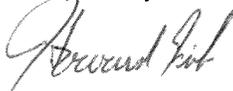
I have provided a number of updates in my Manager's Reports regarding the DDA tax increment financing (TIF). At the workshop, I will be presenting a ~ 10 minute presentation on TIF, how it works, and its impacts to the community. Following that presentation, the DDA will be asking for the Board's direction and approval on re-setting initial assessed value (IAV) of the districts. As a recap, the current values in the district are negative and are likely to remain so for a few more years. Re-setting the IAV by repealing the current plan and adopting a new plan will have the affect of resetting the captured value to zero, creating the opportunity for Increment to be captured. With TIF, there are pros and cons to such decisions. The DDA captures a greater amount of the tax revenue on the resulting parcels that are in the TIF then if they were not. Unfortunately, there are limitations to what TIF dollars can be used for, with the overriding principle being that revenues must support economic development within the district. Moneys will not be removed from our budgets, but any increase seen from new development in the TIF will not be captured in the general fund budget. Essentially, the amount of property taxes currently contributed to the general fund from properties in the districts will remain the same. Any increases in property taxes resulting from new development or growth in taxable values will be "captured" by the DDA and available for improvements within the DDA districts. As with all municipal issues, it gets more complicated, but that is the general principal at play.

Our current TIF structure includes a 50% and 100% district. Within the 50% district, only 50% of the captured Increment goes into the district (development on vacant land) and conversely, in the 100% district, all the Increment is captured. Both Steve Mann and I believe this is cumbersome and not administratively effective. We recommend that if the board wishes not to capture all revenues, that a single standard percentage be created and applicable to both districts.

There are a number of pending laws at the State Legislature that, if adopted, will vastly alter how TIF is used in Michigan. I have provided the latest draft of that law for your review. Essentially, there are factions in the legislature that are trying to draw back local government's ability to enact TIF and require the capture of Taxes from various jurisdictions. If it goes through, TIF will not be as useful of an economic development tool.

As you can see, TIF is not without its detractors. During my presentation, I will go over these issues, both Pros and Cons. Overall, I believe re-setting the IAV is a good move, but everyone needs to understand the details.

Respectfully Submitted,



Howard Fink

Founded in 1852
by Sidney Davy Miller

MILLER CANFIELD

STEVEN D. MANN
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May 27, 2014

Via email and U.S. Mail

Mr. Howard Fink
Township Manager
Township of Northfield
8350 Main St.
P.O. Box 576
Whitmore Lake, MI 48189-0576

Re: Downtown Development Authority Plan Amendments

Dear Howard:

It was a pleasure meeting with you and the Northfield Township Downtown Development Authority (the "DDA") regarding the proposed rescission and re-adoption of a Development Plan and Tax Increment Financing Plan for the DDA. We are delighted that our firm has been asked to assist the Township and the DDA in connection with the proposed amendments. We value highly our relationship with the Township and you may be assured of our prompt and complete attention to this matter. It is our practice when proposing to begin work on a new matter to send an engagement letter like this which sets forth the scope of our legal services, conflict of interest policy, and the nature of our compensation.

Scope of Legal Services – What We Will Do

Our services would consist of preparation of all resolutions, ordinances, notices, certificates and related material necessary to either, depending on the desires of the DDA and the Township, (a) repeal the existing Development Plan and Tax Increment Financing Plan (the "Plan") and re-adopt a new Plan, or (b) approve amendments to the existing Plan. We will also review all documentation prepared by the DDA, the Township, and other consultants, if any, relating to the DDA and proposed changes to the Plan. When requested we will consult with Township and DDA officials to explain the procedures for the adoption of a new or amended Plan, the capture of tax increment revenues, and operating activities of the DDA in general. Our engagement would not include the rendering of opinions regarding the Plan. Should the need for such opinions arise, we would be pleased to provide you with a fee quote for such service.

Mr. Howard Fink

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May 27, 2014

Our professional responsibilities as attorneys in this matter will be limited to interpretations of law and other legal issues and the drafting of legal documents. In no event, of course, would we presume to assume the responsibilities of the Township, the DDA, or the professional responsibilities of any other advisor with respect to such non-legal matters.

Conflict of Interest Policy

Our firm is one of the largest in Michigan. In addition to having the largest public finance practice in the State, our attorneys represent a great many clients and our practice is in many different legal areas. We are not representing and do not intend to represent any other party in this matter. We do not believe that our representation in unrelated matters of the various other parties, both in and out of the municipal area will affect our ability to serve the Township.

Because we are a large firm with many clients we are asked occasionally to represent a client in a matter adverse to the Township. We, of course, would decline to represent any client in a matter involving the Township that would conflict with our services to the Township as counsel for the above matter. Moreover, before we would represent a client adverse to the Township in any area not involving this issue, we would advise the Township before undertaking such representation.

Fees

Our compensation for the services described in this letter will be based solely on the number of hours worked by the persons performing the work. I will be the primary attorney working on this matter. Our time on this engagement will be charged at our preferred municipal client rates, but not to exceed \$5,500. Our fee may vary if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If at any time we believe that circumstances require an adjustment of our original fee estimate, we will consult with you. In addition to our fee for services, we will expect to be reimbursed for all out-of-pocket expenses incurred in connection with this matter, including travel, mileage, document production, long-distance telephone, etc.

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

Mr. Howard Fink

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May 27, 2014

We welcome this opportunity to be of service to the Township and look forward to working with you. If you have any questions regarding this letter, please give me a call.

Very truly yours,

Miller, Canfield, Paddock and Stone, P.L.C.

By: 
Steven D. Mann

cc: Amanda Van Dusen, Esq.

DISCLOSURE UNDER TREASURY CIRCULAR 230: The United States Federal tax advice contained in this document and its attachments, if any, may not be used or referred to in the promoting, marketing or recommending of any entity, investment plan or arrangement, nor is such advice intended or written to be used, and may not be used, by a taxpayer for the purpose of avoiding Federal tax penalties. Advice that complies with Treasury Circular 230's "covered opinion" requirements (and thus, may be relied on to avoid tax penalties) may be obtained by contacting the author of this document.

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Michigan Association of Planning
A Chapter of the American Planning Association

Excerpted from the MSPO Community Planning Handbook

Tax Increment Financing

Description

Tax Increment Financing (TIF) is a popular method of financing the public costs associated with development and redevelopment projects. TIF occurs when a local government freezes the tax base within a specific development district and uses the revenues generated by reassessment or new development to finance selected improvements within the district. The term “tax increment” refers to the additional taxes that will result from private development. This “increment” is earmarked or “captured” for the TIF or to other taxing units that otherwise would receive revenues. Public improvements can be financed one of two ways in a TIF plan:

- Improvements may be financed on a pay-as-you-go basis from annual tax increment revenues.
- The municipality may issue tax increment bonds to finance public improvements and use the annual tax increment revenues to retire the bonds.

TIF provides a project plan that outlines projected costs and revenues. Bond amounts are based on the cost of the project and the anticipated TIF revenues available to make bond repayments. Municipalities can bond up to 80% of what they plan on generating each year. Contingencies may be written into the plan to fund such things as administrative costs. Excess revenues must be returned to the entities losing tax revenues to the TIF district (for example: school districts).

TIF is authorized in Michigan for use by two economic development entities:

- **Downtown Development Authorities (DDA)** - for commercial development areas, primarily in the central business district (see Downtown Development Authority technique for a more complete discussion of its use).
- **Local Development Finance Authorities (LDFA)** - for industrial, agricultural processing and high technology services facilities (see Local Development Finance Authority technique for a more complete discussion of its use).

Michigan Association of Planning
219 South Main Street, Suite 300 Ann Arbor, Michigan 48104
Phone: 734.913.2000 Fax: 734.913.2061 web: planningmi.org

- **Tax Increment Finance Authorities (TIFA)** - for areas designated under PA 450 of 1980 prior to 1987.

DDAs and LDFAs are available for use in cities villages, and townships. However, LDFAs are only available to townships who qualify as an “urban townships.”

Planning Considerations

Tax Increment Financing is based on two principles:

- Without the expenditure of public funds, development would not occur. In other words, affected taxing units do not actually lose revenue, because there would be no increased property taxes if the TIF plan didn't provide for the public costs of the project.
- Since all taxing units will ultimately benefit from the development, the public costs of the project should be shared.

Utilizing TIF either through a DDA or LDFA requires the completion of several preliminary planning steps:

- The proper authority and board must be established by the municipality.
- Separate project and TIF plans must be developed. The date the TIF plan is adopted by the governing body of the municipality is the date the assessed value of the properties within the district is frozen. The taxes generated by any increases in assessments from that date forward go to the TIF authority.

The use of the TIF development district has changed, along with the shift in its use, from the DDA to the LDFA. This change reflects an evolution in the state's economic development goals; from the removal of blight to the creation of jobs. For DDAs, tax increment revenues from the entire district are captured and diverted to the DDA. For LDFAs, only tax revenues from “eligible properties,” either industrial, agricultural, or high technology service facilities, are captured and diverted to the LDFA. The development district serves only as a guide for development activities. Also under an LDFA, public improvements financed with TIF revenues do not have to be located within development district. But, with limited exception, TIF funds under LDFA must be spent to benefit the property that generates the increment.

Advantages

- Provides a dedicated source of funds for an identified area.
- Public investment encourages private investment in the area-often beyond the development projects targeted in the TIF plan.
- If used wisely, development projects utilizing TIF revenues will benefit the entire community, not just the TIF district.

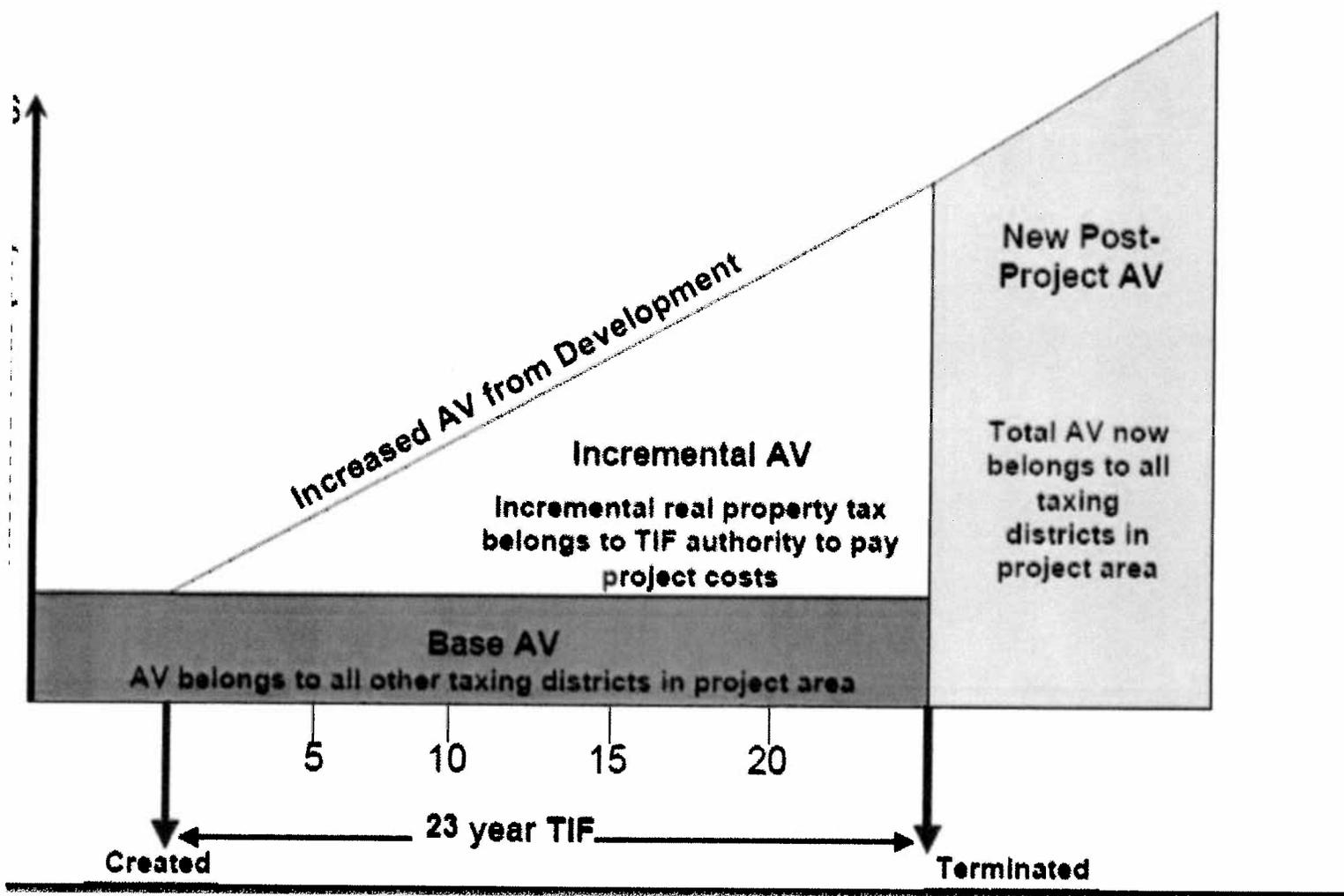
Disadvantages

- TIF plans divert tax revenues from schools and counties as well as the entire municipality for the sold use of a (typically) relatively small development district. This could be viewed as an improper use of public funds by some taxpayers.
- The quest for TIF revenues can preempt local planning goals. TIF requires very close coordination between DDA's, LDFA's, and local planning efforts.

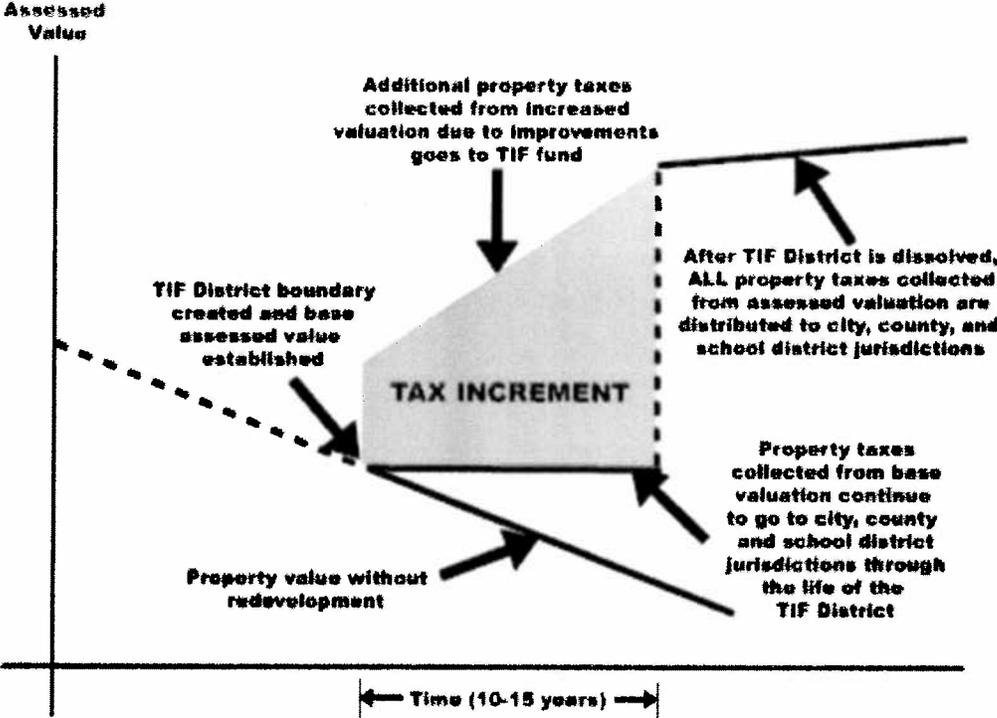
Limitations

- May be a perception that public funds are being used just to benefit property owners in the TIF district.

TIF Assessed Value (AV) Over Project Life



TAX INCREMENT FINANCING DISTRICTS



All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-04-360-001 HAYNES, DAVID - UNPAID	81140	402	10,200 0	41,400	-31,200 10,200	
B -02-04-360-003 SCHUTT TIMOTHY C - UNPAID	81140	401	75,480 75,480	64,020	11,460 0	
B -02-04-360-005 HOFFMAN BERNHARD U - UNPAID	81140	401	75,180 0	81,610	-6,430 75,180	
B -02-04-360-006 BAU ROBERT J - UNPAID	81140	401	52,100 52,100	46,200	5,900 0	
B -02-04-360-009 ALLEN JASON & HORTON BRIAN - PAID IN FULL	81140	401	58,110 0	52,892	5,218 58,110	
B -02-04-360-011 BUSICK BENJAMIN & DEBORAH - UNPAID	81140	401	53,900 53,900	57,100	-3,200 0	
B -02-05-220-002 SPIEGELBERG WALTER & KAREN - UNPAID	81140	401	19,200 19,200	14,596	4,604 0	
B -02-05-220-003 KRASIEKO LAWRENCE - UNPAID	81140	401	40,160 40,160	30,512	9,648 0	
B -02-05-220-004 KLUMP SANDRA L - UNPAID	81140	401	57,910 0	63,589	-5,679 57,910	
B -02-05-220-005 MEYERS DENNIS J - UNPAID	81140	401	71,570 71,570	52,055	19,515 0	
B -02-05-222-001 SPIEGELBERG WALTER & KAREN - UNPAID	81140	401	38,100 0	59,233	-21,133 38,100	
B -02-05-222-002 HAMILTON EDWIN C & JANELLE F - UNPAID	81140	401	74,160 74,160	84,483	-10,323 0	
B -02-05-222-003 TROY THOMAS J - UNPAID	81140	401	60,750 60,750	48,343	12,407 0	
B -02-05-223-007 DIRT SQUIRT LLC - UNPAID	81140	201	189,680 0	7,057	182,623 189,680	
B -02-05-252-016 STONE INVESTMENT LLC - UNPAID	81140	401	83,210 0	70,474	12,736 83,210	
B -02-05-253-001 WHIMORE LAKE PROPERTIES LLC - UNPAID	81140	202	21,680 0	46,896	-25,216 21,680	
B -02-05-253-002 WHITMORE LAKE PROPERTIES LLC - UNPAID	81140	202	30,170 0	48,821	-18,651 30,170	
B -02-05-253-003 WHIMORE LAKE PROPERTIES LLC - UNPAID	81140	202	34,800 0	0	34,800 34,800	
B -02-05-253-004 SPIEGELBERG, ERIC - UNPAID	81140	201	52,420 52,420	49,899	2,521 0	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-05-253-005 PALMER-WHITMORE LAKE LLC - UNPAID	81140	201	121,300 0	114,255	7,045 121,300	
B -02-05-253-007 WHITMORE PROPERTIES LLC - UNPAID	81140	201	64,310 0	75,920	-11,610 64,310	
B -02-05-253-008 ZERVOGIANNIS, PAT - UNPAID	81140	201	119,580 0	107,348	12,232 119,580	
B -02-05-253-009 BULLOCK ANITA L - UNPAID	81140	401	67,360 67,360	62,055	5,305 0	
B -02-05-254-001 ACHO BROTHERS LLC - UNPAID	81140	201	240,280 0	319,527	-79,247 240,280	
B -02-05-254-003 WILLIAMS, CLIFFORD - UNPAID	81140	401	43,100 0	42,254	846 43,100	
B -02-05-254-004 MARTIN, GEORGE R & JOANIE S. - UNPAID	81140	401	42,770 42,770	40,028	2,742 0	
B -02-05-254-012 LENTINI MANOR LLC - UNPAID	81140	201	35,560 0	42,208	-6,648 35,560	
B -02-05-254-013 LENTINI MANOR LLC - UNPAID	81140	201	11,700 0	8,995	2,705 11,700	
B -02-05-254-014 CHARLES W. & LINDA S. RILEY - UNPAID	81140	401	57,200 0	40,650	16,550 57,200	
B -02-05-254-015 LAWRENCE TERRY - UNPAID	81140	201	48,560 39,819	44,432	4,128 8,741	
B -02-05-254-016 FAGIN FAMILY REAL ESTATE LLC - UNPAID	81140	201	75,380 0	72,424	2,956 75,380	
B -02-05-254-017 VEREMIS, SOPHIA - UNPAID	81140	201	46,320 0	95,251	-48,931 46,320	
B -02-05-254-020 LA VEGA HOLDING LLC - UNPAID	81140	201	75,780 0	39,064	36,716 75,780	
B -02-05-254-021 FLI HOLDINGS LLC - PAID IN FULL	81140	201	30,480 0	45,000	-14,520 30,480	
B -02-05-254-022 ACHO BROTHERS LLC - UNPAID	81140	201	126,610 0	133,510	-6,900 126,610	
B -02-05-254-023 LENTINI MANOR LLC - UNPAID	81140	201	118,770 0	138,878	-20,108 118,770	
B -02-05-255-001 STONE INVESTMENTS LLC - UNPAID	81140	201	176,500 0	147,199	29,301 176,500	
B -02-05-300-003 ZIMMER THEODORE J - UNPAID	81140	201	54,100 0	41,104	12,996 54,100	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-05-328-002 KONTOYIANNAKIS, KONSTANTINO - UNPAID	81140	201	52,900 26,450	67,600	-14,700 26,450	
B -02-05-328-003 WHITMORE LANES INC - UNPAID	81140	201	309,670 0	253,813	55,857 309,670	
B -02-05-328-017 HZ LLC - UNPAID	81140	401	94,500 0	0	94,500 94,500	
B -02-05-328-018 ZIMMER THEO J - UNPAID	81140	201	72,840 0	76,012	-3,172 72,840	
B -02-05-328-019 CATALPA CREATIVE, LLC - UNPAID	81140	201	33,320 0	29,100	4,220 33,320	
B -02-05-328-023 JOAN A ROWLAND SOLE BENF TRUST - UNPAID	81140	201	118,100 51,964	119,691	-1,591 66,136	
B -02-05-328-024 ROWE MR & MRS RICHARD J - UNPAID	81140	201	120,190 0	108,821	11,369 120,190	
B -02-05-328-028 BIO-SENTRY ENG INC - UNPAID	81140	201	64,410 0	72,119	-7,709 64,410	
B -02-05-328-035 CURTIS FAMILY TRUST - UNPAID	81140	401	34,340 0	45,111	-10,771 34,340	
B -02-05-328-039 DOCKETT WAYNE F - PAID IN FULL	81140	201	94,080 23,520	124,926	-30,846 70,560	
B -02-05-363-001 STOKER MICHAEL L - UNPAID	81140	201	75,180 0	77,341	-2,161 75,180	
B -02-05-363-010 NELSON, FRANCES L - UNPAID	81140	401	81,700 40,850	69,243	12,457 40,850	
B -02-05-363-012 ENGLISH DANIEL R - UNPAID	81140	401	0 0	32,904	-32,904 0	
B -02-05-363-014 NORTHFIELD HUMAN SERVICES, INC. - UNPAID	81140	201	0 0	82,539	-82,539 0	
B -02-05-365-013 RK REAL ESTATE HOLDINGS LLC - UNPAID	81140	201	118,800 0	200,658	-81,858 118,800	
B -02-05-368-005 ONE STOP FOOD SHOP INC - UNPAID	81140	201	60,850 0	57,191	3,659 60,850	
B -02-05-368-006 ALEXA, KAREN C & BERRY DEBORAH - UNPAID	81140	201	35,250 0	46,336	-11,086 35,250	
B -02-05-370-018 DTE ELECTRIC COMPANY - UNPAID	81140	302	24,660 0	18,744	5,916 24,660	
B -02-05-379-013 HOYE BRIAN - UNPAID	81140	401	32,200 0	25,367	6,833 32,200	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-05-490-009 HARDING KIMBERLY - UNPAID	81140	401	54,450 54,450	71,951	-17,501 0	
B -02-06-100-001 23/8 LLC - UNPAID	81140	601	374,740 0	1,237,770	-863,030 374,740	
B -02-06-105-002 STANDBY 47 INC - UNPAID	81140	201	133,400 0	104,517	28,883 133,400	
B -02-06-105-003 HOP IN MICHIGAN INC - UNPAID	81140	201	228,390 0	181,068	47,322 228,390	
B -02-06-105-005 WHIMORE LAKE PROPERTIES LLC - UNPAID	81140	201	127,750 0	97,043	30,707 127,750	
B -02-06-105-006 KALES JAMES A - UNPAID	81140	201	202,280 0	154,343	47,937 202,280	
B -02-06-105-011 DEMSKY ALAN J - UNPAID	81140	201	53,650 0	40,764	12,886 53,650	
B -02-06-105-012 DREAM PROPERTIES OF WHITMORE LAKE L - UNPAID	81140	201	84,600 0	44,389	40,211 84,600	
B -02-06-105-013 WHIMORE LAKE PROPERTIES LLC - UNPAID	81140	202	35,500 0	0	35,500 35,500	
B -02-06-105-014 VANDENBOSCH THOMAS ROBERT - PAID IN FULL	81140	201	43,370 43,370	32,950	10,420 0	
B -02-06-105-015 SIBSON PHILIP E - UNPAID	81140	201	46,940 46,940	35,667	11,273 0	
B -02-06-105-016 WAKE CRYSTAL A - UNPAID	81140	201	53,030 53,030	37,321	15,709 0	
B -02-06-105-017 WHIMORE LAKE PROPERTIES LLC - UNPAID	81140	201	73,250 0	69,708	3,542 73,250	
B -02-06-105-018 WHITMORE LAKE PROPERTIES LLC - UNPAID	81140	401	74,980 0	55,135	19,845 74,980	
B -02-06-105-019 WHIMORE LAKE PROPERTIES LLC - UNPAID	81140	201	87,780 0	53,221	34,559 87,780	
B -02-06-105-020 MADIAS NICHOLAS G - UNPAID	81140	201	89,610 0	96,365	-6,755 89,610	
B -02-06-105-024 VAN AMBURG GORDON & JUDITH - PAID IN FULL	81140	201	98,240 24,560	98,424	-184 73,680	
B -02-06-105-025 WHITWOOD ENTERPRISES INC - UNPAID	81140	201	147,820 0	170,486	-22,666 147,820	
B -02-06-105-026 ESCHAINES INVESTMENT GROUP - UNPAID	81140	201	328,370 0	257,865	70,505 328,370	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-06-200-018 CREQUE DENISE & EGGER LOREN R - UNPAID	81140	401	42,370 0	40,804	1,566 42,370	
B -02-06-200-022 777 INVESTMENTS LLC - UNPAID	81140	301	667,000 0	761,200	-94,200 667,000	
B -02-06-200-023 NORTHFIELD TOWNSHIP - UNPAID	81140	702	0 0	0	0 0	
B -02-06-400-001 ROLISON, MARY & MYRON, D - UNPAID	81140	201	33,080 0	25,137	7,943 33,080	
B -02-06-400-002 WALTER J SPIEGELBERG LIVING TRUST - UNPAID	81140	201	151,990 0	120,710	31,280 151,990	
B -02-06-400-022 GRIFFITH BARBARA J - PAID IN FULL	81140	201	107,250 0	114,211	-6,961 107,250	
B -02-06-400-023 BELLORE WILLIAM - UNPAID	81140	201	161,020 0	171,500	-10,480 161,020	
B -02-06-401-008 NORTHFIELD TOWNSHIP LIBRARY - UNPAID	81140	701	0 0	0	0 0	
B -02-08-250-003 JENNINGS RENTAL PROPTIES, LLC - UNPAID	81140	401	66,340 0	49,420	16,920 66,340	
B -02-08-250-009 NASOS INVESTMENTS, LLC - UNPAID	81140	001	0 0	162,500	-162,500 0	
B -02-08-250-010 NASOS INVESTMENTS LLC - UNPAID	81140	001	0 0	254,333	-254,333 0	
B -02-08-250-011 AVEY ROBERT - UNPAID	81140	201	164,690 0	160,426	4,264 164,690	
B -02-08-250-012 AVEY MARK & AVEY TIMOTHY - UNPAID	81140	201	98,750 0	91,698	7,052 98,750	
B -02-08-250-015 REGENCY AT WHITMORE LK - UNPAID	81140	201	1,543,210 0	1,620,600	-77,390 1,543,210	
B -02-08-250-016 VALENTINE ROAD PROPERTIES LLC - UNPAID	81140	201	64,810 0	52,879	11,931 64,810	
B -02-08-250-017 HATFIELD'S HOLDINGS, LLC - UNPAID	81140	201	137,000 0	98,683	38,317 137,000	
B -02-08-250-018 THUR GEORGE - PAID IN FULL	81140	201	97,120 0	107,012	-9,892 97,120	
B -02-08-250-020 MIDWEST POOL PROPERTIES LLC - UNPAID	81140	201	83,280 0	53,032	30,248 83,280	
B -02-08-250-021 HOOVER, SCOTT M - UNPAID	81140	202	43,900 0	26,120	17,780 43,900	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-08-250-022 NASOS INVESTMENTS LLC - UNPAID	81140	201	446,120 0	0	446,120 446,120	
B -02-08-327-001 WHITMORE ENTERPRISES LLC - UNPAID	81140	201	108,840 0	48,691	60,149 108,840	
B -02-08-327-002 MATTHEWS IRA & BETTY - UNPAID	81140	201	69,790 0	73,715	-3,925 69,790	
B -02-08-327-003 DUPKE ROBERT H & NANCY J - UNPAID	81140	201	47,850 47,850	41,900	5,950 0	
B -02-08-327-013 FRYE LINDA - UNPAID	81140	201	106,220 0	74,758	31,462 106,220	
B -02-08-327-017 ALLSTAR ALARM, LLC - PAID IN FULL	81140	201	169,310 0	48,600	120,710 169,310	
B -02-09-300-003 LINKS AT WHITMORE LAKE INC - UNPAID	63240	201	168,260 0	531,316	-363,056 168,260	
B -02-17-300-007 SHEPPARD ENTERPRISES LTD - UNPAID	81140	201	518,970 0	428,756	90,214 518,970	
B -02-17-300-017 SPEEDWAY LLC - UNPAID	81140	201	555,950 0	682,100	-126,150 555,950	
B -02-17-300-018 A & W LEASING - UNPAID	81140	201	326,810 0	224,665	102,145 326,810	
B -02-18-100-020 GALLUP PROPERTIES LLC - UNPAID	81140	602	39,620 0	150,040	-110,420 39,620	
B -02-18-105-001 RYAN SCOTT LLC - UNPAID	81140	201	70,200 0	57,085	13,115 70,200	
B -02-18-180-002 SATTERLA HARRIETT ANNA & EMMETT - PAID IN FULL	81140	401	25,590 25,590	18,066	7,524 0	
B -02-18-180-003 ST CHARLES STEPHEN - PAID IN FULL	81140	401	44,520 44,520	32,769	11,751 0	
B -02-18-180-007 STEEN PAUL J & KELLIE L - UNPAID	81140	401	53,020 53,020	69,700	-16,680 0	
B -02-18-185-004 ST CHARLES RANDY - UNPAID	81140	401	66,440 66,440	51,909	14,531 0	
B -02-19-100-007 TROCZYNSKI CHESTER & LEOLA - UNPAID	81140	201	50,590 0	52,088	-1,498 50,590	
B -02-19-100-008 LUND, SAMANTHA DALLAIRE GULLET - UNPAID	81140	401	53,250 53,250	60,121	-6,871 0	
B -02-19-100-009 STONE PHILLIP & BONNIE - UNPAID	81140	401	60,960 0	76,321	-15,361 60,960	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-19-100-010 WEILAND KURT & ROGERS LORE A - UNPAID	81140	401	69,740 69,740	76,548	-6,808 0	
B -02-19-100-011 JUDKINS, BRUCE - UNPAID	81140	401	53,760 34,944	39,631	14,129 18,816	
B -02-19-200-010 STOCKWELL, EDWARD K & BRENDA K - UNPAID	81140	401	82,700 82,700	64,111	18,589 0	
B -02-20-100-012 EDWARDS AND SONS LLC - UNPAID	81140	301	106,060 94,393	76,784	29,276 11,667	
B -02-20-100-019 HEAD ROBERT E & HINSON HOLLY A - UNPAID	81140	401	204,600 204,600	217,091	-12,491 0	
B -02-20-100-021 NOHR & ASSOCIATES LLC - UNPAID	81140	301	700,100 0	870,147	-170,047 700,100	
B -02-20-200-005 LAFAVE ROBERT E & RODWAN DENISE - UNPAID	81140	201	103,810 103,810	78,859	24,951 0	
B -02-20-200-010 MALLARD PROPERTIES PARTNERSHIP - UNPAID	81140	201	293,700 0	33,290	260,410 293,700	
B -02-20-300-002 BMH REALTY CO - UNPAID	81140	201	577,200 0	196,694	380,506 577,200	
B -02-20-300-005 BARGER PETROLEUM INC - UNPAID	81140	201	270,420 0	191,607	78,813 270,420	
B -02-20-300-014 ABA MULDOON LLC - UNPAID	81140	201	275,330 0	55,486	219,844 275,330	
B -02-20-300-016 PROKES REALTY COMPANY LLC - UNPAID	81140	201	286,100 0	272,800	13,300 286,100	
B -02-20-300-017 ULISSE FERDINANDO & JULIE - UNPAID	81140	201	223,520 0	152,772	70,748 223,520	
B -02-20-300-018 WHITMORE LAKE CLIMATE STORAGE LLC - UNPAID	81140	201	667,000 0	477,700	189,300 667,000	
B -02-20-300-023 GOLDBRICK PROPERTIES - UNPAID	81140	201	417,840 0	317,374	100,466 417,840	
B -02-20-300-024 HAMLIN BRADLEY R & EDWARD S - UNPAID	81140	201	112,540 0	85,487	27,053 112,540	
B -02-20-300-032 WFD LLC - UNPAID	81140	201	287,580 0	241,281	46,299 287,580	
B -02-20-300-034 ALEXANDER ROBBIN - UNPAID	81140	201	87,770 0	78,543	9,227 87,770	
B -02-20-300-035 COLTS V LLC - UNPAID	81140	201	806,600 0	128,821	677,779 806,600	

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Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-20-300-036 COLTS V LLC - UNPAID	81140	201	412,900 0	317,567	95,333 412,900	
B -02-20-400-001 GERBER GREGORY & TAMARA A - UNPAID	81140	401	52,870 0	39,249	13,621 52,870	
B -02-20-400-002 BURTT, ALAN - UNPAID	81140	401	78,600 0	56,293	22,307 78,600	
B -02-21-300-001 OWENS, JOHN D & CYNTHIA M - UNPAID	81140	401	83,010 0	78,140	4,870 83,010	
B -02-21-300-004 COUNTY ROAD COMMISSIONER - UNPAID	81140	701	0 0	194,995	-194,995 0	
B -02-21-300-005 ORLEY GRAHAM A - PAID IN FULL	81140	301	1,959,100 0	2,169,879	-210,779 1,959,100	
B -02-21-300-015 CARTER LUMBER COMPANY - UNPAID	81140	201	325,120 0	316,276	8,844 325,120	
B -02-21-300-016 MONROES RUBBISH REMOVAL INC - UNPAID	81140	201	293,310 0	232,321	60,989 293,310	
B -02-21-300-017 ANN ARBOR DOG TRAINING CLUB - UNPAID	81140	201	126,350 0	78,585	47,765 126,350	
B -02-21-300-019 MOEHRLE INC - UNPAID	81140	301	407,700 0	436,738	-29,038 407,700	
B -02-21-300-020 MENLO PARK LC - EXISTS FOR REFERENCE ONLY	81140	301	0 0	885,078	-885,078 0	DDA Reference Only
B -02-21-300-022 B.F. WALTER, LLC - UNPAID	81140	301	1,269,100 0	0	1,269,100 1,269,100	
B -02-21-300-023 B.F. WALTER, LLC - UNPAID	81140	302	114,800 0	0	114,800 114,800	
B -02-29-200-006 SPARROW & THORNBERRY - UNPAID	81140	201	42,620 0	31,978	10,642 42,620	
B -02-29-200-017 REGAL-THORNTON LLC - UNPAID	81140	201	355,600 0	60,643	294,957 355,600	
B -02-29-200-021 BAKHAUS III JOHN W & MARY F - UNPAID	81140	201	281,210 0	58,150	223,060 281,210	
B -88-06-200-001 SBC TOWER HOLDINGS LLC - UNPAID	81140	210	120,300 0	0	120,300 120,300	
B -88-06-200-002 AT & T MOBILITY LLC #DE 01119A - UNPAID	81140	210	0 0	0	0 0	
B -88-20-043-200 AT & T MOBILITY LLC #DE 01119A - UNPAID	81140	210	0 0	119,300	-119,300 0	

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B -88-20-300-024 AT&T MOBILITY LLC - UNPAID	81140	210	19,440 0	0	19,440 19,440	
B -88-20-300-025 TOWER DEVELOPMENT COMPANY - UNPAID	81140	210	90,500 0	0	90,500 90,500	
B -99-20-001-002 T&D COMPANY - UNPAID	81140	251	0 0	0	0 0	
B -99-20-001-008 DE LAGE LANDEN OPERATIONAL SERVICES - UNPAID	81140	251	50,200 50,200	0	50,200 0	
B -99-20-001-400 WESTERN UNION FINANCIAL SERVICES - UNPAID	81140	251	1,100 1,100	0	1,100 0	
B -99-20-001-500 CLARK REFINING & MARKETING - EXISTS FOR REFEREN	81140	259	0 0	33,000	-33,000 0	DDA Reference Only
B -99-20-002-000 ZIMMER THEODORE J - UNPAID	81140	251	1,600 1,600	2,400	-800 0	
B -99-20-002-600 WHITMORE LANES INC - UNPAID	81140	251	62,400 62,400	55,600	6,800 0	
B -99-20-004-400 ONE STOP FOOD SHOP - UNPAID	81140	251	48,500 48,500	23,700	24,800 0	
B -99-20-004-500 POLLY MARKET INC - UNPAID	81140	251	0 0	30,600	-30,600 0	
B -99-20-004-600 PIZZA HOUSE - EXISTS FOR REFERENCE ONLY	81140	259	0 0	29,400	-29,400 0	DDA Reference Only
B -99-20-004-700 WOODBIDGE CORPORATION - EXISTS FOR REFERENCE O	81140	259	0 0	2,236,900	-2,236,900 0	DDA Reference Only
B -99-20-004-800 DEWEY'S STEAKHOUSE - EXISTS FOR REFERENCE ONLY	81140	251	0 0	60,000	-60,000 0	DDA Reference Only
B -99-20-005-300 SOUTHEAST PETROLEUM CO INC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-005-400 AUTO CITY SERVICE - UNPAID	81140	251	0 0	27,500	-27,500 0	
B -99-20-005-425 MARATHON PETROLEUM COMPANY LP - UNPAID	81140	251	700 700	0	700 0	
B -99-20-005-700 BOB'S & BOOS INC - EXISTS FOR REFERENCE ONLY	81140	259	0 0	10,100	-10,100 0	DDA Reference Only
B -99-20-005-900 VANS ARCHERY CENTER INC - UNPAID	81140	251	0 0	900	-900 0	
B -99-20-006-300 STANDBY 47 INC - UNPAID	81140	251	0 0	28,800	-28,800 0	

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B -99-20-006-400 BARGER PETROLEUM INC - UNPAID	81140	251	50,200 50,200	51,400	-1,200 0	
B -99-20-007-200 WHITMORE LAKE TAVERN - UNPAID	81140	251	24,900 24,900	10,300	14,600 0	
B -99-20-007-300 MICKEY'S PIZZA - EXISTS FOR REFERENCE ONLY	81140	259	0 0	1,400	-1,400 0	DDA Reference Only
B -99-20-007-400 MICKEYS PIZZA - UNPAID	81140	251	14,000 14,000	0	14,000 0	
B -99-20-007-600 CARQUEST OF WHITMORE LAKE - UNPAID	81140	251	0 0	12,400	-12,400 0	
B -99-20-007-800 KRATZ HOLDING GROUP LLC - UNPAID	81140	251	10,200 10,200	0	10,200 0	
B -99-20-007-810 SPECIALIZED PHARMACY SERVICES LLC - UNPAID	81140	251	3,800 3,800	0	3,800 0	
B -99-20-007-900 REGENCY AT WHITMORE LK - UNPAID	81140	251	118,400 118,400	122,500	-4,100 0	
B -99-20-008-200 RHE TECH INC - PAID IN FULL	81140	351	4,191,300 4,191,300	7,504,500	-3,313,200 0	
B -99-20-008-300 MANUFACTURE SERVICES/WELLS FARGO - UNPAID	81140	251	0 0	0	0 0	
B -99-20-010-200 DONS BODY SHOP INC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-012-200 DOCKETT HOLDINGS CO - UNPAID	81140	251	0 0	400	-400 0	
B -99-20-015-000 AESCHLIMAN EQUIPMENT - UNPAID	81140	251	0 0	7,100	-7,100 0	
B -99-20-015-600 MAIN ST HAIR SHOPPE - UNPAID	81140	251	1,000 1,000	300	700 0	
B -99-20-016-000 TYLER BIO-ENGINEERING LLC - EXISTS FOR REFERENC	81140	002	0 0	3,700	-3,700 0	DDA Reference Only
B -99-20-016-200 DARLENE CURTIS REAL ESTATE - EXISTS FOR REFEREN	81140	259	0 0	900	-900 0	DDA Reference Only
B -99-20-016-300 DEMSKY ALAN DDS - UNPAID	81140	251	0 0	65,200	-65,200 0	
B -99-20-016-900 FRYE LINDA - UNPAID	81140	251	500 500	28,800	-28,300 0	
B -99-20-017-800 HARTER LUMBER OF THE SOUTH - EXISTS FOR REFEREN	81140	259	0 0	17,700	-17,700 0	DDA Reference Only

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B -99-20-018-200 TERESA SAUNDERS DC - UNPAID	81140	251	0 0	4,000	-4,000 0	
B -99-20-020-000 WHITMORE LAKE FLORIST & GIFTS - UNPAID	81140	251	6,100 6,100	2,100	4,000 0	
B -99-20-021-200 AL DENTE INC - UNPAID	81140	251	0 0	32,800	-32,800 0	
B -99-20-021-400 GRIFFITH VETERINARY HOSPITAL - UNPAID	81140	251	0 0	20,800	-20,800 0	
B -99-20-022-300 CREATIVE CARS INC - UNPAID	81140	251	3,900 3,900	4,700	-800 0	
B -99-20-022-900 HAMLIN TRUCKING - UNPAID	81140	251	3,800 3,800	700	3,100 0	
B -99-20-023-100 NASOS Investments LLC - UNPAID	81140	251	0 0	3,700	-3,700 0	
B -99-20-024-400 BLOOM ROOFING SYSTEMS INC - EXISTS FOR REFERENC	81140	259	0 0	64,300	-64,300 0	DDA Reference Only
B -99-20-026-000 CIT TECHNOLOGY FINANCING SERVICES - UNPAID	81140	251	0 0	23,200	-23,200 0	
B -99-20-027-400 OVERHEAD DOOR CO OF WHITMORE LAKE - UNPAID	81140	251	10,500 10,500	11,500	-1,000 0	
B -99-20-027-500 ELAVON - UNPAID	81140	251	0 0	0	0 0	
B -99-20-028-200 AT & T MOBILITY LLC - UNPAID	81140	251	45,000 45,000	159,800	-114,800 0	
B -99-20-028-900 VAR & CONTROLS - EXISTS FOR REFERENCE ONLY	81140	002	0 0	10,600	-10,600 0	DDA Reference Only
B -99-20-030-100 MOEHRLE INC - UNPAID	81140	351	136,900 136,900	184,500	-47,600 0	
B -99-20-030-150 STANLEY CONVERGENT SECURITY SOLUTIO - UNPAID	81140	251	0 0	0	0 0	
B -99-20-031-300 JOANIES BEAUTY SALON - UNPAID	81140	251	0 0	1,000	-1,000 0	
B -99-20-031-400 LAKESIDE SADDLERY - UNPAID	81140	251	0 0	6,300	-6,300 0	
B -99-20-031-500 EMBROIDERY IMPRESSIONS - UNPAID	81140	251	4,400 4,400	2,600	1,800 0	
B -99-20-031-700 AMERICAN MESSAGING INC - UNPAID	81140	251	0 0	1,100	-1,100 0	

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B -99-20-032-900 WESTHAVEN SERVICES CO - EXISTS FOR REFERENCE ON	81140	259	0 0	3,300	-3,300 0	DDA Reference Only
B -99-20-033-000 CHANNEL ONE LLC - EXISTS FOR REFERENCE ONLY	81140	259	0 0	900	-900 0	DDA Reference Only
B -99-20-034-000 LINKS AT WHITMORE LAKE INC - UNPAID	63240	251	101,100 101,100	119,000	-17,900 0	
B -99-20-034-005 SAFETY KLEEN SYSTEMS INC - UNPAID	63240	251	0 0	0	0 0	
B -99-20-034-400 DOUGLAS R WILBUR INC - EXISTS FOR REFERENCE ONL	81140	002	0 0	62,700	-62,700 0	DDA Reference Only
B -99-20-034-500 SPEEDWAY SUPERAMERICA LLC - UNPAID	81140	251	165,400 165,400	75,800	89,600 0	
B -99-20-034-600 TITAN PROPANE LLC - UNPAID	81140	251	8,900 8,900	16,200	-7,300 0	
B -99-20-034-900 SELL & SAVE REAL ESTATE SVCS - EXISTS FOR REFER	81140	259	0 0	900	-900 0	DDA Reference Only
B -99-20-035-700 THE CUT SHOP - UNPAID	81140	251	0 0	200	-200 0	
B -99-20-035-800 GEORGES AUTO SERVICE - UNPAID	81140	251	0 0	18,900	-18,900 0	
B -99-20-035-900 ACT COMPUTERS - EXISTS FOR REFERENCE ONLY	81140	259	0 0	1,800	-1,800 0	DDA Reference Only
B -99-20-038-300 XLC INC - UNPAID	81140	251	0 0	33,600	-33,600 0	
B -99-20-038-800 ANN ARBOR ROOFING - UNPAID	81140	251	122,000 122,000	192,200	-70,200 0	
B -99-20-039-100 ALEXANDER ROBBIN - UNPAID	81140	251	0 0	12,000	-12,000 0	
B -99-20-039-500 PHOENIX ENVIRONMENTAL - EXISTS FOR REFERENCE ON	81140	259	0 0	6,100	-6,100 0	DDA Reference Only
B -99-20-040-100 JASMAN CONSTRUCTION INC - UNPAID	81140	351	0 0	98,900	-98,900 0	
B -99-20-040-105 EQUIPMENT LEASING SPECIALISTS INC - UNPAID	81140	002	0 0	0	0 0	
B -99-20-040-200 JASMAN TRUSS TECHNOLOGIES INC - UNPAID	81140	351	0 0	94,100	-94,100 0	
B -99-20-040-300 LEVEL COMMUNICATIONS INC - EXISTS FOR REFERENCE	81140	259	0 0	100	-100 0	DDA Reference Only

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B -99-20-041-700 IBM CREDIT LLC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-042-610 GE CAPITAL COMMERCIAL INC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-042-700 GENERAL ELECTRIC CAPITAL CORP - EXISTS FOR REFE	81140	002	0 0	43,400	-43,400 0	DDA Reference Only
B -99-20-043-300 ALWAYS UNIQUE CHILD CARE - UNPAID	81140	259	0 0	9,100	-9,100 0	
B -99-20-044-100 NATIONAL CITY COMMERCIAL CAPITAL CO - EXISTS FO	81140	259	0 0	3,000	-3,000 0	DDA Reference Only
B -99-20-044-700 LEASECOMM CORPORATION - EXISTS FOR REFERENCE ON	81140	259	0 0	300	-300 0	DDA Reference Only
B -99-20-045-500 UXC ECLIPSE (USA) LLC - UNPAID	81140	251	69,900 69,900	500,000	-430,100 0	
B -99-20-045-600 CITICAPITAL COMMERCIAL LEASING CORP - EXISTS FO	63240	259	0 0	20,400	-20,400 0	DDA Reference Only
B -99-20-046-900 DAVEL COMMUNICATIONS, INC - EXISTS FOR REFERENC	81140	259	0 0	1,500	-1,500 0	DDA Reference Only
B -99-20-047-100 HILL-ROM COMPANY INC - EXISTS FOR REFERENCE ONL	81140	259	0 0	500	-500 0	DDA Reference Only
B -99-20-047-600 HEWLETT PACKARD FINANCIAL SERVICES - EXISTS FOR	81140	259	0 0	10,700	-10,700 0	DDA Reference Only
B -99-20-048-000 XEROX LEASE EQUIPMENT LLC - EXISTS FOR REFERENC	81140	002	0 0	6,200	-6,200 0	DDA Reference Only
B -99-20-048-200 SUNOCO INC (R & M) - UNPAID	81140	251	4,000 4,000	1,900	2,100 0	
B -99-20-048-800 MANUFACTURER AND DEALER SERVICE, INC - EXISTS FO	81140	259	0 0	300	-300 0	DDA Reference Only
B -99-20-049-100 GE CAPITAL MODULAR SPACE - EXISTS FOR REFERENCE	81140	259	0 0	2,500	-2,500 0	DDA Reference Only
B -99-20-049-410 BUDGET TRUCK RENTAL LLC #481896 - UNPAID	81140	251	0 0	0	0 0	
B -99-20-049-700 STELLAR MATERIALS INCORPORATED - UNPAID	81140	351	157,900 157,900	0	157,900 0	
B -99-20-050-000 TRANSPORTATION LOGISTICS LLC - EXISTS FOR REFER	81140	002	0 0	0	0 0	DDA Reference Only
B -99-20-050-100 WHITMORE LAKE CLIMATE STORAGE LLC - UNPAID	81140	251	3,100 3,100	0	3,100 0	

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B -99-20-050-800 ABBOTT LABORATORIES INC - EXISTS FOR REFERENCE	81140	002	0 0	0	0 0	DDA Reference Only
B -99-20-051-100 MICHIGAN ENERGY SERVICES - UNPAID	81140	251	18,000 18,000	0	18,000 0	
B -99-20-051-800 NEOPOST USA INC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-052-000 S L M TRAILERS LLC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-053-400 THE FINE ART ACADEMY - UNPAID	81140	251	2,800 2,800	0	2,800 0	
B -99-20-053-900 M & R SERVICE - UNPAID	81140	251	0 0	0	0 0	
B -99-20-054-300 ABA MULDOON LLC - UNPAID	81140	251	72,400 72,400	0	72,400 0	
B -99-20-054-400 GENERAL SHALE BRICK - UNPAID	81140	251	49,500 49,500	0	49,500 0	
B -99-20-054-500 REGAL RECYCLING, INC - UNPAID	81140	251	26,800 26,800	0	26,800 0	
B -99-20-055-800 ADP INC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-056-800 WFD LLC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-057-500 FIRSTMERIT LEASING COMPANY - UNPAID	81140	251	0 0	0	0 0	
B -99-20-058-000 WHITMORE LAKE MEDIA LLC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-058-200 GENTRY LAW OFFICE - UNPAID	81140	259	0 0	0	0 0	
B -99-20-059-600 HASLER FINANCIAL SERVICES LLC - EXISTS FOR REFE	81140	002	0 0	0	0 0	DDA Reference Only
B -99-20-060-901 WABASHA LEASING LLC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-061-700 NOWATZKE TRUCK & TRAILER INC - PAID IN FULL	81140	251	11,800 11,800	0	11,800 0	
B -99-20-061-800 SUTTONS DRIFTWOOD MARINA - UNPAID	81140	251	3,400 3,400	0	3,400 0	
B -99-20-061-900 DIRT SQUIRT LLC - UNPAID	81140	251	93,400 93,400	0	93,400 0	

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B -99-20-064-000 METRO PCS - UNPAID	81140	251	32,800 32,800	0	32,800 0	
B -99-20-064-700 ICE CREAM & SODA SHOP - UNPAID	81140	002	0 0	0	0 0	
B -99-20-065-100 FINE ART PHOTOGRAPHY - UNPAID	81140	251	1,300 1,300	0	1,300 0	
B -99-20-065-300 CLUB WHIT - UNPAID	81140	251	0 0	0	0 0	
B -99-20-065-600 LITTLE PORKYS ON MAIN INC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-065-800 FAMILY VIDEO - UNPAID	81140	251	0 0	0	0 0	
B -99-20-066-200 GB SALES AND SERVICE, INC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-066-800 B & E REAL ESTATE LLC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-067-505 HIDDEN CORNER CAFE - UNPAID	81140	002	0 0	0	0 0	
B -99-20-067-800 THE PEABERRY BEANS & BEADS - UNPAID	81140	251	6,000 6,000	0	6,000 0	
B -99-20-068-200 BAMCO MOBILE HITCH - UNPAID	81140	251	0 0	0	0 0	
B -99-20-068-300 DIVERSIFIED DOCKS - UNPAID	81140	251	274,400 274,400	0	274,400 0	
B -99-20-068-600 GM & SONS CONCRETE - PAID IN FULL	81140	251	56,200 56,200	0	56,200 0	
B -99-20-068-800 BRAUN INTERTEC CORP - UNPAID	81140	002	0 0	0	0 0	
B -99-20-069-000 S & T CUSTOM CANVAS - UNPAID	81140	251	0 0	0	0 0	
B -99-20-069-100 HIGHFLOW WATER SYSTEMS - PAID IN FULL	81140	251	1,400 1,400	0	1,400 0	
B -99-20-069-405 SUSQUEHANNA COMMERCIAL FINANCE INC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-069-700 LEAF FINANCIAL CORPORATION - UNPAID	81140	251	0 0	0	0 0	
B -99-20-069-900 CONNELL FINANCE COMPANY INC - UNPAID	81140	251	0 0	0	0 0	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -99-20-070-000 TSC WHITMORE LAKE LLC - UNPAID	81140	251	89,140 89,140	0	89,140 0	
B -99-20-070-100 DUNN BLUE PRINT CO - UNPAID	81140	251	0 0	0	0 0	
B -99-20-070-600 MICHIGAN DISTRIBUTION CENTER - UNPAID	81140	251	0 0	0	0 0	
B -99-20-070-800 MIDWEST POOLS (SIGNS) - UNPAID	81140	251	2,200 2,200	0	2,200 0	
B -99-20-070-900 ANN ARBOR DOG TRAINING CLUB INC - UNPAID	81140	251	0 0	0	0 0	
B -99-20-200-130 ST NETWORK SERVICES LLC - UNPAID	81140	002	0 0	0	0 0	
B -99-20-200-141 SYSCO - UNPAID	63240	251	6,000 6,000	0	6,000 0	
B -99-20-200-146 LAW OFFICES OF STEVEN N RYDER - UNPAID	81140	002	0 0	0	0 0	
B -99-20-300-024 AT & T MOBILITY LLC - UNPAID	81140	251	32,800 32,800	0	32,800 0	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
-----GRAND TOTALS-----						
TOTAL PARCELS:		294	30,720,640	34,474,568	-3,753,928	
TOT PRE/MBT TAXABLE:		8,097,720				
TOT NON-PRE/MBT TAXABLE:		22,622,920				
TOT PRE/MBT CAPTURED:		-5,916,591				
TOT NON-PRE/MBT CAPTURED:		2,162,663				

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 100% ORIGIN DEV, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
Totals for School District: 81140						
TOTAL PARCELS:		289	30,445,280	33,803,852	-3,358,572	
TOT PRE/MBT TAXABLE:			7,990,620			
TOT NON-PRE/MBT TAXABLE:			22,454,660			
TOT PRE/MBT CAPTURED:			-5,884,291			
TOT NON-PRE/MBT CAPTURED:			2,525,719			
Totals for School District: 63240						
TOTAL PARCELS:		5	275,360	670,716	-395,356	
TOT PRE/MBT TAXABLE:			107,100			
TOT NON-PRE/MBT TAXABLE:			168,260			
TOT PRE/MBT CAPTURED:			-32,300			
TOT NON-PRE/MBT CAPTURED:			-363,056			

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 50% ORIGIN UNDE, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-04-360-004 HOFFMAN BERNHARD U - UNPAID	81140	402	10,540 0	8,014	2,526 10,540	
B -02-04-360-010 IAQUINTO SAM & CACEVIC GEORGE & - UNPAID	81140	402	22,180 0	3,705	18,475 22,180	
B -02-05-220-001 CUSHING EDNA W - PAID IN FULL	81140	402	960 960	3,587	-2,627 0	
B -02-05-222-004 WHITMORE LAKES HOTELS INC - UNPAID	81140	202	30,700 0	25,815	4,885 30,700	
B -02-05-253-006 WALTER J. SPIEGELBERG LIVING TRUST - UNPAID	81140	202	46,100 0	12,455	33,645 46,100	
B -02-05-300-012 EAST SHORE & ELIZABETH CORP - UNPAID	81140	402	30,390 0	23,093	7,297 30,390	
B -02-05-328-001 CHARLES W. AND LINDA S. RILEY TRUST - UNPAID	81140	202	12,500 0	5,773	6,727 12,500	
B -02-05-328-004 CHARLES W & LINIDA S. RILEY - UNPAID	81140	202	9,970 0	7,584	2,386 9,970	
B -02-05-328-005 WHITMORE LANES INC - UNPAID	81140	202	6,800 0	5,661	1,139 6,800	
B -02-05-328-029 BIO-SENTRY ENG INC - UNPAID	81140	202	23,540 0	17,889	5,651 23,540	
B -02-05-328-034 CURTIS FAMILY TRUST - UNPAID	81140	202	6,580 0	7,244	-664 6,580	
B -02-05-328-036 CURTIS FAMILY TRUST - UNPAID	81140	202	7,970 0	10,076	-2,106 7,970	
B -02-05-363-011 ENGLISH DANIEL R - EXISTS FOR REFERENCE ONLY	81140	402	0 0	1,192	-1,192 0	DDA Reference Only
B -02-05-363-013 ENGLISH DANIEL R - EXISTS FOR REFERENCE ONLY	81140	402	0 0	2,030	-2,030 0	DDA Reference Only
B -02-05-363-016 ENGLISH, DANIEL R - UNPAID	81140	401	39,720 39,720	0	39,720 0	
B -02-06-105-004 WHIMORE LAKE PROPERTIES LLC - UNPAID	81140	202	18,520 0	14,079	4,441 18,520	
B -02-06-105-007 DESCHAINES INVESTMENT GROUP - EXISTS FOR REFERE	81140	001	0 0	8,603	-8,603 0	DDA Reference Only
B -02-06-105-009 WHIMORE LAKE PROPERTIES LLC - UNPAID	81140	202	214,450 0	162,892	51,558 214,450	
B -02-06-105-021 MADIAS NICHOLAS G - UNPAID	81140	202	5,170 0	3,937	1,233 5,170	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 50% ORIGIN UNDE, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-06-105-022 WHIMORE LAKE PROPERTIES LLC - UNPAID	81140	202	43,340 0	32,933	10,407 43,340	
B -02-06-105-023 KALES JAMES A - UNPAID	81140	202	35,480 0	45,703	-10,223 35,480	
B -02-06-400-021 NORTHRIDGE CORPORATION - UNPAID	81140	202	76,420 0	57,276	19,144 76,420	
B -02-07-200-016 GRIGOWSKI, ANDREW & ANGELA - EXISTS FOR REFEREN	81050	402	0 0	46,033	-46,033 0	DDA Reference Only
B -02-07-200-019 GRIGOWSKI, ANDREW & ANGELA - UNPAID	81050	402	69,800 69,800	0	69,800 0	
B -02-08-240-007 D & C DEVELOPMENT - UNPAID	81140	402	13,050 0	9,928	3,122 13,050	
B -02-08-327-016 DREFFS VIRGIL M & KATHLEEN R - UNPAID	81140	202	33,220 0	25,248	7,972 33,220	
B -02-08-327-017 ALLSTAR ALARM, LLC - PAID IN FULL	81140	201	169,310 0	23,500	145,810 169,310	
B -02-09-200-001 WASHTENAW COUNTY - UNPAID	63240	703	0 0	31,138	-31,138 0	
B -02-18-100-021 GALLUP PROPERTIES LLC - UNPAID	81140	602	24,480 0	19,360	5,120 24,480	
B -02-18-100-022 DREFFS VAL - UNPAID	81140	202	2,620 0	22,374	-19,754 2,620	
B -02-18-180-001 WEBER HERMAN TRUST & HIBBARD JUNE - UNPAID	81140	402	14,000 0	14,000	0 14,000	
B -02-18-180-005 SELENT, ARTHUR E TRUST - UNPAID	81140	402	5,700 0	4,416	1,284 5,700	
B -02-18-180-006 ST CHARLES STEPHEN - PAID IN FULL	81140	402	1,870 0	1,433	437 1,870	
B -02-18-180-008 INGRAM BETTY - UNPAID	81140	402	1,510 0	7,784	-6,274 1,510	
B -02-18-180-999 MDOT - UNPAID	81140	702	0 0	0	0 0	
B -02-18-185-001 WEBER HERMAN TRUST & HIBBARD JUNE - UNPAID	81140	202	11,430 0	13,638	-2,208 11,430	
B -02-18-185-002 SELENT, ARTHUR - UNPAID	81140	402	13,670 0	9,928	3,742 13,670	
B -02-18-185-003 WHITECASTLE PROPERTIES LLC - UNPAID	81140	202	1,700 0	8,000	-6,300 1,700	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
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Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-18-185-999 MDOT - UNPAID	81140	702	0 0	0	0 0	
B -02-18-190-001 WEBER HERMAN TRUST & HIBBARD JUNE - UNPAID	81140	202	6,510 0	0	6,510 6,510	
B -02-18-190-002 ST CHARLES ROBERT - UNPAID	81140	202	21,400 0	4,644	16,756 21,400	
B -02-18-190-996 MDOT - UNPAID	81140	702	0 0	0	0 0	
B -02-18-190-997 MDOT - UNPAID	81140	702	0 0	0	0 0	
B -02-18-190-998 MDOT - UNPAID	81140	702	0 0	0	0 0	
B -02-18-190-999 MDOT - UNPAID	81140	702	0 0	0	0 0	
B -02-19-100-012 WEILAND, KURT & ROGERS, LORE A - UNPAID	81140	401	34,760 34,760	12,002	22,758 0	
B -02-20-100-005 23NT ASSOCIATES LLC - UNPAID	81140	202	78,790 0	59,853	18,937 78,790	
B -02-20-100-020 HORIZON DEVELOPMENT CO LLC - UNPAID	81140	302	42,190 0	32,057	10,133 42,190	
B -02-20-100-022 FALLS NORTH INVESTMENT LLC - UNPAID	81140	302	58,800 0	61,816	-3,016 58,800	
B -02-20-100-023 JEM CONSTRUCTION LLC - UNPAID	81140	302	64,260 0	48,819	15,441 64,260	
B -02-20-100-026 SBC VENTURES LLC - UNPAID	81140	301	182,320 0	72,527	109,793 182,320	
B -02-20-200-001 23NT ASSOCIATES LLC - UNPAID	81140	202	437,820 0	332,549	105,271 437,820	
B -02-20-200-002 23NT ASSOCIATES LLC - UNPAID	81140	202	68,070 0	51,711	16,359 68,070	
B -02-20-200-004 CANTON HRG INC - PAID IN FULL	81140	202	148,470 0	112,784	35,686 148,470	
B -02-20-200-006 CANTON HRG INC - PAID IN FULL	81140	202	43,060 0	32,723	10,337 43,060	
B -02-20-200-007 MYERS, CHOM SUK - UNPAID	81140	202	85,800 0	83,568	2,232 85,800	
B -02-20-200-008 NORTHFIELD PROPERTIES, INC. - UNPAID	81140	202	62,700 0	68,620	-5,920 62,700	

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Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-20-200-009 23NT ASSOCIATES LLC - UNPAID	81140	202	7,370 0	5,610	1,760 7,370	
B -02-20-300-001 MEIJER INC - UNPAID	81140	202	1,810,110 0	1,436,800	373,310 1,810,110	
B -02-20-300-003 BARGER PETROLEUM INC - UNPAID	81140	202	11,600 0	8,820	2,780 11,600	
B -02-20-300-026 BRADBURN RICHARD S & POLLY - UNPAID	81140	202	42,570 0	37,831	4,739 42,570	
B -02-20-300-027 MULDOON KEN ET AL - UNPAID	81140	202	42,030 0	39,009	3,021 42,030	
B -02-20-300-028 ULISSE FERDINANDO D - UNPAID	81140	202	41,920 0	37,831	4,089 41,920	
B -02-20-300-029 ROCK CONNECTION INC - UNPAID	81140	402	41,800 0	37,831	3,969 41,800	
B -02-20-300-030 ROCK CONNECTION INC - UNPAID	81140	402	42,130 0	38,180	3,950 42,130	
B -02-20-300-031 WFD LLC - UNPAID	81140	202	32,450 0	56,037	-23,587 32,450	
B -02-20-300-033 JOHNA, ALBERT - UNPAID	81140	202	91,400 0	76,200	15,200 91,400	
B -02-20-400-003 GOLD CORRIDOR-23 L.L.C. - UNPAID	81140	202	848,130 0	668,900	179,230 848,130	
B -02-20-400-004 STANLEY & JANET GREENBERG TRUSTEES - PARTIALLY	81140	302	60,310 0	45,819	14,491 60,310	
B -02-20-400-005 DTE ELECTRIC COMPANY - UNPAID	81140	302	118,760 0	90,207	28,553 118,760	
B -02-21-200-004 FALLS NORTH INVESTMENT LLC - UNPAID	81140	302	205,800 205,800	93,934	111,866 0	
B -02-21-200-017 FALLS NORTH INVESTMENT LLC - UNPAID	81140	302	120,800 0	59,534	61,266 120,800	
B -02-21-300-014 MONROES RUBBISH REMOVAL INC - UNPAID	81140	202	26,600 0	19,742	6,858 26,600	
B -02-21-300-021 EN MAISEL & ASSOCIATES - UNPAID	81140	302	81,330 0	61,784	19,546 81,330	
B -02-29-100-002 STANLEY & JANET GREENBERG TRUSTEES - PARTIALLY	81140	302	78,850 0	59,903	18,947 78,850	
B -02-29-100-004 STANLEY & JANET GREENBERG TRUSTEES - PARTIALLY	81140	302	38,630 0	29,352	9,278 38,630	

All Records
Ad Valorem+Special Acts
Summer, Real & Personal Property
DDA/LDFA Chosen: 50% ORIGIN UNDE, Original Values (No Adjustments Included)

Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
B -02-29-100-005 STANLEY & JANET GREENBERG TRUSTEES -	81140	302 PARTIALLY	40,680 0	30,905	9,775 40,680	
B -02-29-200-003 NURSERY MERCHANTS INC - UNPAID	81140	202	13,020 0	9,904	3,116 13,020	
B -02-29-200-019 WINKLER STEVEN & CAROLYN J - UNPAID	81140	202	4,260 0	3,254	1,006 4,260	
B -02-29-200-020 HORTON DAVID C TRUST - UNPAID	81140	202	67,190 0	22,291	44,899 67,190	
B -02-90-100-400 BALANCE TECHNOLOGY INC #2000-712 - UNPAID	81140	301	1,637,550 0	0	1,637,550 1,637,550	
B -99-20-048-100 ERVIN LEASING COMPANY - UNPAID	81140	251	0 0	5,700	-5,700 0	
B -99-20-052-800 BOBBER DOWN BAR & GRILLE - UNPAID	81140	251	37,900 37,900	0	37,900 0	
B -99-20-055-100 OPTIMA OIL ENTERPRISE - UNPAID	81140	002	0 0	0	0 0	
B -99-20-057-800 BALANCE TECHNOLOGY INC - UNPAID	81140	351	295,800 295,800	0	295,800 0	
B -99-20-063-700 ARBOR MITCHELL CORP - UNPAID	81140	002	0 0	0	0 0	
B -99-90-200-200 BALANCE TECHNOLOGY INC -IFT - UNPAID	81140	352	85,000 85,000	0	85,000 0	

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Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
-----GRAND TOTALS-----						
TOTAL PARCELS:		87	8,262,630	4,645,372	3,617,258	
TOT PRE/MBT TAXABLE:			769,740			
TOT NON-PRE/MBT TAXABLE:			7,492,890			
TOT PRE/MBT CAPTURED:			605,262			
TOT NON-PRE/MBT CAPTURED:			3,011,996			

All Records
Ad Valorem+Special Acts
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Parcel # Owner Name	School	Class	Taxable Value PRE Taxable	Base Value	Captured Value Non PRE Taxable	Other Info
Totals for School District: 81140						
TOTAL PARCELS:		84	8,192,830	4,568,201	3,624,629	
TOT PRE/MBT TAXABLE:			699,940			
TOT NON-PRE/MBT TAXABLE:			7,492,890			
TOT PRE/MBT CAPTURED:			581,495			
TOT NON-PRE/MBT CAPTURED:			3,043,134			
Totals for School District: 81050						
TOTAL PARCELS:		2	69,800	46,033	23,767	
TOT PRE/MBT TAXABLE:			69,800			
TOT NON-PRE/MBT TAXABLE:			0			
TOT PRE/MBT CAPTURED:			23,767			
TOT NON-PRE/MBT CAPTURED:			0			

Approved by DDA 3/5/03

Approved by Township Board 4/8/03

**DOWNTOWN DEVELOPMENT AUTHORITY
OF THE TOWNSHIP OF NORTHFIELD
DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

Prepared by:

Washtenaw Development Council

3135 S. State #205

Ann Arbor, MI 48108

734-821-0076

Approved by DDA 3/5/03

Approved by Township Board 4/8/03

NORTHFIELD TOWNSHIP, MICHIGAN

BOARD OF TRUSTEES

Mike McFarland, Supervisor
Michele Manning, Clerk
Cynthia Wilson, Treasurer
Bob Avey, Trustee
Marta Larson, Trustee
Linda Lupi, Trustee
Daniel Rowe, Trustee

DDA BOARD OF DIRECTORS

Barbara Griffith, Chair
Sam Iaquinto
Dan Smith
Sue Booth
Mindy Vachow
Linda Carlisle
Martha Kern
Doug Wilbur
Mike McFarland

Prepared with assistance provided by:

Washtenaw Development Council

3135 S. State
#205
Ann Arbor, MI 48108
734-821-0076

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SECTION ONE BACKGROUND

INTRODUCTION

In 1975, the Michigan Legislature enacted Public Act 197 titled the *Downtown Development Authority Act*. This legislation allows townships to form an authority to:

“Correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; ... to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing...”

Since adoption of this act, communities have sought the use of a Downtown Development Authority (DDA) as a means to stimulate economic revitalization of the downtown business district within their community. Northfield Township seeks to join this list of successful communities.

A DDA can establish a district within a township for which a plan is prepared identifying specific public and private improvements necessary to prevent or correct deterioration in the business district and encourage new business investment. Funding for improvements identified in the plan is provided by tax increment financing through taxes paid on the increased value created within the district by new private investment.

For example, if the DDA has a current taxable value of \$1,000,000 and new investment, because of implementation of the Plan, increases the taxable valuation to \$2,000,000, the DDA would capture taxes paid on the new investment of \$1,000,000. While the DDA would capture the new taxes paid, the taxes paid on the original \$1,000,000 tax valuation would be distributed to applicable taxing entities - the township, county and community college district.

In application, investments made by the DDA are funded by the increase in taxes paid by private investment in the district. The taxes paid on the original value of the district continue to be distributed to the applicable taxing entities. No taxes are lost by any taxing entity because it is assumed that a specific business would not make the new investment resulting in the increased tax base if not for the implementation of the DDA Development and Tax Increment Financing Plan. In practice, various formulas may be adopted, including exempting from capture all or

part of the increase in taxable value for property in current development, versus entirely new development.

Michigan law does not allow newly established DDA's to collect property taxes attributable to public schools, state education tax, or Intermediate School Districts.

POWERS OF THE AUTHORITY

Section 3 of the Act provides a detailed explanation of the powers of the Board of Directors of the DDA, as follows:

- (a) *Prepare an analysis of economic changes taking place in the downtown district.*
- (b) *Study and analyze the impact of metropolitan growth upon the downtown district.*
- (c) *Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the revitalization and growth of the downtown district.*
- (d) *Plan, propose, and implement an improvement to a public facility within the Development Area to comply with the barrier free design requirements of the state construction code promulgated under the state construction code act of 1972, Act No. 230 of Public Acts of 1972, being sections 125.1501 to 125.1531 of the Michigan Compiled Laws.*
- (e) *Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district, and take such steps as may be necessary to persuade property owners to implement the plan to the fullest extent possible.*
- (f) *Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority granted in the act.*
- (g) *Make and enter into contracts necessary or incidental to the exercise of its powers and performance of its duties.*
- (h) *Acquire, by purchase or otherwise, on terms and conditions in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interest therein, which the authority determines is reasonably necessary to achieve the*

purposes of this act, and to grant or acquire licensees, easements, and options with the respect thereto.

- (i) Improve land and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including any multi-family dwellings or desirable appurtenances thereto, within the downtown district for use, in whole or in part, of any public or private person or corporation, or combination thereof.*
- (j) Fix, charge, and collect fees, rents, and charges for the use of any building or property or any part of a building or property under its control, or any part thereof, or a facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.*
- (k) Lease any building or property or part of building or property under its control, or part thereof.*
- (l) Accept grants and donations of property, labor, or other things of value from a public or private source.*
- (m) Acquire and construct public facilities.*

HISTORY

Action of the Township Board formed the Downtown Development Authority of the Township of Northfield (the DDA) on May 14, 2002 after a formal public hearing on April 24, 2001.

In establishing the DDA, the Township Board determined that the DDA was necessary for the Township to:

“...halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the Township, and promote economic growth.”

This effort was the culmination of discussions between the Township Board, Whitmore Lake Chamber of Commerce and Northfield Township Planning Commission. For many years the business owners and residents of the community have expressed concern over the deteriorating property values in what is Washtenaw County's only lake front community. Many businesses have seen significant turnover in ownership, and, despite the presence of three freeway interchanges, little traffic found its way to the hamlet of Whitmore Lake.

Approved by DDA 3/5/03

Approved by Township Board 4/8/03

In 2000, the Township Board acted to extend sanitary sewer to new parts of the Township, which form the southern portion of the newly establish Downtown Development Authority. With this, new businesses have expressed an interest in locating in the community. The formation of the DDA represents a commitment on the part of the community to ensure that the benefits of these potential new business locations accrue to the entire business district.

Based on conversations with DDA members the specific goals of the DDA are to:

1. *Establish an identity for the hamlet of Whitmore Lake.*
2. *Improve traffic patterns throughout the District, including access to and from US-23.*
3. *Support public improvements necessary to ensure the success of businesses in the District.*
4. *Support business attraction efforts, as appropriate, to help ensure a healthy and successful business community.*

REASONS FOR PREPARATION OF A PLAN

The DDA has determined the need to prepare a plan to guide their efforts within the District. The purposes of this plan are as follows:

1. *To provide support for the development and use of revenues from Tax Increment Financing under the authorizing legislation.*
2. *To provide guidance to the DDA and other organizations, such as the Chamber of Commerce and Township Board, in their efforts to support needed programs and activities within the District.*
3. *To support efforts to access additional funds from grants and donations in support of community projects within the District.*

ROLE OF WASHTENAW DEVELOPMENT COUNCIL

As a part of their efforts to support Northfield Township, a dues paying member of the Washtenaw Development Council, the WDC has been asked to assist in the DDA's development of a downtown development tax increment financing plan. The WDC does not warrant estimated tax revenue, cost estimates or the availability of other financing sources. Best efforts have been taken to assure that the information presented is accurate, however significant and material variances may take place as a result of a change in assumptions caused by changing conditions or other matters outside the scope of this work.

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Approved by Township Board 4/8/03

SECTION TWO DEVELOPMENT PLAN AND TAX INCREMENT PLAN

MISSION STATEMENT

On May 8, 2002, the Downtown Development Authority of the Township of Northfield adopted the following Mission Statement to guide its efforts:

“The Mission of the Northfield Township Downtown Development Authority is to undertake public improvements and activities that have the greatest impact on strengthening the business district and attracting new private investments.”

All efforts of the DDA are to be tested against this Mission Statement to determine their validity.

LEGAL BASIS OF THE PLAN

This Development Plan is prepared pursuant to requirements of Section 17 of the Downtown Development Act of 1975, as amended. A descriptive map, ordinance and legal description describing the downtown district and the Development Area are contained in the appendices.

DEVELOPMENT PLAN REQUIREMENTS

This section of the Development Plan provides specific information required in Section 17 of the Downtown Development Authority Act. It consists of responses to specific information requested in subsections 2(a) through 2(p).

Section 17. 2(a) The designation of boundaries of the Development Area in relation to highways, streets, streams, or otherwise.

The DDA's boundaries (The Downtown District) were established by Township Board action of May 14, 2002. A copy of the district legal description and a boundary map is contained in the appendices. The Development Area is coterminous with the Downtown District.

A copy of the Future Land Use map prepared by the Township Planning Commission is contained in the appendices showing the relationship of the DDA boundary to other relevant land uses and transportation routes.

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Section 17. 2(b) The location and extent of existing streets and other public facilities within the Development Area and shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the Development Area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the Development Area.

A map of the Downtown District showing public streets and public and private land uses is included in the appendices. Township Action has established the DDA boundary on May 18, 2002. The legal description information and a boundary map are contained in the appendices.

Section 17. 2(c) A description of improvements to be made in the Development Area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects that are contemplated within the Development Area is contained in the project schedule and budget elsewhere in this Plan.

Section 17. 2(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the Development Area and an estimate of the time required for completion.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the Development Area is contained in the project schedule and budget elsewhere in this Plan, and in the Tax Increment Financing Plan.

Section 16. 2(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the Development Area is contained in the project schedule and budget elsewhere in this Plan.

Section 16. 2(f) A description of any parts of the Development Area to be left as open space and the use contemplated for the space.

A copy of the Future Land Use map, prepared by the Township Planning Commission, is contained in the appendices showing the relationship of land uses, including open spaces proposed within the Downtown District.

Section 17. 2(g) A description of any portion of the Development Area which the authority desires to sell, donate, exchange, or lease to or from the municipality and proposed terms.

No such action is contemplated under this Plan.

Section 17. 2(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

The map attached elsewhere in this Plan describes anticipated street improvements. None of the plans or projects currently contemplated by the DDA would require a change in existing zoning. In the event such a change becomes desirable, the DDA will work closely with the Northfield Township Planning Commission to effect such changes in accordance with the General Development Plan of the Township.

Section 17. 2(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange financing.

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget elsewhere in this Plan.

Section 17. 2(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed and for whose benefit the project is being undertaken, if that information is available to the authority.

No lease or sale of development land controlled by the DDA is currently anticipated by this Plan.

Section 17. 2(k) The procedure for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold or conveyed to these persons.

The DDA has no anticipated commitments for the acquisition or sale of property under supervisory responsibility of the DDA. Therefore, such information is unavailable.

Section 17. 2(l) Estimates of the number of persons residing in the Development Area and the number of families and individual to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public

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units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displace families and individuals.

The number of persons residing in the Development Area at the time of formation was less than 100 persons and no citizen council is required pursuant to Section 21 of the Act. No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan.

Section 17. 2(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the Development Area.

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan. Therefore, relocation plans are not required.

Section 17. 2(n) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation and real property acquisitions policies act of 1970, being Public Law 91-646, 42 USC sections 4601 et seq.

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan. Therefore, relocation plans are not required.

Section 17. 2(o) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan. Therefore, relocation plans are not required.

Section 17. 2(p) Other material which the authority, local public agency, or governing board considers pertinent.

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No added information was deemed necessary for this Plan

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Approved by Township Board 4/8/03

DEVELOPMENT & TAX INCREMENT FINANCING PLAN - SCHEDULE & BUDGET

The following pages describe proposed projects contained in the Development Plan and Tax Increment Financing Plan. Accompanying each program or construction project is information concerning the implementation schedule, estimated cost and source of funding. The schedule begins in the Year 2003 and ends in the Year 2033. Projects have been scheduled based on priority of need and the anticipated ability of the DDA to finance individual projects.

Prior to or during the Year 2033, the DDA will consider action to update the Development Plan and Tax Increment Financing Plan or make recommendation for the rescission of the Authority. Rescission of the Authority (pursuant to Section 30 of the Act) would terminate the existence of the DDA.

The schedule and budget assume the DDA will complete all projects before 2033. Where projects require continuation beyond this date, the DDA will assign completion responsibilities to other Township agencies and obligate funds for completion, should a decision to rescind the DDA be contemplated.

If cumulative DDA revenues exceed the anticipated needs of all projects contained in the budget, excess revenue shall be remitted to respective taxing units in proportion to applicable tax millage rates imposed on property in the DDA Development Area, as required by the Act (Section 15(2)).

The following pages contain project cost estimates. These are estimates only, and are not intended to be maximum amounts. Actual costs will vary from these estimates.

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Table 1				
NORTHFIELD TOWNSHIP				
DOWNTOWN DEVELOPMENT AUTHORITY				
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN				
2003 – 2033				
PROJECT NUMBER	DESCRIPTION	COMPLETION DATE	ESTIMATED BUDGET	FINANCE METHOD
1	North Territorial/US – 23 Overpass	2006	\$28,000,000	DDA/ Private
2	Develop Identity Plan	2003 - 2004	\$5,000	DDA
3	Identity Program: Signage, Streetscape, Lighting Improvements, etc.	2002 - 2010	\$500,000	DDA/MEDC/DTE Energy/Private
4	Parking Improvements	2005 - 2018	\$1,000,000	DDA/MEDC
5	Utility Improvements	2005 - 2015	\$15,000,000	DDA/Special Assessment/ MEDC
6	Street Improvements	2008 – 2033	\$5,000,000	DDA/MDOT/ WC Rd. Comm./Special Assessment/MDOT
7	Business Attraction Effort	2003 - 2033	\$350,000 + other partners	DDA
8	Façade and Business Loan Program	2005 - 2015	\$125,000	DDA/Private Sources
9	Develop Community Programming	2002 - 2033	\$150,000 + other partners	DDA/Chamber of Commerce/Community
10	DDA Administration	2003 – 2033	\$2,000,000	DDA
TOTAL \$52,130,000				COSTS

PROJECT DESCRIPTIONS

The following projects are anticipated to be completed all or in part by funds generated within the Development Area. It should be noted that Project #1 (North Territorial/US-23 Overpass) is anticipated to be funded through a public-private partnership that includes tax increment revenue generated from the four quadrants directly impacted by this project. Other revenue generated throughout the Development Area will be utilized to support other projects contemplated by this Plan. Other sources of funding may include: grants from public or private sources, special assessment districts, and fee-for-service revenues.

1. **North Territorial/US-23 Overpass:** Based on discussions with the Michigan Department of Transportation and land owners at the interchange of North Territorial and US-23, the Township and DDA are prepared to enter into an agreement to cost-share construction of a new North Territorial Bridge over US-23. Such cost sharing is anticipated to include a Special Assessment District to ensure adequate revenues to complete the construction and meet debt obligations. No bonding will be undertaken until such time as legal commitments are obtained from the landowners to carry out the entire program.
2. **Develop Identity Plan:** The DDA plans to develop a 'community identity program' to promote consistency in design within the District. This program may include recommendations on color palette and design scheme for building owners, as well as the planning for directional signs and other elements to provide a consistent and welcoming appearance for the community.
3. **Identity Program (Streetscape/Lighting Improvements):** This project is intended to add flower plantings, welcome and directional signage, banners, street furniture and a consistent lighting scheme to the business district. Initial activities include the purchase of a 'Welcome Sign' for the US-23/Main Street Interchange. This activity was funded in 2002 by an advance from the Township.
4. **Parking Improvements:** The community is considering a variety of parking improvements to the hamlet area. This includes surface parking behind existing buildings, and the potential for new surface and/or structured parking in subsequent years.
5. **Utility Improvements:** Develop and implement a public water system within the district, including identification of a source, development of a treatment plant, and extension of a water distribution system.
6. **Street Improvements:** Due to the relative relationship between Horseshoe Lake and the hamlet of Whitmore Lake, traffic congestion is a significant problem, particularly during peak summer months. The DDA intends to study the potential for one-way pairs and the reworking of existing streets, along with potential additional routes to relieve through traffic in the hamlet area.

7. **Business Attraction Effort:** The community has identified a number of small business and retail opportunities missing in the hamlet's business mix. Additionally, the district includes an area zoned 'Research, Technology', which has begun to develop with the implementation of a sewer district in that area. The community wishes to undertake efforts to attract appropriate businesses to these areas. This effort may include market studies, attraction efforts, and participation with Chambers of Commerce and/or county and regional economic development organizations. The DDA assumes that such efforts will be conducted in partnership with other organizations in order to provide maximum leverage for the DDA's funds.
8. **Façade and Business Loan Program:** In order to encourage the renovation of commercial buildings in the Downtown District, and to provide assistance to targeted businesses establishing themselves in the community, the DDA will support a façade improvement and business loan program. This program may be developed in cooperation with other micro-loan programs in Washtenaw County or with local lending institutions. It may be in the form of either a direct loan, through a revolving loan fund, or an interest subsidy.
9. **Community Programming:** Whitmore Lake has historically been the site of a variety of summer programming activities, including a widely recognized Independence Day celebration. In order to attract more people to the community and support businesses within the district, the DDA will work with the Chamber of Commerce and civic organizations to support both the Independence Day activities and other similar events throughout the year.
10. **DDA Administration:** Administration of the DDA includes posting of legal notices, convening of meetings, bookkeeping, reporting, record keeping and annual audits. It is not anticipated to exceed 20% of revenue annually.

SECTION THREE TAX INCREMENT FINANCING PLAN

DESCRIPTION OF CURRENT FINANCIAL POSITION

On June 19, 2002 the Northfield Township Board of Trustees made a general fund appropriation to the DDA for \$8,000 to defray initial costs of the organization. This is to be an advance on subsequent years' tax increment revenue.

The DDA intends to begin receiving revenue beginning in 2003, based on an initial assessed valuation at December 31, 2001, and captured assessed values assessed as of tax day, December 31, 2002.

The Northfield Township Assessor has established the taxable value of the properties in the Development Area at December 2001, (i.e. the initial assessed value) as \$39,356,682.

DURATION OF THE TAX INCREMENT FINANCING PLAN:

The ordinance for the formation of the DDA is silent concerning the duration of the DDA. It is assumed the Township Board intended the DDA to prepare a work program and determine the duration of the DDA based, in part, on the time needed to complete the work program. The Tax Increment Financing Plan will expire on December 31, 2034. The plan includes tax increments through 2033 assessments.

TAX INCREMENT FINANCING PLAN:

The Downtown Development Authority Act requires the DDA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated by the DDA and the impact of tax increment financing upon taxing jurisdictions. These requirements are found in Section 14(c) of the Act and state that:

“When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 17...”

Specifically the Tax Increment Financing Plan must include, pursuant to Section 14(2) of the Act:

1. A detailed explanation of the tax increment process,
2. The maximum amount of bonded indebtedness to be incurred, and
3. The duration of the program.

The introduction to this Plan includes a detailed description of the tax increment financing process and reference is made to this explanation.

CONTEMPLATED USE OF DEBT:

The DDA contemplates the use of bonded indebtedness to support the construction of the US-23 overpass at North Territorial Road, and associated improvements to North Territorial and Five Mile Road. The maximum bonded indebtedness is estimated at \$22,000,000 in principal amount. However, the DDA reserves the right to issue bonds for subsequent projects in the event that the growth of the DDA and the nature of the projects undertaken warrant such issuance.

All other activities are envisioned as 'pay as you go' investments, with the DDA accumulating tax increment revenues to pay the costs of other projects and seeking grants or other sources in support of these activities. The DDA intends to capture, retain and use all tax increment revenues generated on properties in the Development Area during the duration of the Plan.

The DDA has determined that tax increment financing is necessary for a 30-year period to complete all of the projects contained in the Project List and Budget, and ensure repayment of bonds. Based on current Township resources, the Township Board and DDA members realize that limited budgetary resources and the lack of other economic development funding sources prohibit the Northfield Township from achieving the goals of the DDA without use of tax increment financing. There are no Township or other sources of funds currently available for these programs that can replace the use of tax increment financing.

TAX INCREMENT AND DDA REVENUE PROJECTION:

Section 14 (2) further requires the tax increment financing analysis to address:

“...a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the Development Area is located.”

The following tables contain DDA revenue projections for the period between the years 2003 and 2033. This analysis is based on the following assumptions concerning the value of properties in the Development Area.

- Property values shall increase, based on inflation, at a rate of 2% annually, in accordance with Michigan’s assessment practices under current law. Current law allows property values to increase up to 3% or rate of inflation, whichever is lower. In recent years this has effectively amounted to a 2% inflation increase.
- The area surrounding the US-23 and North Territorial interchange is anticipated to increase in value by \$276,000,000 (\$138,000,000 taxable value) between years 2 and 6.
- With the exception noted above, property values shall increase in value at 1% annually, based on new investment. This assumes the continued development of land along North Territorial as a technology/research/commercial district, as well as significant rehabilitation and improvement to the hamlet of Whitmore Lake and adjoining areas. It appears that several large parcels in this area are currently taxed significantly below assessed value, and it is assumed that these properties will be developed in accordance with their highest and best use during this time. Approximately 1000 acres in this district remains undeveloped at the present time. Additionally, undeveloped parcels and nonconforming uses throughout the Development Area have the potential to add new growth to the tax base.
- The DDA will capture and retain 50% of the increased tax increment revenue from undeveloped properties and 100% of the increased tax increment revenue from developed land. “Undeveloped” parcels are those currently indicated by the Township Assessor, as ‘vacant’ parcels, and are displayed in the following table:

DESIGNATED UNDEVELOPED PARCELS		
PARCEL NUMBER	ADDRESS	2002 TAXABLE VALUE
02-04-360-001	930 Seven Mile	\$8014
02-04-360-010	Unknown	\$3705
02-05-220-001	Unknown	\$3587
02-05-223-007	Unknown	\$7047
02-05-253-002	9653 Main St.	\$48,821
02-05-253-006	Unknown	\$12455
02-05-300-012	Unknown	\$23093
02-05-328-001	9509 Main Street	\$5773
02-05-328-004	9509 Main Street	\$7,584
02-05-328-005	Unknown	\$5,661
02-05-328-034	Unknown	\$7,244
02-05-328-036	Unknown	\$10,076
02-05-363-011	50 Jennings Road	\$1192
02-05-363-013	50 Jennings Road	\$2030
02-05-370-018	9194 Elizabeth	\$18,744
02-06-105-004	Unknown	\$14,079
02-06-105-007	Unknown	\$8,603
02-06-105-009	Unknown	\$162,892
02-06-105-021	Unknown	\$3,937
02-06-105-022	Unknown	\$32,933
02-06-105-023	Unknown	\$45,703
02-06-400-021	250 Jennings	\$57276
02-06-401-008	75 Barker Rd	\$0
02-07-200-016	Blue Heron	\$46,033
02-08-240-007	Main St.	\$9,928
02-08-327-015	Unknown	\$23,500
02-08-327-016	Unknown	\$28,800
02-09-200-001	Unknown	\$31,138
02-18-100-021	Unknown	\$19,360
02-18-100-022	Unknown	\$22,374
02-18-180-001	Unknown	\$14,000

02-18-180-005	Unknown	\$4,416
02-18-180-006	Unknown	\$1,433
02-18-180-008	Unknown	\$7,784
02-18-180-999	Unknown	0
02-18-185-001	Unknown	\$13638
02-18-185-002	Unknown	\$9,928
02-18-185-003	Unknown	\$8,000
02-18-185-999	Unknown	0
02-18-190-001	Unknown	0
02-18-190-002	Unknown	\$3,827
02-19-100-012	Unknown	\$12,002
02-20-100-005	North Territorial	\$59,853
02-20-100-012	615 N. Territorial	\$76,784
02-20-100-020	955 E. North Territorial	\$32,057
02-20-100-022	1477 E. Territorial Road	\$61,816
02-20-100-023	Jomar Drive	\$48,819
02-20-100-026	7035 Jomar Drive	\$72,527
02-20-200-001	Unknown	\$332,549
02-20-200-002	Unknown	\$51,711
02-20-200-004	Unknown	\$112,784
02-20-200-006	Unknown	\$32,723
02-20-200-007	Unknown	\$83,568
02-20-200-008	Unknown	\$68,620
02-20-200-009	Unknown	\$5,610
02-20-200-010	Unknown	\$33,290
02-20-300-001	Unknown	\$75,000
02-20-300-003	60 E. North Territorial Rd.	\$8,820
02-20-300-029	Whitmore Lake Road	--
02-20-300-030	Whitmore Lake Road	\$38,180
02-21-300-004	1222 North Territorial	\$194,995
02-21-300-020	1175 E. North Territorial Rd.	\$163,738
02-21-300-021	North Territorial Road	\$61,784
02-29-100-002	Unknown	\$59,903
02-29-100-004	Unknown	\$29,352
02-29-100-005	Unknown	\$30,305

02-29-200-003	Unknown	\$9,904
02-20-200-019	6289 Whitmore Lake Road	\$3,254
02-29-20-020	6371 Whitmore Lake Road	\$22,291
02-29-200-021	6480 Whitmore Lake	\$58,150
Revised 2/03		

- The millage capture rate excludes state education, local school operation and school debt, and intermediate school district taxes, all as prescribed by law.

TAX UNIT IMPACT ANALYSIS:

The following pages illustrate the probable impact upon various taxing jurisdictions, as well as potential revenue generation. Due to the complexities of this particular plan, the following schedules are presented:

- Impact of Undeveloped Portion of District
- Combined Impacts

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NORTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY

Tax Increment Financing Plan - Undeveloped Balance of Area

	2002	2003	2004	2005	2006	2007	2008	2009
Initial Assessed Value - Undeveloped Portion	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238
Initial Taxable Value	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314
Calculation of Taxable Value:								
Prior Year's Taxable Value - UnDeveloped		\$3,043,314	\$3,088,964	\$20,385,298	\$37,941,078	\$55,760,194	\$73,757,501	\$74,773,877
Increase by Inflation (100%)		\$60,866	\$61,779	\$407,706	\$758,822	\$1,115,204	\$1,475,150	\$1,495,478
New Construction - Undeveloped Balance of District		\$30,433	\$34,530,890	\$34,703,853	\$34,879,411	\$34,879,411	\$557,602	\$737,575
50% Captured by Agreement		\$45,650	\$17,296,334	\$17,555,779	\$17,819,116	\$17,997,307	\$1,016,376	\$1,116,526
New Taxable Value		\$3,088,964	\$20,385,298	\$37,941,078	\$55,760,194	\$73,757,501	\$74,773,877	\$75,890,403
Cumulative Captured Assessed Value		\$45,650	\$17,341,984	\$34,897,764	\$52,716,880	\$70,714,187	\$71,730,563	\$72,847,089
Revenues Captured:								
0.8473 Twp. Gen'l. Operating		\$38.68	\$14,693.86	\$29,568.88	\$44,667.01	\$59,916.13	\$60,777.31	\$61,723.34
4.4379 Police		\$202.59	\$76,961.99	\$154,872.79	\$233,952.24	\$313,822.49	\$318,333.07	\$323,288.10
0.9598 Fire		\$43.81	\$16,644.84	\$33,494.87	\$50,597.66	\$67,871.48	\$68,846.99	\$69,918.64
0.9557 Medical Rescue		\$43.63	\$16,573.73	\$33,351.79	\$50,381.52	\$67,581.55	\$68,552.90	\$69,619.96
1.3498 Library		\$61.62	\$23,408.21	\$47,105.00	\$71,157.24	\$95,450.01	\$96,821.91	\$98,329.00
5.6772 Mils from County		\$259.16	\$98,453.91	\$198,121.58	\$299,284.27	\$401,458.58	\$407,228.75	\$413,567.50
3.9721 Mils from Community College		\$181.33	\$68,884.10	\$138,617.41	\$209,396.72	\$280,883.82	\$284,920.97	\$289,355.92
TOTAL REVENUES CAPTURED		\$830.82	\$315,620.64	\$635,132.32	\$959,436.67	\$1,286,984.06	\$1,305,481.90	\$1,325,802.46

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238
\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314
\$75,890,403	\$77,023,177	\$78,172,861	\$79,339,705	\$80,523,966	\$81,725,905	\$82,945,784	\$84,183,871	\$85,440,438	\$86,715,762
\$1,517,808	\$1,540,464	\$1,563,457	\$1,586,794	\$1,610,479	\$1,634,518	\$1,658,916	\$1,683,677	\$1,708,809	\$1,734,315
\$747,739	\$758,904	\$770,232	\$781,729	\$793,397	\$805,240	\$817,259	\$829,458	\$841,839	\$854,404
\$1,132,773	\$1,149,684	\$1,166,844	\$1,184,261	\$1,201,938	\$1,219,879	\$1,238,087	\$1,256,568	\$1,275,324	\$1,294,360
\$77,023,177	\$78,172,861	\$79,339,705	\$80,523,966	\$81,725,905	\$82,945,784	\$84,183,871	\$85,440,438	\$86,715,762	\$88,010,122
\$73,979,863	\$75,129,547	\$76,296,391	\$77,480,652	\$78,682,591	\$79,902,470	\$81,140,557	\$82,397,124	\$83,672,448	\$84,966,808
\$62,683.14	\$63,657.26	\$64,645.93	\$65,649.36	\$66,667.76	\$67,701.36	\$68,750.39	\$69,815.08	\$70,895.67	\$71,992.38
\$328,315.23	\$333,417.41	\$338,595.75	\$343,851.39	\$349,185.47	\$354,599.17	\$360,093.68	\$365,670.20	\$371,329.96	\$377,074.20
\$71,005.87	\$72,109.34	\$73,229.28	\$74,365.93	\$75,519.55	\$76,690.39	\$77,878.71	\$79,084.76	\$80,308.82	\$81,551.14
\$70,702.55	\$71,801.31	\$72,916.46	\$74,048.26	\$75,196.95	\$76,362.79	\$77,546.03	\$78,746.93	\$79,965.76	\$81,202.78
\$99,858.02	\$101,409.86	\$102,984.87	\$104,583.38	\$106,205.76	\$107,852.35	\$109,523.52	\$111,219.64	\$112,941.07	\$114,688.20
\$419,998.48	\$426,525.46	\$433,149.87	\$439,873.16	\$446,696.80	\$453,622.30	\$460,651.17	\$467,784.96	\$475,025.22	\$482,373.56
\$293,855.41	\$298,422.07	\$303,056.90	\$307,760.90	\$312,535.12	\$317,380.60	\$322,298.41	\$327,289.62	\$332,355.33	\$337,496.66
\$1,346,418.71	\$1,367,342.72	\$1,388,579.06	\$1,410,132.38	\$1,432,007.41	\$1,454,208.96	\$1,476,741.91	\$1,499,611.19	\$1,522,821.82	\$1,546,378.91

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238
\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314
\$88,010,122	\$89,323,802	\$90,657,091	\$92,010,281	\$93,383,669	\$94,777,557	\$96,192,251	\$97,628,061	\$99,085,303	\$100,564,296
\$1,760,202	\$1,786,476	\$1,813,142	\$1,840,206	\$1,867,673	\$1,895,551	\$1,923,845	\$1,952,561	\$1,981,706	\$2,011,286
\$867,158	\$880,101	\$893,238	\$906,571	\$920,103	\$933,837	\$947,776	\$961,923	\$976,281	\$990,853
\$1,313,680	\$1,333,289	\$1,353,190	\$1,373,388	\$1,393,888	\$1,414,694	\$1,435,810	\$1,457,242	\$1,478,993	\$1,501,069
\$89,323,802	\$90,657,091	\$92,010,281	\$93,383,669	\$94,777,557	\$96,192,251	\$97,628,061	\$99,085,303	\$100,564,296	\$102,065,366
\$86,280,488	\$87,613,777	\$88,966,967	\$90,340,355	\$91,734,243	\$93,148,937	\$94,584,747	\$96,041,989	\$97,520,982	\$99,022,052
\$73,105.46	\$74,235.15	\$75,381.71	\$76,545.38	\$77,726.42	\$78,925.09	\$80,141.66	\$81,376.38	\$82,629.53	\$83,901.38
\$382,904.18	\$388,821.18	\$394,826.50	\$400,921.46	\$407,107.40	\$413,385.67	\$419,757.65	\$426,224.74	\$432,788.37	\$439,449.96
\$82,812.01	\$84,091.70	\$85,390.49	\$86,708.67	\$88,046.53	\$89,404.35	\$90,782.44	\$92,181.10	\$93,600.64	\$95,041.37
\$82,458.26	\$83,732.49	\$85,025.73	\$86,338.28	\$87,670.42	\$89,022.44	\$90,394.64	\$91,787.33	\$93,200.80	\$94,635.37
\$116,461.40	\$118,261.08	\$120,087.61	\$121,941.41	\$123,822.88	\$125,732.44	\$127,670.49	\$129,637.48	\$131,633.82	\$133,659.97
\$489,831.59	\$497,400.93	\$505,083.26	\$512,880.26	\$520,793.64	\$528,825.14	\$536,976.53	\$545,249.58	\$553,646.12	\$562,167.99
\$342,714.73	\$348,010.68	\$353,385.69	\$358,840.92	\$364,377.59	\$369,996.89	\$375,700.07	\$381,488.38	\$387,363.09	\$393,325.49
\$1,570,287.63	\$1,594,553.21	\$1,619,181.00	\$1,644,176.39	\$1,669,544.88	\$1,695,292.02	\$1,721,423.48	\$1,747,944.99	\$1,774,862.38	\$1,802,181.54

2030	2031	2032	2033	
\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	
\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	
\$102,065,366	\$103,588,841	\$105,135,056	\$106,704,351	
\$2,041,307	\$2,071,777	\$2,102,701	\$2,134,087	
\$1,005,643	\$1,020,654	\$1,035,888	\$1,051,351	
\$1,523,475	\$1,546,215	\$1,569,295	\$1,592,719	
\$103,588,841	\$105,135,056	\$106,704,351	\$108,297,070	
\$100,545,527	\$102,091,742	\$103,661,037	\$105,253,756	
\$85,192.23	\$86,502.33	\$87,832.00	\$89,181.51	
\$446,210.99	\$453,072.94	\$460,037.32	\$467,105.64	
\$96,503.60	\$97,987.65	\$99,493.86	\$101,022.55	
\$96,091.36	\$97,569.08	\$99,068.85	\$100,591.01	
\$135,716.35	\$137,803.43	\$139,921.67	\$142,071.52	
\$570,817.07	\$579,595.24	\$588,504.44	\$597,546.62	
\$399,376.89	\$405,518.61	\$411,752.01	\$418,078.44	
\$1,829,908.48	\$1,858,049.29	\$1,886,610.14	\$1,915,597.30	\$44,603,144.68

NORTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY

Tax Increment Financing Plan - Combined

	2002	2003	2004	2005	2006	2007	2008	2009	2010
Initial Assessed Value	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390
Initial Taxable Value	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682
Calculation of Taxable Value:									
Prior Year's Taxable Value		\$39,356,682	\$40,491,733	\$58,910,150	\$77,621,675	\$96,631,209	\$115,854,647	\$118,133,938	\$120,551,266
Increase in Value - Undeveloped Portion (50%)		\$45,650	\$17,296,334	\$17,555,779	\$17,819,116	\$17,997,307	\$1,016,376	\$1,116,526	\$1,132,773
Increase in Value - Developed Balance of Area (100%)		\$1,089,401	\$1,122,083	\$1,155,746	\$1,190,418	\$1,226,130	\$1,262,914	\$1,300,802	\$1,339,826
New Taxable Value		\$40,491,733	\$58,910,150	\$77,621,675	\$96,631,209	\$115,854,647	\$118,133,938	\$120,551,266	\$123,023,865
Cumulative Captured Assessed Value		\$1,135,051	\$19,553,468	\$38,264,993	\$57,274,527	\$76,497,965	\$78,777,256	\$81,194,584	\$83,667,183
Revenues Captured:									
0.8473 Twp. Gen'l. Operating		\$961.73	\$16,567.65	\$32,421.93	\$48,528.71	\$64,816.73	\$66,747.97	\$68,796.17	\$70,891.20
4.4379 Police		\$5,037.24	\$86,776.34	\$169,816.21	\$254,178.63	\$339,490.32	\$349,605.58	\$360,333.44	\$371,306.59
0.9598 Fire		\$1,089.42	\$18,767.42	\$36,726.74	\$54,972.09	\$73,422.75	\$75,610.41	\$77,930.56	\$80,303.76
0.9557 Medical Rescue		\$1,084.77	\$18,687.25	\$36,569.85	\$54,737.27	\$73,109.11	\$75,287.42	\$77,597.66	\$79,960.73
1.3498 Library		\$1,532.09	\$26,393.27	\$51,650.09	\$77,309.16	\$103,256.95	\$106,333.54	\$109,596.45	\$112,933.96
5.6772 Mils from County		\$6,443.91	\$111,008.95	\$217,238.02	\$325,158.95	\$434,294.25	\$447,234.24	\$460,957.89	\$474,995.33
3.9721 Mils from Community College		\$4,508.54	\$77,668.33	\$151,992.38	\$227,500.15	\$303,857.57	\$312,911.14	\$322,513.01	\$332,334.42
TOTAL REVENUES CAPTURED		\$20,657.70	\$355,869.21	\$696,415.23	\$1,042,384.94	\$1,392,247.67	\$1,433,730.30	\$1,477,725.18	\$1,522,726.00

2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390
39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682
\$123,023,865	\$125,553,569	\$128,141,835	\$130,790,160	\$133,500,084	\$136,273,189	\$139,111,098	\$142,015,483	\$144,988,058	\$148,030,586	\$151,144,880	\$154,332,801
\$1,149,684	\$1,166,844	\$1,184,261	\$1,201,938	\$1,219,879	\$1,238,087	\$1,256,568	\$1,275,324	\$1,294,360	\$1,313,680	\$1,333,289	\$1,353,190
\$1,380,021	\$1,421,421	\$1,464,064	\$1,507,986	\$1,553,225	\$1,599,822	\$1,647,817	\$1,697,251	\$1,748,169	\$1,800,614	\$1,854,632	\$1,910,271
\$125,553,569	\$128,141,835	\$130,790,160	\$133,500,084	\$136,273,189	\$139,111,098	\$142,015,483	\$144,988,058	\$148,030,586	\$151,144,880	\$154,332,801	\$157,596,263
\$86,196,887	\$88,785,153	\$91,433,478	\$94,143,402	\$96,916,507	\$99,754,416	\$102,658,801	\$105,631,376	\$108,673,904	\$111,788,198	\$114,976,119	\$118,239,581
\$73,034.62	\$75,227.66	\$77,471.59	\$79,767.70	\$82,117.36	\$84,521.92	\$86,982.80	\$89,501.46	\$92,079.40	\$94,718.14	\$97,419.27	\$100,184.40
\$382,533.17	\$394,019.63	\$405,772.63	\$417,799.01	\$430,105.76	\$442,700.12	\$455,589.49	\$468,781.48	\$482,283.92	\$496,104.85	\$510,252.52	\$524,735.43
\$82,731.77	\$85,215.99	\$87,757.85	\$90,358.84	\$93,020.46	\$95,744.29	\$98,531.92	\$101,384.99	\$104,305.21	\$107,294.31	\$110,354.08	\$113,486.35
\$82,378.37	\$84,851.97	\$87,382.98	\$89,972.85	\$92,623.11	\$95,335.30	\$98,111.02	\$100,951.91	\$103,859.65	\$106,835.98	\$109,882.68	\$113,001.57
\$116,348.56	\$119,842.20	\$123,416.91	\$127,074.76	\$130,817.90	\$134,648.51	\$138,568.85	\$142,581.23	\$146,688.04	\$150,891.71	\$155,194.77	\$159,599.79
\$489,356.97	\$504,051.07	\$519,086.14	\$534,470.92	\$550,214.39	\$566,325.77	\$582,814.54	\$599,690.45	\$616,963.49	\$634,643.96	\$652,742.42	\$671,269.75
\$342,382.66	\$352,663.51	\$363,182.92	\$373,947.01	\$384,962.06	\$396,234.52	\$407,771.02	\$419,578.39	\$431,663.62	\$444,033.90	\$456,696.64	\$469,659.44
\$1,568,766.11	\$1,615,872.03	\$1,664,071.02	\$1,713,391.09	\$1,763,861.04	\$1,815,510.42	\$1,868,369.64	\$1,922,469.91	\$1,977,843.32	\$2,034,522.85	\$2,092,542.38	\$2,151,936.72

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390
39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682
\$157,596,263	\$160,937,230	\$164,357,725	\$167,859,824	\$171,445,662	\$175,117,432	\$178,877,389	\$182,727,851	\$186,671,201	\$190,709,887	\$194,846,426
\$1,373,388	\$1,393,888	\$1,414,694	\$1,435,810	\$1,457,242	\$1,478,993	\$1,501,069	\$1,523,475	\$1,546,215	\$1,569,295	\$1,592,719
\$1,967,579	\$2,026,607	\$2,087,405	\$2,150,027	\$2,214,528	\$2,280,964	\$2,349,393	\$2,419,875	\$2,492,471	\$2,567,245	\$2,644,262
\$160,937,230	\$164,357,725	\$167,859,824	\$171,445,662	\$175,117,432	\$178,877,389	\$182,727,851	\$186,671,201	\$190,709,887	\$194,846,426	\$199,083,407
\$121,580,548	\$125,001,043	\$128,503,142	\$132,088,980	\$135,760,750	\$139,520,707	\$143,371,169	\$147,314,519	\$151,353,205	\$155,489,744	\$159,726,725
\$103,015.20	\$105,913.38	\$108,880.71	\$111,918.99	\$115,030.08	\$118,215.89	\$121,478.39	\$124,819.59	\$128,241.57	\$131,746.46	\$135,336.45
\$539,562.32	\$554,742.13	\$570,284.09	\$586,197.68	\$602,492.63	\$619,178.94	\$636,266.91	\$653,767.10	\$671,690.39	\$690,047.94	\$708,851.23
\$116,693.01	\$119,976.00	\$123,337.32	\$126,779.00	\$130,303.17	\$133,911.97	\$137,607.65	\$141,392.47	\$145,268.81	\$149,239.06	\$153,305.71
\$116,194.53	\$119,463.50	\$122,810.45	\$126,237.44	\$129,746.55	\$133,339.94	\$137,019.83	\$140,788.49	\$144,648.26	\$148,601.55	\$152,650.83
\$164,109.42	\$168,726.41	\$173,453.54	\$178,293.70	\$183,249.86	\$188,325.05	\$193,522.40	\$198,845.14	\$204,296.56	\$209,880.06	\$215,599.13
\$690,237.09	\$709,655.92	\$729,538.04	\$749,895.56	\$770,740.93	\$792,086.96	\$813,946.80	\$836,333.99	\$859,262.41	\$882,746.38	\$906,800.57
\$482,930.10	\$496,516.64	\$510,427.33	\$524,670.64	\$539,255.27	\$554,190.20	\$569,484.62	\$585,148.00	\$601,190.06	\$617,620.81	\$634,450.53
\$2,212,741.66	\$2,274,993.99	\$2,338,731.49	\$2,403,993.01	\$2,470,818.49	\$2,539,248.96	\$2,609,326.60	\$2,681,094.78	\$2,754,598.05	\$2,829,882.25	\$2,906,994.46
										\$58,153,336.49

APPENDICES

Appendix 1	Ordinance of Establishment
Appendix 2	Legal Description
Appendix 3	List of Parcels Included in Legal Description
Appendix 4	Boundary Map
Appendix 5	Future Land Use Map
Appendix 6	Potential Road Improvements
Appendix 7	North Territorial Overpass Commitments

APPENDIX 1
ORDINANCE OF ESTABLISHMENT

RESOLUTION OF INTENT TO ESTABLISH
A DOWNTOWN DEVELOPMENT AUTHORITY
RESOLUTION 02-301

At a regular meeting of the Northfield Township Board of Trustees at 2727 E. North Territorial Road, Whitmore Lake, on the 12th day of February, 2002 at 7:00 p.m.,

PRESENT: McFarland, Avey, Manning, Wilson, Lupi, Rowe, Larson
ABSENT: None

The following preamble and resolution was offered by member Lupi and supported by member Larson.

WHEREAS, a Resolution of Intent, under Public Act 197 c 1975, to create a Downtown Development Authority (DDA) in Northfield Township as directed by the Township Board, is offered,

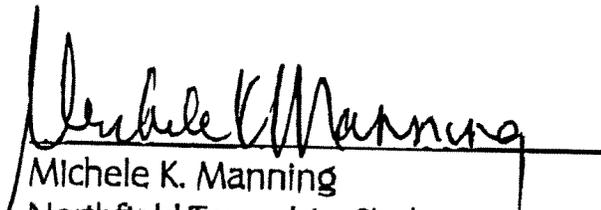
NOW THEREFORE, BE IT RESOLVED THAT, The Northfield Township Board determines that it is necessary for the best interests of the public to create a Downtown Development Authority pursuant to Public Act 197 in order to halt the property value deterioration and increase property tax valuation where possible in the business district of the Northfield Township, and to eliminate the cause of such deterioration by the active promotion of economic growth; the Northfield Township Board hereby declares its intention to create and provide for the operation of a Downtown Development Authority.

ROLL CALL VOTE:

AYES: McFarland, Avey, Manning, Wilson, Lupi, Rowe, Larson
NAYS: None

Resolution declared adopted.

Date: February 12, 2002


Michele K. Manning
Northfield Township Clerk

APPENDIX 2
LEGAL DESCRIPTION

Legal Description of the Authority District

Property in the Township of Northfield:

Commencing on the southwest corner of parcel #B-02-20-300-030. Thence north to the centerline of North Territorial Road 500 feet west of Whitmore Lake Road. Thence east to the centerline of Whitmore Lake Road. Thence north to the centerline of Five Mile Road. Thence east to the west edge of the U-23 road right-of-way line. Thence north to parcel #02-06-400-021. Thence west to the southwest corner of parcel #02-06-400-021. Thence north to the centerline of Eight Mile Road. Thence east to parcel #02-05-222-004. Thence south along the west line of Whitmore Lake, to the southeast corner of parcel #02-05-255-001. Thence west to the east edge of Main Street. Thence south to the north edge of Six Mile Road right-of-way line. Thence east to the east line of the Links of Whitmore Lake Golf Course. Thence west along the east right-of-way line of Six Mile Road, to the east line of parcel # 02-17-300-007. Thence south to the centerline of Five Mile Road. Thence east to the parcel # 02-20-100-019. Thence south along the east line of parcel #02-20-100-019 to the north line of parcel #02-20-100-021. Thence east to the west edge of the railroad right-of-way line. Thence south to the centerline of Northfield Church Road. Thence west to the west right-of-way line of Whitmore Lake Road. Thence north to the south line of parcel # B-02-20-300-030. Thence west to the point of beginning.

**APPENDIX 3
LIST OF PARCELS
INCLUDED IN LEGAL DESCRIPTION**

NORTHFIELD TOWNSHIP DDA - REAL PROPERTY							
Parcel	Address of Property	Business Name	Owner	2002 SEV	2002 Taxable Value	Vacant	Owners Address
02-04-360-001		Residence	Wheeler, Robert	\$761,400	\$41,400		PO Box 333, Whitmore Lake, MI 48189
02-04-360-003	890 Seven Mile	Residence	Schutt, Timothy	\$79,400	\$64,020		890 Seven Mile, Whitmore Lake, MI 48189
02-04-360-004	930 Seven Mile		Hoffman, Bernhard	\$9,900	\$8,014	x	930 Seven Mile, Whitmore Lake, MI 48189
02-04-360-005	930 Seven Mile		Hoffman, Bernhard	\$90,100	\$81,610		930 Seven Mile, Whitmore Lake, MI 48189
02-04-360-006	950 Seven Mile	Residence	Bau, Robert	\$46,200	\$46,200		950 Seven Mile, Whitmore Lake, MI 48189
02-04-360-009	1020 Seven Mile	Residence	Roberts, Michael	\$65,600	\$52,892		1020 Seven Mile, Whitmore Lake, MI 48189
02-04-360-010	Unknown		Berchert, Matthew	\$4,700	\$3,705	x	614 Hillcrest, Midland, MI 48640
02-04-360-011	1000 Seven Mile	Residence	Seib, William	\$57,100	\$57,100		1000 Seven Mile, Whitmore Lake, MI 48190
02-05-220-001	Unknown		Cushing, Tom & Edna	\$4,500	\$3,587	x	3417 Ashburnam, Ann Arbor, MI 48105
02-05-220-002	Unknown	Residence	Spiegelberg, Walter & Helen	\$17,800	\$14,596		
02-05-220-003	Unknown	Residence	Krasieko, Lawrence	\$37,100	\$30,512		
02-05-220-004	Unknown		Klump, Terry	\$76,900	\$63,589		9474 Lake Point Dr., Whitmore Lake, MI 48189
02-05-220-005	Unknown	Residence	Meyers, Dennis	\$63,400	\$52,055		9989 Whitmore Lake Road, Whitmore Lake, MI 48189
02-05-222-001	Unknown		Spiegelberg, Walter & Helen	\$73,500	\$59,233		
02-05-222-002	9967 Main St.	Residence	Hamilton, Edwin & Jenelle	\$104,800	\$84,483		
02-05-222-003	9963 Main Street	Residence	Ulrich, Robert & Vera	\$60,000	\$48,343		
02-05-222-004	Unknown	Best Western	Best Western	\$31,100	\$25,815		P.O. Box 652 Whitmore Lake, MI 48189

02-05-223-007	Unknown		Kales, James A	\$8,700	\$7,047	x	P.O. Box 2343 Bonita Springs Fla. 34133
02-05-252-016	9600 Main St		Sutton, Herrel & Marilyn	\$77,000	\$70,474		3280 Chilson Rd, Howell, MI 48843
02-05-253-001		Residence	Fred Massey, Jr.	\$58,000	\$46,896		PO Box 427, Whitmore Lake, MI 48189
02-05-253-002	9653 Main St	Flying Dutchman Mgmt Inc	Van Curler, Donald	\$60,600	\$48,821		2004 Hogback Rd Ann Arbor, MI 48105
02-05-253-003		Residence	Olen & Marion Kessler	\$53,900	\$35,988		PO Box 494, Whitmore Lake, MI 48189
02-05-253-004		Residence	James Spiegelberg	\$61,900	\$49,899		PO Box 211 Whitmore Lake, MI 48189
02-05-253-005	9615 Main St	Sell & Save Realty	Smith, James	\$134,600	\$114,255		10675 9 Mile Whitmore Lake, MI 48189
02-05-253-006		Vacant Land	Spiegelberg, James	\$26,200	\$12,455	x	
02-05-253-007	52 Barker Rd	Pizza House	Tice , William & Mary Ann	\$95,900	\$75,920		52 Barker, Whitmore Lake, MI 48189
02-05-253-008	58 Barker Rd	Allstate Ins Inc	Zervogiannis, Pat	\$129,500	\$107,348		1351 Rosewood, Ann Arbor, MI 48104
02-05-253-009		Residence	Bullock, Anita	\$74,900	\$62,055		PO Box 120, Whitmore Lake, MI 48189
02-05-254-001	9589 Main St	Polly's Market	Acho, Brothers	\$364,400	\$319,527		35306 Muer Cove, Farmington MI 48018
02-05-254-002	75 Barker Rd.	Township Offices	Northfield Township	\$0	\$0		
02-05-254-003	81 Barker Rd.	Residence	Vogel, Lloyd & Dawn	\$50,500	\$42,254		
02-05-254-004	87 Barker Rd.	Residence	Maxfield, Dorothy	\$49,600	\$40,028		
02-05-254-012	11553 North Shore Dr.	Residence	Wilbur, Douglas and Loretta	\$43,600	\$42,209		
02-05-254-013	11553 North Shore Dr.	Residence	Wilbur, Douglas and Loretta	\$20,200	\$8,895		
02-05-254-014	9509 Main St.	Residence	Howard, Charles & Riley, Adell	\$67,700	\$40,540		
02-05-254-015	9523 Main St		Lawrence, Terry	\$71,400	\$44,432		8422 Donovan Rd, Dexter, MI 48130
02-05-254-016	9531 Main St		Hatlen, Ron & Charlene	\$100,000	\$72,424		11750 East Shore, Whitmore Lake, MI 48189

02-05-254-017	9119 Garfield Dr.	Residence	Stephens, James, Stienkiewicz/Putzell/Raybor	\$95,800	\$95,251		
02-05-254-020	9559 Main St	John Barber Shop	Lemon, Harald & Donna	\$50,200	\$39,064		9562 Main St Whitmore Lake, MI 48189
02-05-254-021	9555 Main St	Format Assoc Inc	Format Assoc Inc	\$45,000	\$45,000		123 West Lake St South Lyon 48178
02-05-254-022	9567 Main St	Wayne's Hardware	Acho, Brothers	\$154,400	\$133,510		35306 Miller Cove, Farmington 48018
02-05-254-023	9545-9547 Main St	WL Floor/Main St Hair Shoppe	Wilbur, Douglas	\$163,900	\$138,878		11553 North Shore Whitmore Lake, MI 48189
02-05-255-001	9594 Main St	Act Computers	Sutton, Herrel & Marilyn	\$211,600	\$147,199		960 Forest Ann Arbor, MI 48105
02-05-300-003	9486 Main St		Zimmer, Theodore J	\$71,900	\$41,104		4810 W Waters Rd Ann Arbor 48103
02-05-300-012	Unknown		E Shore, Elizabeth Corp, L Frye	\$28,600	\$23,093	x	709 Lindavista Ann Arbor, MI 48103
02-05-328-001	9509 Main St.	Vacant Land	Howard, Charles & Riley, Adell	\$23,400	\$5,773	x	
02-05-328-002	9455 Main St	Whitmore Lanes Inc	Whitmore Lanes Inc	\$67,600	\$67,600		PO Box 346 Whitmore Lake, MI 48189
02-05-328-003	9455 Main St	Whitmore Lanes Inc	Whitmore Lanes Inc	\$365,300	\$253,813		P O Box 346 Whitmore Lake, MI 48189
02-05-328-004	9509 Main St.	Vacant Land	Riley, Adell and Charles	\$24,900	\$7,584	x	
02-05-328-005	Unknown	Vacant Land	Whitmore Lanes Inc	\$6,600	\$5,661	x	P O Box 346 Whitmore Lake, MI 48189
02-05-328-017		Michigan Ability Partners	Michigan Ability Partners	\$0	\$0		3810 Packard Rd., Suite 200, Ann Arbor, MI 48108
02-05-328-018	9486 Main St	Residence	Zimmer, Theodore J	\$94,300	\$76,012		
02-05-328-019	9419 Main St		Weiser, Hilda	\$36,400	\$29,100		P O Box 540 Whitmore Lake, MI 48189
02-05-328-023	9317 Main St	W L Florist & Joanie Salon	Rowland, Richard	\$155,100	\$119,691		P O Box 465 WL 48189
02-05-328-024	9301 Main St		Rowe, Richard	\$154,800	\$108,821		7735 N Ridge Rd Canton 48187
02-05-328-028	9205 Main St	Bio-Sentry Eng Inc	O'Brien, Orlin	\$87,800	\$72,119		P O Box 340 Whitmore Lake, MI 48189
02-05-328-029	Unknown	Bio-Sentry Eng Inc	O'Brien, Orlin	\$26,200	\$17,889		P O Box 340 Whitmore Lake, MI 48189

02-05-328-034	Unknown		Curtis, Hammond	\$18,000	\$7,244	x	11394 E Shore Dr Whitmore Lake, MI 48189
02-05-328-035	9129 Main St	Curtis, Darlene Real Estate	Curtis, Darlene	\$56,000	\$45,111		11394 East Shore Dr, Whitmore Lake, MI 48189
02-05-328-036	Unknown		Curtis, Hammond & Darlene	\$22,000	\$10,076	x	11394 E Shore Dr WL 48189
02-05-328-039	9097 Main St	Dockett Holdings	Dockett, Wayne	\$138,200	\$138,200		P O Box 426 WL 48189
02-05-363-001	Unknown		Stoker, Michael	\$116,200	\$77,341		8715 Club House Dr., Brighton, MI 48116
02-05-363-010	62 Jennings Road	Residence	Nelson, Frances	\$78,800	\$69,243		62 Jennings Rd., Whitmore Lake, MI 48189
02-05-363-011	50 Jennings Road	Residence	Sjostrom, Linda	\$1,600	\$1,192	x	50 Jennings Rd., Whitmore Lake, MI 48189
02-05-363-012	50 Jennings Road	Residence	Sjostrom, Linda	\$40,700	\$32,904		50 Jennings Rd., Whitmore Lake, MI 48189
02-05-363-013	50 Jennings Road	Residence	Sjostrom, Linda	\$2,600	\$2,030	x	50 Jennings Rd., Whitmore Lake, MI 48189
02-05-363-014	10 Jennings Rd	Gloria's Restaurant	Ruelle, Gloria	\$97,800	\$82,539		6293 Sidney, Brighton 48116
02-05-365-013	9163 Brookside	Sunny Investment	Sunny Investment	\$258,100	\$200,658		8824 Greenfield Rd Detroit 48228
02-05-368-005	9254 Main St	One Stop Food Shop	One Stop Food Shop	\$56,300	\$57,191		9254 Main St WL 48189
02-05-368-006	9230 Main St	Mickey's Pizza	Quick, Gary L	\$56,400	\$46,336		9230 Main St WL 48189
02-05-370-018	9194 Elizabeth	Detroit Edison	Detroit Edison	\$31,700	\$18,744	x	2000 Second Ave Detroit 48226
02-05-379-013	9020 Lincoln	DCRF Inc	DCRF Inc	\$37,900	\$25,367		9020 Lincoln Dr Whitmore Lake 48189
02-05-490-009	9048 Pine Cove Dr	Rome Management	Rome Management	\$79,600	\$71,951		9100 S Dadeland Blvd #1220 Miami FI 33156
02-06-100-001	435 W Eight Mile	G B Sales & Service	WoodBridge Corp	\$1,311,200	\$1,237,770		435 Eight Mile Rd WL
02-06-105-002	9876 Main St	Max Marina & Dee Dee	Standby 47 Inc	\$129,500	\$104,517		9876 Main St WL
02-06-105-003	9885 Main St	Clark Refining/Hop in MI	Hop In Michigan Inc/Clark Ref	\$224,900	\$181,068		800Roosevelt Rd Blg E 2 GlenEllyn IL 60137

02-06-105-004	Unknown	Van Curler Investments	Van Curler, Donald	\$60,100	\$14,079	x	2004 Hogback Rd AA 48104
02-06-105-005	9859 Main St	Douglas Wilbur Inc	Flying Dutchman Mgmt Inc	\$1,765,600	\$97,043		2008 Hogback Rd AA 48105
02-06-105-006	9839 Main St	Whitmore Lake Tavern	Kales, James A	\$202,100	\$154,343		P O Box 2343 Bonita Springs FL 34133
02-06-105-007	Unknown	Aldente Inc	Deschaines Investment Group	\$21,200	\$8,603	x	9815 Main St WL
02-06-105-008	9815 Main St	Aldente Inc	Deschaines Investment Group	\$402,000	\$257,865		9815 Main St WL
02-06-105-009	Unknown	Van Curler Investments	Van Curler, Donald	\$570,000	\$162,892	x	2004 Hogback Rd AA 48104
02-06-105-011	156 Barker Rd	Verifone Leasing/Demsky DDS	Demsky, Alan J	\$75,900	\$40,764		P O Box 339 WL
02-06-105-012	148 Barker Rd	XLC Inc	Whitmore Lake Health Clinic	\$47,200	\$44,389		P O Box 606 WL
02-06-105-013	138 Barker Road	Whitmore Lake Health Clinic	Whitmore Lake Comm. Health	\$0	\$0		138 Barker Road, Whitmore Lake, MI 48189
02-06-105-014	132 Barker Road	Residence	Vandenbosch, Thomas	\$45,300	\$32,950		132 Barker Road, Whitmore Lake, MI 48189
02-06-105-015	126 Barker Road	Residence	Sibson, Helen	\$45,000	\$35,667		126 Barker Road, Whitmore Lake, MI 48189
02-06-105-016	116 Barker Road	Residence	Cousino, Crystal	\$49,200	\$37,321		116 Barker Road, Whitmore Lake, MI 48189
02-06-105-017	100 Barker Rd	Van Curler Investments	Van Curler, Donald	\$81,700	\$69,708		2008 Hogback Rd AA 48105
02-06-105-018	9681 Main St	Flying Dutchman Mgmt Inc	Van Curler, Donald	\$67,300	\$55,135		2004 Hogback Rd AA 48104
02-06-105-019	9699 Main St		Smith, Lawrence & Corinne	\$62,700	\$53,221		6877 S E Hwy 441 Okeechobee FL 34974
02-06-105-020	9725 Main St	U S Post Office	Madias, Nicholas G	\$115,000	\$96,365		9 Forbes Place #711Dunedin FL 34698
02-06-105-021	Unknown	U S Post Office	Madias, Nicholas G	\$11,600	\$3,937	x	9 Forbes Place #711Dunedin FL 34698
02-06-105-022	Unknown	Van Curler Investments	Van Curler, Donald	\$69,700	\$32,933	x	2008 Hogback Rd AA 48105
02-06-105-023	Unknown		Kales, James A	\$70,900	\$45,703	x	P O Box 2343 Bonita Springs FL 34133

02-06-105-024	240 Barker Rd	Van's Archery	Van Amberg, Gordan & Judith	\$139,100	\$98,424		P O Box 34 WL
02-06-105-025	200-210 Barker Rd	Lakeside Saddlery	Whitewood Enterprise-Armstrong	\$191,800	\$170,486		3400 Apache Trail Pinckney 48169
02-06-200-018	1180 Barker Rd	Delta Resources Inc	Delta Resources Inc	\$59,200	\$40,804		POB 530 Whitmore Lake
02-06-200-022	777 W Eight Mile Rd	O & S America	O & S America	\$761,200	\$761,200		777 W Eight Mile Rd WL
02-06-200-023		Pump Station	Northfield Township	\$0	\$0		
02-06-400-001	175 Barker Rd		Rolison, Mary & Myron	\$35,900	\$25,137		10237 Cedarcrest WL
02-06-400-002	193 Barker Rd		Spiegelberg, Walter	\$131,900	\$120,710		11994 Whitmore Lake Road, Whitmore Lake, MI 48189
02-06-400-021	250 Jennings Rd	Waterside Properties	Waterside Properties L.L.C	\$57,900	\$57,276	x	22517 Telegraph Rd Southfield 48034
02-06-400-022	240 Jennings Rd	Griffith Vet	Griffith, Richard & Barbara	\$144,700	\$114,211		240 Jennings Rd WL
02-06-400-023	238 Jennings Rd	Korean Karate	Bellore, William	\$171,500	\$171,500		4618 Wright Rd, Milan 48160
02-06-401-008	75 Barker Road	Library	Northfield Twp. Library	\$0	\$0	x	
02-07-200-016	Blue Heron	Blue Heron Invention Group	Blue Heron Invention Group	\$53,200	\$46,033		41141 Twelve Mile Rd Novi 48375
02-08-240-007	Main St	D & C Development	D & C Development	\$12,500	\$9,928	x	22333 Allen Rd Woodhaven MI 48183
02-08-250-003	55 Jennings	Price Christopher DDS	Vandersluis, Robert	\$61,800	\$49,420		55 Jennings WL
02-08-250-009	8769 & 8777 Main St		Wilbur, Douglas	\$162,500	\$162,500		9859 Main St WL
02-08-250-010	8761 Main St	Main St Self Storage	Magar Management Co	\$291,700	\$254,333		P O Box 3253 Farmington Hills 48333
02-08-250-011	8737 & 8741 Main St	Side Door Salon/Apex/PE/A U	Avery, Robert	\$198,500	\$160,426		8741 Main St Ste E WL
02-08-250-012	8719 & 8725 Main St	George's Auto Service	Avery Mark & Avey Timothy	\$100,500	\$91,698		9534 Main St WL
02-08-250-015	8633 Main St	Northfield Place	Northfield Place	\$1,620,600	\$1,620,600		4000 Town Ctr Ste 380 Southfield 48075

02-08-250-016	8505 Main St	Teresa Saunders DC	O'Doherty Family Trust	\$74,300	\$52,879		7969 Webster Church Rd WL
02-08-250-017	8475 Main St	Bob's & Boos & Leasecomm	Falkiewicz	\$105,000	\$98,683		P O Box 348 WL
02-08-250-018	Unknown	Car Quest Auto	MI Real Estate Limited Partners	\$117,300	\$107,012		P O Box 26006 Raleigh NC 27611
02-08-250-019	8711 Main St	First of America	First of America	\$107,600	\$70,152		P.O.Box 306 WL
02-08-327-001	8445 Main St		Hood, David W	\$61,700	\$48,691		5053 Bidwell St Brighton 48116
02-08-327-002	8425 Main St	Overhead Door Co	Matthews, Ira & Betty	\$68,800	\$73,715		2045 East M78 E Lansing 48823
02-08-327-003			Dupke, Robert & Nancy	\$41,900	\$41,900		
02-08-327-013	8365 Main St	Lake Motel	Linda Frye	\$81,200	\$74,758		8365 Main St WL
02-08-327-014	8345 Main St	Yesterday's Restaurant	Burrell, Rose M	\$48,600	\$48,600		8505 Chubb Rd Northville 48167
02-08-327-015	Unknown		Sparrow, Lester M	\$23,500	\$23,500	x	P O Box 514 WL
02-08-327-016	Unknown		Dreffs, Virgil & Kathleen	\$28,800	\$28,800	x	
02-09-200-001		Residence	Ramsey, Marvin	\$33,200	\$31,138	x	3830 Old Homestead, Howell, MI 48843
02-09-300-003	1111 Six Mile Rd	Links at Whitmore Lake Inc	Links at Whitmore Lake Inc	\$816,400	\$531,316		1111 Six Mile Rd WL
02-17-300-007	328 Six Mile Rd	Ann Arbor Roofing	Sheppard Enterprise	\$427,800	\$428,756		POB 347 WL
02-17-300-017	300 Six Mile Rd	Speedway Mercury Petroleum	Real Estate Dept Room 1604	\$682,100	\$682,100		539 S Main St Findlay Ohio 45840
02-17-300-018	284 Six Mile Rd	A & W Leasing	A & W Leasing	\$255,800	\$224,665		284 Six Mile WL
02-18-100-020	66 Six Mile Rd	Hop-In Mich Inc	Clark Retail Enterprises	\$259,100	\$150,400		3003 Butterfield Rd Oak Brook IL 60523
02-18-100-021	Unknown	Hop-In Mich Inc	Clark Retail Enterprises	\$45,300	\$19,360	x	
02-18-100-022	Unknown		Dreffs, Val	\$81,900	\$22,374	x	9461 West St., Whitmore Lake, MI 48189

02-18-105-001	7986 Coyle Rd	Don Body Shop	Ryan, Scott LLC	\$59,900	\$57,085		191 Hiscock AA 48103
02-18-180-001	Unknown		Urquhart, Brian	\$14,000	\$14,000	x	425 City Center, Ann Arbor, MI 48108
02-18-180-002			Satterla, Harriett & Emmett	\$22,400	\$18,066		PO Box 630, Whitmore Lake, MI 48189
02-18-180-003		Residence	St. Charles, Stephen	\$39,700	\$32,769		24 Deleware St., Whitmore Lake, MI 48189
02-18-180-005			Selent, Arthur E. Trust	\$9,100	\$4,416	x	8250 Gregory, Dexter, MI 48130
02-18-180-006			St. Charles, Stephen	\$9,900	\$1,433	x	24 Deleware St., Whitmore Lake, MI 48189
02-18-180-007	7848 Coyle Rd.	Residence	Holman, Harland & Thomas	\$69,700	\$69,400		7848 Coyle Road, Whitmore Lake, MI 48189
02-18-180-008			Ingram, Betty	\$26,000	\$7,784	x	63 Margaret, Whitmore Lake, MI 48189
02-18-180-999		MDOT	MDOT	\$0	\$0	x	
02-18-185-001			Urquhart, Brian	\$13,638	\$13,638	x	425 City Center, Ann Arbor, MI 48108
02-18-185-002			Selent, Arthur E. Trust	\$27,000	\$9,928	x	8250 Gregory, Dexter, MI 48130
02-18-185-003			Cheema, Nuzhat R.	\$8,000	\$8,000	x	1740 Croft Hill, Rochester Hills, MI 48306
02-18-185-004			Chamberlin, Lloyd & Agnes	\$53,600	\$43,197		7348 Bennett Dr., Hamburg, MI 48139
02-18-185-999		MDOT	MDOT	\$0	\$0	x	
02-18-190-001			Urquhart, Brian	\$0	\$0	x	425 City Center, Ann Arbor, MI 48108
02-18-190-002			Chamberlin, Lloyd & Agnes	\$12,600	\$3,827	x	7348 Bennett Dr., Hamburg, MI 48139
02-18-190-996		MDOT	MDOT	\$0	\$0		
02-18-190-997		MDOT	MDOT	\$0	\$0		
02-18-190-998		MDOT	MDOT	\$0	\$0		
02-18-190-999		MDOT	MDOT	\$0	\$0		

02-19-100-007	Unknown		Troczyński, Chester & Leola	\$57,400	\$52,088		4511 N. Territorial, Dexter, MI 48130
02-19-100-008	7020 Whitmore Lake Rd.	Residence	Shumaker, Austin	\$87,600	\$60,121		
02-19-100-009	Unknown		Stone, Phillip & Bonnie	\$93,600	\$76,321		7766 Chamberlin, Dexter, MI 48130
02-19-100-010	7044 Whitmore Lake Road	Residence	Roger, Nancy	\$90,800	\$76,548		
02-19-100-011	Unknown	Residence	Judkins, Bruce	\$55,500	\$39,631		796 Warre Rd, Ann Arbor, MI 48105
02-19-100-012	Unknown	Vacant Land	Roger, Nancy	\$32,000	\$12,002	x	7044 Whitmore Lake Road, Whitmore Lake, MI 48189
02-19-200-010	700 E North Territorial	Brenda Creations	Stockwell, Edward & Brenda	\$93,700	\$64,111		700 E North Territorial WL
02-20-100-005	North Territorial	23 NT Associates LLC	23 NT Associates LLC	\$94,800	\$59,863		32669 W Warren Ste 11 Garden City 48135
02-20-100-012	615 North Territorial	James Edwards	James Edwards	\$401,500	\$76,784	x	5911 Sutton Rd Ann Arbor 48105
02-20-100-019	1138 E Five Mile Rd	WHH Inc	WHH Inc	\$284,500	\$217,091		1138 E Five Mile Rd
02-20-100-020	955 E N Territorial Rd	Horizon Development	Horizon Development	\$108,000	\$32,057	x	51331 Pontiac Trail Wixom 48383-2046
02-20-100-021	7050 Jomar Dr	Nohr & Assoc	Nohr & Assoc	\$942,100	\$870,147		315 W Huron AA 48103
02-20-100-022	1477 E. Territorial Rd.		KX Investments, LLC	\$131,000	\$61,816	x	1477 E. Territorial, Whitmore Lake, MI 48189
02-20-100-023	Jomar Dr	Jem Constuction	Jem Constuction	\$130,700	\$48,819	x	31831 Sherman Dr Madison Heights 48071
02-20-100-024	7035 Jomar Dr	Balance Technology	Balance Technology				120 Enterprise Dr AA 48103
02-20-100-025	7035 Jomar Dr	Balance Technology	Balance Technology	\$137,600	\$72,527		120 Enterprise Dr AA 48103
02-20-100-026	7035 Jomar Dr	Balance Technology	Balance Technology				120 Enterprise Dr AA 48103
02-20-200-001	Unknown	23 NT Associates LLC	23NT Associates LLC	\$1,908,700	\$332,549	x	32669 W Warren Rd Garden City 48135
02-20-200-002	Unknown	23 NT Associates LLC	23NT Associates LLC	\$80,000	\$51,711	x	32669 W Warren Rd Garden City 48135
02-20-200-004	Unknown	Canton Hrg Inc	Canton Hrg Inc	\$1,135,100	\$112,784	x	704 N OLD Woodward Ste 100 Birmingham 48009

02-20-200-005	Unknown	Canton Hrg Inc	Canton Hrg Inc	\$106,900	\$78,859		704 N OID Woodward Ste 100 Birmingham 48009
02-20-200-006	Unknown	Canton Hrg Inc	Canton Hrg Inc	\$65,600	\$32,723	x	704 N OID Woodward Ste 100 Birmingham 48009
02-20-200-007	Unknown		Brennan, Thomas & Chomsuk	\$204,700	\$83,568	x	8411 Reese Lane AA 48103
02-20-200-008	Unknown		Northfield Properties	\$135,000	\$68,620	x	11262 Cherrylawn Drive, Brighton, MI 48116
02-20-200-009	Unknown	23 NT Associates LLC	23NT Associates LLC	\$24,800	\$5,610	x	32669 W Warren Rd Garden City 48135
02-20-200-010	Unknown		Rimmelin, William	\$81,200	\$33,290		3413 Piney Pointe Dr Toledo Ohio 43617
02-20-300-001	Unknown	Meijer Inc	Meijer Inc	\$75,000	\$75,000	x	40400 Ann Arbor Rd #100 Plymouth 48170
02-20-300-002	366 E N Territorial Rd	BMH Realty Co	BMH Realty Co	\$382,900	\$196,694		3700 Flint Rd Brighton 48116
02-20-300-003	60 E N Territorial Rd	Barger Petroleum Inc	Barger Petroleum Inc	\$16,300	\$8,820	x	1699 Mallard Cove Dr AA 48108
02-20-300-005	Unknown	Barger Petroleum Inc	Barger Petroleum Inc	\$345,700	\$191,607		1699 Mallard Cove Dr AA 48108
02-20-300-013	6900 Whitmore Lake	Transportation Logistics	Transportation Logistics	\$834,500	\$446,388		34900 Michigan Wayne 48184
02-20-300-014	6592 Whitmore Lake	Rock Connection Inc	Rock Connection Inc	\$108,100	\$55,486		6587 Snowshoe Lane Brighton 48116
02-20-300-016	6780 Whitmore Lake	Prokes Realty Co	Prokes Realty Co	\$272,800	\$272,800		6780 Whitmore Lake Rd WL
02-20-300-017	6628 Whitmore Lake	Creative Car/2 Men & a Truck	Ulisse, Ferdinando & Julie	\$200,500	\$152,772		10680 Coopersfield Rd Chelsea 48118
02-20-300-018	6684 Whitmore Lake		Nowatzke, Thomas & Laurie	\$763,100	\$477,700		4545 Diuble Rd AA 48103
02-20-300-019	6925 Whitmore Lake		Alexander, Robbin	\$84,700	\$62,480		3438 W Northfield-Church AA 48105
02-20-300-023	6556 Whitmore Lake	Colonial Brick	Colonial Brick	\$403,500	\$317,374		12844 Greenfield Ave Detroit 48227
02-20-300-024	6542 Whitmore Lake	Hamlin Trucking	Hamlin, Bradley & Edward	\$16,300	\$85,487		6556 E Whitmore Lake WL
02-20-300-026	Whitmore Lake Rd		Bradburn, Richard & Polly	\$53,000	\$37,831		6628 Whitmore Lake Rd WL
02-20-300-027	Whitmore Lake Rd		Muldoon, Ken Et AL	\$53,000	\$39,009		3366 Hooker Dr #1 Pinckney 48169- 9142

02-20-300-028	Whitmore Lake Rd		Ulisse, Ferdinando	\$53,000	\$37,831		6628 Whitmore Lake Rd WL 48189
02-20-300-029	Whitmore Lake Rd	The Rock Connection Inc	The Rock Connection Inc				6592 Whitmore Lake Rd WL 48189
02-20-300-030	Whitmore Lake Rd	The Rock Connection Inc	The Rock Connection Inc	\$53,500	\$38,180		6592 Whitmore Lake Rd WL 48189
02-20-300-031	50 W N Territorial Rd	Dewey's Steakhouse	Great Valley Properties Inc	\$58,100	\$56,037	x	9948 Five Mile Rd Northville 48167
02-20-300-032	50 W N Territorial Rd	Dewey's Steakhouse	Great Valley Properties Inc	\$376,300	\$241,281		
02-20-300-033	Unknown		Albert, Jonna	\$76,200	\$76,200	x	
02-20-400-001	725 E. North Territorial		Rizzo, Edward	\$66,100	\$39,249		
02-20-400-002			Fatt, Patricia	\$81,500	\$56,293		28614 Twinbrook Lane, Wesley Chapel, FL 33543
02-20-400-003			Gold Corridor -23 LLC	\$668,900	\$668,900	x	40400 Ann Arbor Road, #100, Plymouth, MI 48170
02-20-400-004			Greenberg & Applefield Etal	\$252,900	\$45,819	x	40400 Ann Arbor Rd #100 Plymouth 48170
02-20-400-005	946 E North Territorial	Detroit Edison	Detroit Edison	\$95,000	\$90,207		946 E Territorial WL 48189
02-21-200-004	1477 E. N. Territorial		KX Investments, LLC	\$220,500	\$93,934	x	
02-21-200-017	1477 E. N. Territorial	Residence	KX Investments, LLC	\$129,300	\$59,534	x	1477 E. North Territorial, Whitmore Lake, MI 48189
02-21-300-001	6883 Nollar Road	Residence	Owens, John & Cynthia	\$105,200	\$78,140		
02-21-300-005	1500 N Territorial	RHE Tech	Orley, Graham A	\$2,237,000	\$2,169,879		201 W Big Beaver Rd #720 Troy 48084
02-21-300-004	1222 North Territorial	Sheppard Enterprise	Sheppard Enterprise	\$311,700	\$194,995		POB 347 WL 48189
02-21-300-014	Unknown		Hoban, Lois & Sharon	\$101,300	\$19,742	X	1705 Coburn Ct., Ann Arbor, MI 48108
02-21-300-015	1451 E North Territorial	Carter Lumber	Carter Lumber	\$441,500	\$316,276		601 Tallmadge Rd Kent Ohio 44240
02-21-300-016	1477 E N Territorial	KX Investments	Bloom Roofing System	\$243,800	\$232,321		POB 1810 AA 48106
02-21-300-017	1575 North Territorial	Ann Arbor Dog Training Club	Linda K Owens Treasurer	\$183,000	\$78,585		11485 McGregor Rd, Pinckney MI 48169

02-21-300-019	1081 E N Territorial	Moehrle Inc	Moehrle Inc	\$474,000	\$436,738		1081 E N Territorial WL 48189
02-21-300-020	1175 E North Territorial	Jasman Truss	Menlo Park LLC	\$191,500	\$163,738	x	1175 E Territorial WL
02-21-300-021	North Territorial Rd	Maisel E.N. & Assoc	Steve Shaffer	\$483,600	\$61,784	x	30200 Telegraph Rd Birmingham 48108
02-29-100-002			Greenberg & Applefield Etal	\$317,000	\$59,903	x	40400 Ann Arbor Road, #100, Plymouth MI 48170
02-29-100-004			Greenberg & Applefield Etal	\$61,600	\$29,352	x	40400 Ann Arbor Road, #100, Plymouth MI 48170
02-29-100-005			Greenberg & Applefield Etal	\$159,900	\$30,305	x	40400 Ann Arbor Road, #100, Plymouth MI 48170
02-90-100-300	1175 E North Territorial	Jasman Truss Technology	Jasman Truss Technology	\$762,500	\$721,340		1175 E Territorial WL
02-29-200-003	Unknown	Nursery Merchants Inc	Nursery Merchants Inc	\$18,400	\$9,904	x	6410 Whitmore Lake Rd WL
02-29-200-006	6350 Whitmore Lake		Sparrow & Thornberry	\$44,500	\$31,978		6270 Whitmore Lake Rd WL
02-29-200-017	6270 Whitmore Lake	First Data Corp	Gutierrez, Stephen P	\$74,100	\$60,643		47511 Ten Point Dr Canton 48187
02-29-200-019	6289 Whitmore Lake Road		Winkler, Steve & Carolyn	\$4,200	\$3,254	x	6289 Whitmore Lake Road, Whitmore Lake, MI 48189
02-29-200-020	6371 Whitmore Lake Road		White, James & Catherine	\$23,200	\$22,291	x	6371 Whitmore Lake Road, Whitmore Lake, MI 48189
02-20-200-021	6480 Whitmore Lake Road		Bakhaus, John III & Mary	\$84,600	\$58,150		9055 Harbour Way, South Lyon, MI 48178
TOTAL				\$37,982,338	\$25,377,082		

NORTHFIELD TOWNSHIP DDA - PERSONAL PROPERTY

Parcel	Address of Property	Business Name	2002 SEV	2002 Taxable Value
B-99-20-001-500	66 Six Mile Road	Clark Refining & Marketing	\$33,000	\$33,000
B-99-20-002-000	9488 Main Street		\$2,400	\$2,400
B-99-20-002-600	9455 Main Street	Whitmore Lanes, Inc.	\$55,600	\$55,600
B-99-20-004-400	9254 Main Street	One Stop Food Shop	\$23,700	\$23,700
B-99-20-004-500	9589 Main Street	Polly Market	\$30,600	\$30,600
B-99-20-004-600	52 Barker Road	Pizza House	\$29,400	\$29,400
B-99-20-004-700	435 W. Eight Mile Rd.	Woodbridge Corporation	\$1,137,200	\$1,137,200
B-99-20-004-800	50 E. North Territorial	Dewey's Steakhouse	\$60,000	\$60,000
B-99-20-005-400	9885 Main St.	Clark Refining & Marketing	\$27,500	\$27,500
B-99-20-005-700	8475 Main St.	Bob's and Boos, Inc.	\$10,100	\$10,100
B-99-20-005-900	240 Barker Road	Van's Archery Center, Inc.	\$900	\$900
B-99-20-006-300	9876 Main Street	Standby 47, Inc.	\$28,800	\$28,800
B-99-20-006-400	60 E. North Territorial	Barger Petroleum	\$51,400	\$51,400
B-99-20-007-200	9839 Main Street	Whitmore Lake Tavern	\$10,300	\$10,300
B-99-20-007-300	9230 Main Street	Mickey's Pizza	\$1,400	\$1,400
B-99-20-007-600	8715 Main Street	Carquest Auto Parks of WL	\$12,400	\$12,400
B-99-20-007-900	8633 Main Street	Northfield Place	\$122,500	\$122,500
B-99-20-008-200	1500 E. North Territorial	Rhe Tech	\$2,500,700	\$2,500,700
B-99-20-012-200	9097 Main Street	Dockett Holdings	\$400	\$400
B-99020-015-000	284 Six Mile Road	Aeschliman Equipment	\$11,500	\$11,500
B-99-20-015-600	9545 Main St.	Main St. Hair Shoppe	\$300	\$300
B-99-20-016-000	9205 Main St.	Bio-Sentry Eng. Inc.	\$3,700	\$3,700
B-99-20-016-200	9129 Main St.	Darlene Curtis Real Estate	\$900	\$900
B-99-20-016-300	156 Barker Road		\$65,200	\$65,200
B-99-20-016-900	8365 Main St.	Lake's Motel	\$28,800	\$28,800
B-99-20-017-800	1451 E. North Territorial	Carter Lumber of the South	\$17,700	\$17,700
B-99-20-018-200	8505 Main St.		\$4,000	\$4,000
B-99-20-020-000	9317 Main St.	Whitmore Lake Florist	\$2,100	\$2,100

B-99-20-021-200	9815 Main St.	Al Dente, Inc.	\$32,800	\$32,800
B-99-20-021-400	240 Jennings Road	Griffith Veterinary Hospital	\$20,800	\$20,800
B-99-20-022-300	6628 Whitmore Lake Rd	Creative Cars, Inc.	\$4,700	\$4,700
B-99-20-022-900	6642 Whitmore Lake Rd	Hamlin Trucking	\$700	\$700
B-99-20-023-100	8761 Main St.	Main Street Stop-N-Store	\$3,700	\$3,700
B-99-20-024-400	1477 E. North Territorial	Bloom Roofing systems, Inc.	\$64,300	\$64,300
B-99-20-027-400	8425 Main Street	Overhead Door Co.	\$11,500	\$11,500
B-99-20-028-200	777 W. 8 Mile Rd.	Detroit SMSA Ltd. Partnership	\$159,800	\$159,800
B-99-20-030-100	1081 E. North Territorial	Moehrle, Inc.	\$184,500	\$184,500
B-99-20-030-600	6900 Whitmore Lake Rd.	Nowatzke, Tom Transport Equip.	\$199,200	\$199,200
B-99-20-031-300	9317 Main St.	Joanie's Beauty Salon	\$1,000	\$1,000
B-99-20-031-400	200 Barker Rd.	Lakeside Saddlery	\$6,300	\$6,300
B-99-20-031-500	777 W. 8 Mile Rd.	Ameritech Mobile Services	\$1,100	\$1,100
B-99-20-032-900	8633 Main St.	Westhaven Services Co.	\$3,300	\$3,300
B-99-20-033-000	8877 Main St.	Channel One Communications	\$900	\$900
B-99-20-034-000	1111 Six Mile Rd.	Links at Whitmore Lake	\$119,000	\$119,000
B-99-20-034-100	1111 Six Mile Rd.	Textron Financial Corpo.		
B-99-20-034-400	9859 Main St. & 8777	Douglas Wilbur, Inc.	\$62,700	\$62,700
B-99-20-034-500	300 Six Mile Road	Speedway Superamerica, Inc.	\$75,800	\$75,800
B-99-20-034-600	102 Barker Rd.	Braun Propane, Inc.	\$16,200	\$16,200
B-99-20-034-900	9615 Main St.	Sell & Save Real Estate. Svcs.	\$900	\$900
B-99-20-035-700	9559 Main St.	John's Barber Shop	\$200	\$200
B-99-20-035-800	8719 Main St.	George's Auto Service	\$18,900	\$18,900
B-99-20-035-900	9594 Main st.	Act Computers	\$1,800	\$1,800
B-99-20-036-300	435 W. 8 Mile	GB Sales & Service, Inc.		
B-99-20-038-300	148 Barker Rd.	XLC, Inc.	\$33,600	\$33,600
B-99-20-038-800	328 Six Mile Rd.	Ann Arbor Roofing	\$192,200	\$192,200
B-99-20-039-100	6925 Whitmore Lake Rd.		\$12,000	\$12,000

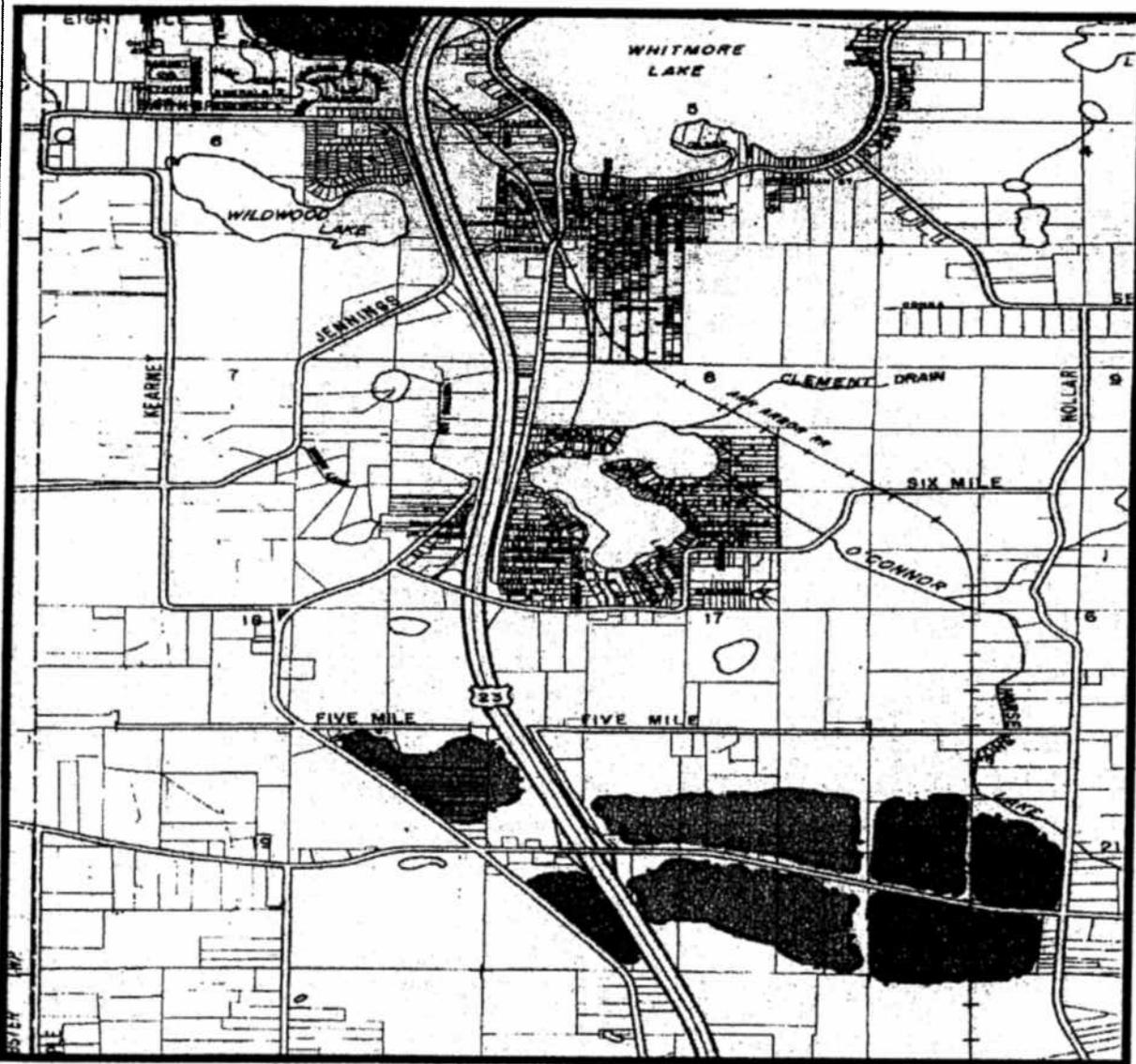
B-99-20-039-400	8741 Main St.	Apex Research Laboratories	\$6,000	\$6,000
B-99-20-039-500	8741 Main St.	Phoenix Environmental	\$6,100	\$6,100
B-99-20-040-100	1175 E. North Territorial	Jasman Construction, Inc.	\$98,900	\$98,900
B-99-20-040-300	9254 Main St.	Phone-Tel Technologies, Inc.	\$100	\$100
B-99-20-042-700	777 W. 8 Mile	Citicorp Del-Lease Inc.	\$43,400	\$43,400
B-99-20-042-900	50 E. North Territorial	FNF Capital, Inc.	\$26,000	\$26,000
B-99-20-043-200	777 W. 8 Mile	AT&T Wireless	\$119,300	\$119,300
B-99-20-043-300	8741 Main St.	Always Unique Child Care	\$9,100	\$9,100
B-99-20-044-100	Main Street	Alpine Capital Corp.	\$3,000	\$3,000
B-99-20-044-700	8475 Main St.	Leasecomm Corp.	\$300	\$300
B-99-20-045-000	Barker Rd.	Rousseaux's Excavating, Inc.	\$32,200	\$32,200
B-99-20-045-500	7050 Jomar Dr.	Aston Group (Michigan), Inc.	\$500,000	\$500,000
B-99-20-045-600	1500 E. North Territorial	Citicapital Commercial Lending	\$20,400	\$20,400
B-99-20-046-400	700 N. Territorial	Brenda's Creations	\$100	\$100
B-99-20-046-800	6628 Whitmore Lake Rd.	Two Men and a Truck	\$20,000	\$20,000
B-99-20-046-900	300 Six Mile Rd.	Communications Central of Georgia	\$1,500	\$1,500
B-99-20-047-100	8633 Main St.	Hill-Rom Company, Inc.	\$500	\$500
B-99-20-047-400	156 Barker Rd.	Verifone Leasing, LLC	\$100	\$100
B-99-20-047-600	7050 Jomar Dr.	Compaq Financial Services	\$10,700	\$10,700
B-99-20-048-000	1500 E. North Territorial	Xerox Lease Equipment, LLC	\$6,200	\$6,200
B-99-20-048-100	7050 Jomar Dr.	Ervin Leasing Company	\$5,700	\$5,700
B-99-20-048-200	366 E. North Territorial	Sunoco, Inc. (R&M)	\$1,900	\$1,900
B-99-20-048-600	22 Barker Rd.	Bucks Dollar Store		
B-99-20048-800	9318 Main St.	Manufacturer & Dealer Services	\$300	\$300
B-99-200-049-100	8350 Main St.	GE Capital Modular Space	\$2,500	\$2,500

B-99-20-049-200	300 Six Mile Rd	GATX Technology Services Corporation	\$4,400	\$4,400
B-99-20-049-300	6925 Whitmore Lake Rd.	Golden Eagle Leasing, Inc.	\$1,000	\$1,000
B-99-20-049-600	156 Barker Rd.	VF Leasing, LLC	\$100	\$100
B-99-90-100-500	1500 E. North Territorial	Rhe-Tech, Inc. (93-011) (IFT)	\$1,534,000	\$1,534,000
B-99-90-100-600	435 W. 8 Mile Rd.	Woodbridge Corporation (94-277) (IFT)	\$1,099,700	\$1,099,700
B-99-90-100-700	1500 E. North Territorial	Rhe-Tech, Inc. (95-434) (IFT)	\$1,325,100	\$1,325,100
B-99-90-100-900	1175 E. North Territorial	Jasman Truss Technology, Inc. (IFT)	\$94,100	\$94,100
B-99-90-200-100	1500 E. North Territorial	Rhe-Tech, Inc. (97-112) (IFT)	\$2,144,700	\$2,144,700
TOTAL			\$12,617,800	\$12,617,800

APPENDIX 4
BOUNDARY MAP

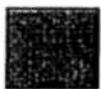
APPENDIX 5
FUTURE LAND USE MAP

Northfield Township



NTPC-GMP 12/2/98

Strategies Concerning - *Designated Research & Industrial Areas*

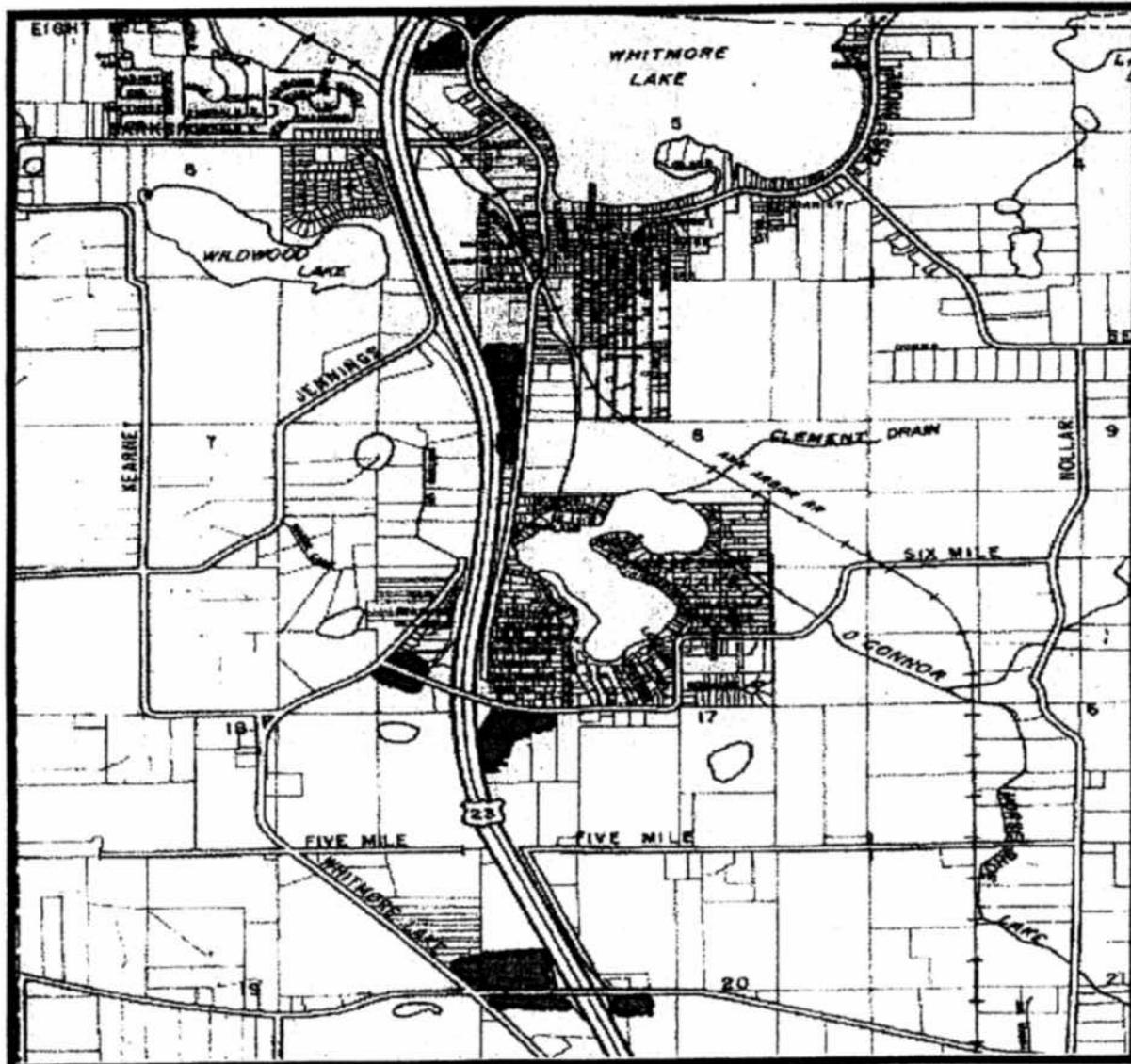


Research Orientation



Limited & General Industrial

Northfield Township



NTPC-GMP 12/2/98

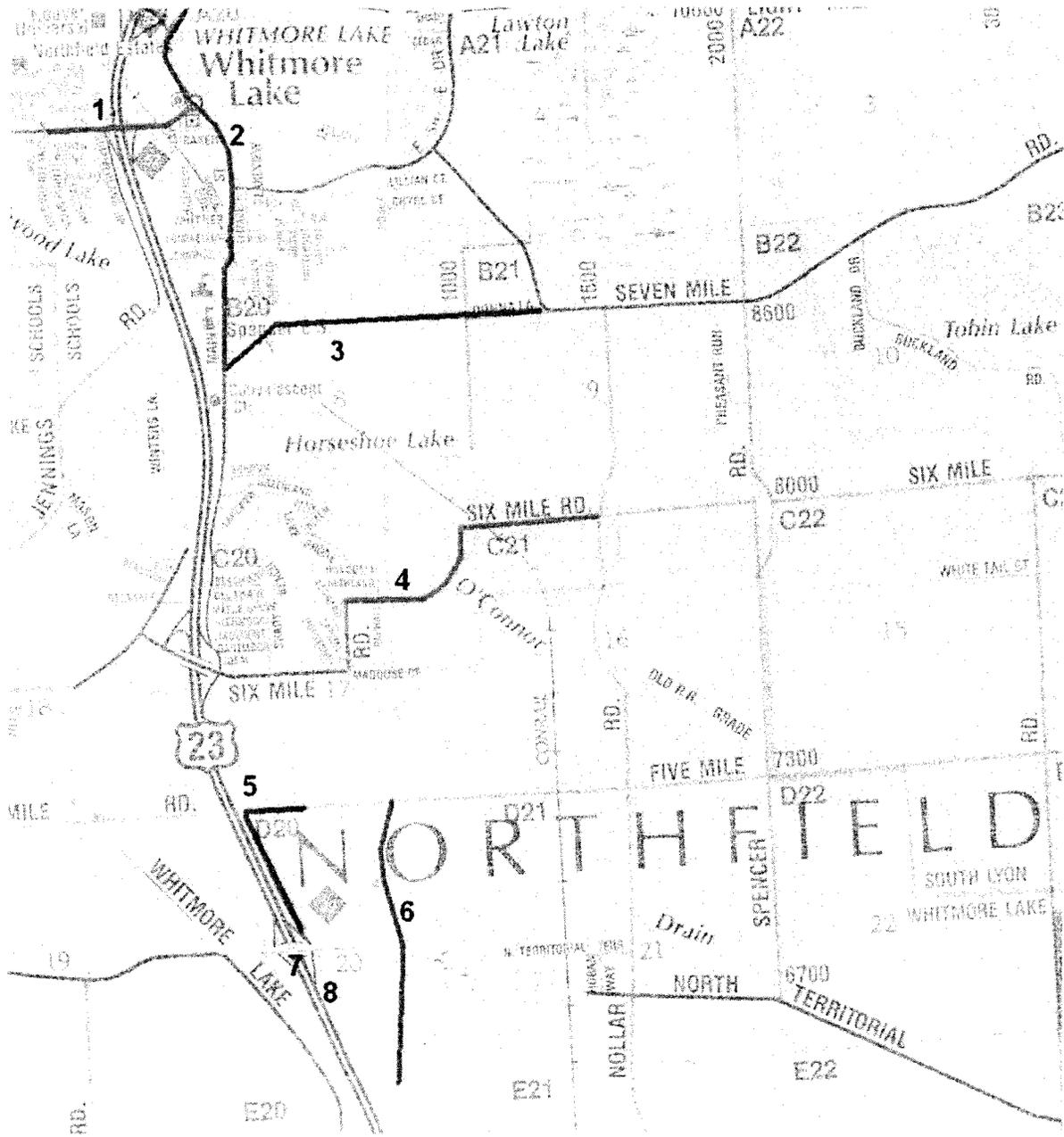
Strategies Concerning - *Designated Commercial Areas*



Commercial Areas

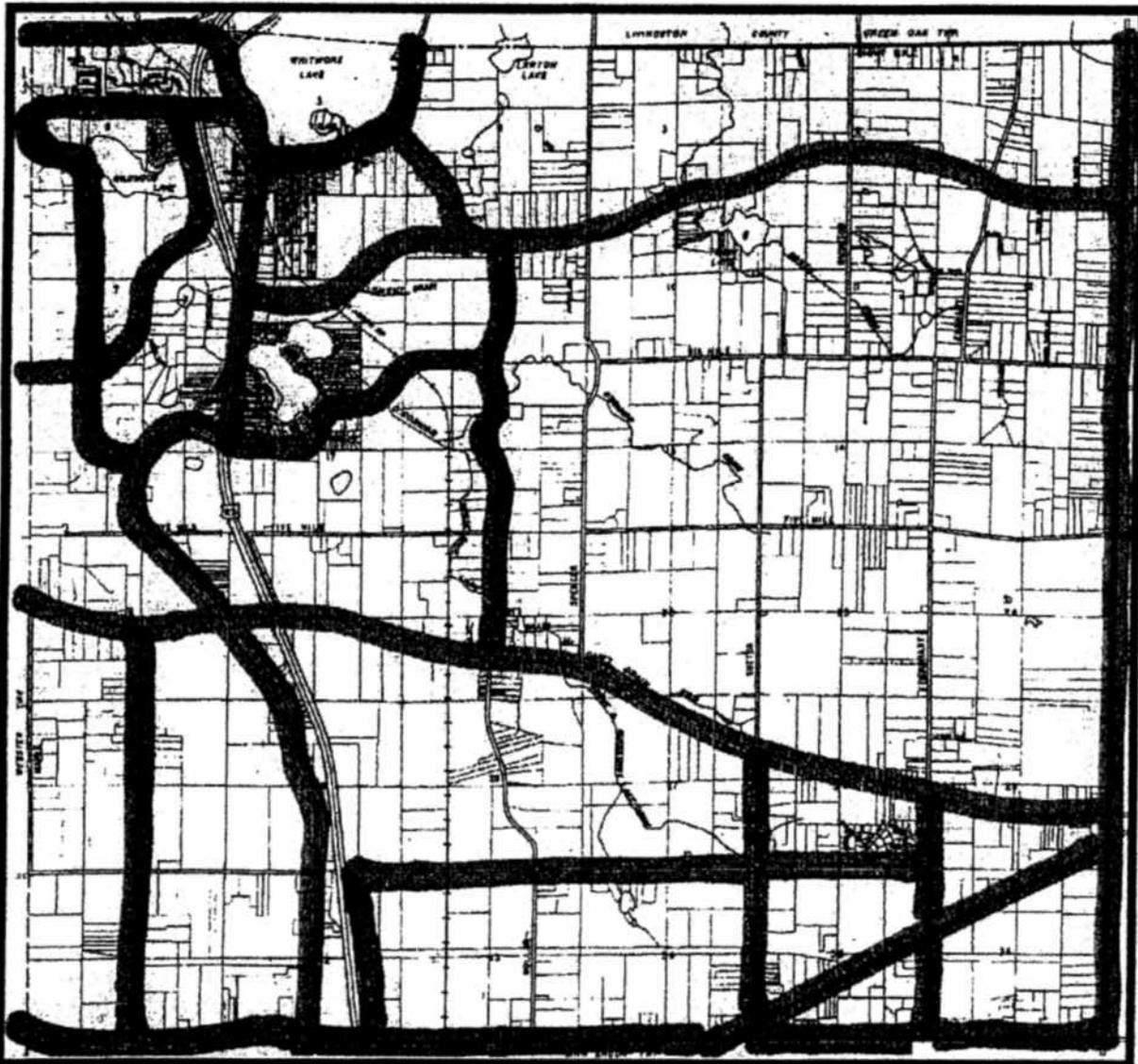
APPENDIX 6
POTENTIAL ROAD IMPROVEMENTS

Proposed Transportation Improvements

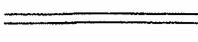


- | | |
|---|---|
| <ul style="list-style-type: none"> 1. Barker Rd. West of Main Street – Improvement 2. Main St. S. of Eight Mile – Improvement 3. Future Seven Mile expansion 4. Six Mile Rd. W. of Nollan – Improvement | <ul style="list-style-type: none"> 5. Abandon old Five Mile Rd. S. to N. Territorial 6. New Five Mile access E. of old road 7. Dev/expansion of Whitmore Lake and N. Terr. 8. Bridge overpass expansion to 5 lanes min. |
|---|---|

Northfield Township



Strategies Concerning: *NTPC-GMP 12/2/98* *Designated Transportation Networks*

- 
Definition: Primary roadways carry the highest traffic volumes in the Township and serve both regional and local traffic. Primary roadways connect local roadways with the interstate system and major roadways in adjoining communities.
- 
Definition: Collector roadways primarily serve local traffic and distribute traffic from local roadways to primary roadways.
- 
Definition: The primary function of local roadways is to provide access to abutting properties. Local roadways are intended to primarily serve local traffic, rather than regional or through traffic.
- 
Definition: Special corridors are roadways that have a recognized scenic or historic character that should be protected, and other roadways, such as Township entrances, that require special treatment.

APPENDIX 7
NORTH TERRITORIAL
OVERPASS COMMITMENTS

DRAFT

Letter of Understanding Between and Among the Michigan Department of Transportation, the Washtenaw County Road Commission, the Downtown Development Authority of the Township of Northfield and the Township of Northfield Concerning the Planning, Design and Construction of a Replacement Interchange at US Highway 23 and N. Territorial Road, Washtenaw County, Michigan

1. Statement of Intent:

This letter of understanding, by, among and between the parties listed below, will establish the agreements, relationships, understandings and procedures aimed at planning, designing, acquiring right of way and constructing a replacement interchange at US Highway 23 and N. Territorial Road in Washtenaw County, Michigan. Also established is a commitment to pay for the cost of all planning, design, right of way acquisition and construction, including administrative costs of review agencies that are assigned specific duties herein.

2. Parties to this Letter of Understanding:

The following governmental agencies, units of government and private partnerships are agreeable to the terms contained herein and hereby form a Strategic Steering Committee (SSC) to guide the elements of this letter of understanding to result in the replacement of the interchange, and related roadway improvements as specified herein as the "Project":

1. The Michigan Department of Transportation (MDOT)
2. The Washtenaw County Road Commission (WCRC)
3. The Township of Northfield Board of Trustees
4. The Downtown Development Authority of the Township of Northfield

There are no other parties to this letter of understanding and all parties hereto are bound individually and collectively to each other as evidenced by the signature of an authorized representative affixed to this document. Attached to this letter of understanding are all resolutions of governing boards, commissions or partnerships authorizing this agreement, which is binding upon all assigns.

3. The Project:

The PROJECT is the preparation of an Environmental Assessment (EA), right of way acquisition and construction plans, specifications, bid documents and construction in a form acceptable to the Federal Highway Administration (FHWA), MDOT, WCRC, the Township of Northfield and the Downtown Development Authority of the Township of Northfield for the replacement of the existing interchange located along US Highway 23 at N. Territorial Road, relocation of 5 Mile Road, relocation of an existing MDOT Park and Ride facility, and improvements to N. Territorial Road within the Project limits as justified, in Washtenaw County, Michigan. The Project limits shall extend for 2500 feet north of and south of the existing interchange location on US Highway 23, and from the intersection of Whitmore Lake Road and N. Territorial Road to a point approximately 1500 feet east of the current location of the interchange. Also included are approaches to the intersection of Whitmore Lake Road and N. Territorial Road and any other public roadway that currently lies within the Project limits that may be relocated, occasioned by the replacement of the interchange as described above.

The Engineer for the Project shall be Midwestern Consulting, LLC., herein after referred to as the Engineer.

The Project will be conducted by the Engineer consistent with the requirements of the National Environmental Policy Act and other applicable federal and state laws, rules and regulations.

MDOT pre-qualified consultants and sub-consultants shall be hired where necessary to expeditiously complete the EA and develop construction documents within the Project schedule.

The Project shall evaluate the "no-build" alternative and up to three (3) illustrative alternatives, as approved by the FHWA, MDOT and WCRC. The three illustrative alternatives to be evaluated are: 1) a Tight Diamond Interchange; 2) a Partial Cloverleaf Interchange; and 3) a Single Point Urban Interchange.

The Project involves all planning, design, right of way acquisition and construction activities, and appropriate administration of planning, design, right of way acquisition and construction to realize the replacement of the outdated interchange existing over US Highway 23 at N. Territorial Road in Washtenaw County, Michigan, and improvements to adjacent County roads lying within the Project limits that are determined to be needed to facilitate the planning, design, right of way acquisition and construction of the interchange as provided for herein. The replacement facility will be planned, designed, right of way acquired and constructed in compliance with the requirements of the FHWA, the MDOT and the WCRC for similar replacement transportation projects where existing transportation facilities have been identified as outdated and no longer providing for the safe and efficient movement of people, goods and services in accordance with the goals of the Transportation Equity Act for the 21st Century (TEA 21). Included in the Project are:

- i. Preliminary Planning Activities and Feasibility Studies (Environmental Assessment, EA;
- ii. Preliminary Design;
- iii. Final Right of Way;
- iv. Final Design;
- v. Right of Way Acquisition;
- vi. Construction;
- vii. Administrative Oversight

4. Project Oversight:

1. The Township of Northfield will have financial responsibility for the entire Project, including feasibility studies, early preliminary engineering, environmental clearance, traffic studies, preparation of design plans for construction, right of way acquisition and construction engineering, as outlined in Sections 5.1, 5.2 and 5.3 of this Letter of Understanding, and will approve all Engineer Invoices to be paid.
2. All aspects of the Project will be in compliance with MDOT, FHWA and WCRC standards, specifications and processes. MDOT, FHWA and WCRC will have full review and approval rights for all aspects for the project and will assist the Township of Northfield in evaluating the technical aspects of the project. MDOT will certify the right of way for the Project. MDOT and WCRC will cooperatively work together to provide right of way acquisition services, the exact scope of which will be determined at a later date.
3. The environmental assessment will meet all applicable National Environmental Policy Act (NEPA) requirements, with the exception of evaluations of traffic impacts on mainline US Highway 23 and other NEPA required elements that are currently assigned to the consultant evaluating US 23 adjacent to the project area. MDOT will work closely with the Engineer in the preparation of an Environmental Assessment EA, and submit the EA to the FHWA on behalf of the Township of Northfield.
4. The SSC will consist of representatives of each of the parties to the agreement, and other key advisors as needed, and will meet on a bi-weekly basis to review and approve

- of work in progress, identify and address issues, recommend payment of Engineer invoices by the Township of Northfield, and insure that the project remains on schedule. The Engineer's Project Manager will serve as committee coordinator and will arrange for all meetings, agendas, exhibits, meeting notes and other needs of the committee.
5. Construction of the improvements would adhere to the normal MDOT Project Letting Process. The Brighton Transportation Service Center of MDOT will have full responsibility for administering the construction process, either with MDOT personnel or through a consultant selected by MDOT for this purpose. All costs for construction administration will be a Project expense.
 6. All planning and design work performed by the engineer will employ MDOT pre-qualified firms in areas of required expertise as needed to complete the reports and designs.
 7. The Township of Northfield will execute a separate agreement with the Engineer which will include the attached scope of services, fee, schedule and deliverables. (Attachment A)
 8. Invoices for the Engineer's services rendered will be submitted to the Township of Northfield. The invoices will be paid upon receipt of concurrence of the SSC that the charges are appropriate for the progress reflected in the invoice.
 9. The Project will comply with published Requirements for Federal-Aid Routes when the Funding is Non-Federal, attached to this letter of understanding. (Attachment B)
 10. A future 3-party agreement between MDOT, WCRC and the Township of Northfield will be negotiated to outline the roles and responsibilities of each with respect to right of way acquisition and construction administration of the Project, once the exact scope of the right of way and construction is identified in the EA.

5. Financial Responsibilities:

1. Payment of costs of Preliminary Planning Activities and Feasibility Studies will be paid from monies deposited into an escrow fund held by the Treasurer of the Township of Northfield for the convenience of the parties and the Township of Northfield has no financial responsibility for payment of the costs mentioned in this sentence.
2. Payment of the costs of the Project by the Township of Northfield is contingent upon the issuance of bonds or other obligations by the Township of Northfield or another public entity on behalf of the Township of Northfield in an amount sufficient to pay all such costs of the Project.
3. Execution of this letter of understanding by the Township of Northfield and by the Downtown Development Authority of the Township of Northfield; or either of them, does not obligate either the Township of Northfield or the Downtown Development Authority of the Township of Northfield to issue any bonds or other obligations.
4. No advertising of the Project for construction shall occur until such time as MDOT received a resolution of the Township of Northfield assuring that sufficient funds have been identified to proceed with all right of way and construction costs.

DRAFT 4

A bill to amend 1975 PA 197, entitled

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

by amending sections 1, 3, 7, and 15 (MCL 125.1651, 125.1653, 125.1657, and 125.1665), section 1 as amended by 2013 PA 66, section 3 as amended by 2005 PA 115, section 7 as amended by 2008 PA 226, and section 15 as amended by 1993 PA 323.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 1. As used in this act:



1 (a) "Advance" means a transfer of funds made by a municipality
2 to an authority or to another person on behalf of the authority in
3 anticipation of repayment by the authority. Evidence of the intent
4 to repay an advance may include, but is not limited to, an executed
5 agreement to repay, provisions contained in a tax increment
6 financing plan approved prior to the advance, or a resolution of
7 the authority or the municipality.

8 (b) "Assessed value" means 1 of the following:

9 (i) For valuations made before January 1, 1995, the state
10 equalized valuation as determined under the general property tax
11 act, 1893 PA 206, MCL 211.1 to 211.155.

12 (ii) For valuations made after December 31, 1994, the taxable
13 value as determined under section 27a of the general property tax
14 act, 1893 PA 206, MCL 211.27a.

15 (c) "Authority" means a downtown development authority created
16 pursuant to this act.

17 (d) "Board" means the governing body of an authority.

18 (e) "Business district" means an area in the downtown of a
19 municipality zoned and used principally for business.

20 (f) "Captured assessed value" means the amount in any 1 year
21 by which the current assessed value of the project area, including
22 the assessed value of property for which specific local taxes are
23 paid in lieu of property taxes as determined in subdivision (aa),
24 exceeds the initial assessed value. The state tax commission shall
25 prescribe the method for calculating captured assessed value.

26 (g) "Catalyst development project" means a project that is
27 located in a municipality with a population greater than 600,000,



1 is designated by the authority as a catalyst development project,
2 and is expected to result in at least \$300,000,000.00 of capital
3 investment. There shall be no more than 1 catalyst development
4 project designated within each authority.

5 (h) "Chief executive officer" means the mayor or city manager
6 of a city, the president or village manager of a village, or the
7 supervisor of a township or, if designated by the township board
8 for purposes of this act, the township superintendent or township
9 manager of a township.

10 (i) "Development area" means that area to which a development
11 plan is applicable.

12 (j) "Development plan" means that information and those
13 requirements for a development plan set forth in section 17.

14 (k) "Development program" means the implementation of the
15 development plan.

16 (l) "Downtown district" means that part of an area in a
17 business district that is specifically designated by ordinance of
18 the governing body of the municipality pursuant to this act. A
19 downtown district may include 1 or more separate and distinct
20 geographic areas in a business district as determined by the
21 municipality if the municipality enters into an agreement with a
22 qualified township under section 3(7) or if the municipality is a
23 city that surrounds another city and that other city lies between
24 the 2 separate and distinct geographic areas. If the downtown
25 district contains more than 1 separate and distinct geographic area
26 in the downtown district, the separate and distinct geographic
27 areas shall be considered 1 downtown district.



1 (m) "Eligible advance" means an advance made before August 19,
2 1993.

3 (n) "Eligible obligation" means an obligation issued or
4 incurred by an authority or by a municipality on behalf of an
5 authority before August 19, 1993 and its subsequent refunding by a
6 qualified refunding obligation. Eligible obligation includes an
7 authority's written agreement entered into before August 19, 1993
8 to pay an obligation issued after August 18, 1993 and before
9 December 31, 1996 by another entity on behalf of the authority.

10 (o) "Fire alarm system" means a system designed to detect and
11 annunciate the presence of fire, or by-products of fire. Fire alarm
12 system includes smoke detectors.

13 (p) "Fiscal year" means the fiscal year of the authority.

14 (q) "Governing body of a municipality" means the elected body
15 of a municipality having legislative powers.

16 (r) "Initial assessed value" means the assessed value, as
17 equalized, of all the taxable property within the boundaries of the
18 development area at the time the ordinance establishing the tax
19 increment financing plan is approved, as shown by the most recent
20 assessment roll of the municipality for which equalization has been
21 completed at the time the resolution is adopted. Property exempt
22 from taxation at the time of the determination of the initial
23 assessed value shall be included as zero. For the purpose of
24 determining initial assessed value, property for which a specific
25 local tax is paid in lieu of a property tax shall not be considered
26 to be property that is exempt from taxation. The initial assessed
27 value of property for which a specific local tax was paid in lieu



1 of a property tax shall be determined as provided in subdivision
2 (aa). In the case of a municipality having a population of less
3 than 35,000 that established an authority prior to 1985, created a
4 district or districts, and approved a development plan or tax
5 increment financing plan or amendments to a plan, and which plan or
6 tax increment financing plan or amendments to a plan, and which
7 plan expired by its terms December 31, 1991, the initial assessed
8 value for the purpose of any plan or plan amendment adopted as an
9 extension of the expired plan shall be determined as if the plan
10 had not expired December 31, 1991. For a development area
11 designated before 1997 in which a renaissance zone has subsequently
12 been designated pursuant to the Michigan renaissance zone act, 1996
13 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the
14 development area otherwise determined under this subdivision shall
15 be reduced by the amount by which the current assessed value of the
16 development area was reduced in 1997 due to the exemption of
17 property under section 7ff of the general property tax act, 1893 PA
18 206, MCL 211.7ff, but in no case shall the initial assessed value
19 be less than zero.

20 (s) "Municipality" means a city, village, or township.

21 (t) "Obligation" means a written promise to pay, whether
22 evidenced by a contract, agreement, lease, sublease, bond, or note,
23 or a requirement to pay imposed by law. An obligation does not
24 include a payment required solely because of default upon an
25 obligation, employee salaries, or consideration paid for the use of
26 municipal offices. An obligation does not include those bonds that
27 have been economically defeased by refunding bonds issued under



1 this act. Obligation includes, but is not limited to, the
2 following:

3 (i) A requirement to pay proceeds derived from ad valorem
4 property taxes or taxes levied in lieu of ad valorem property
5 taxes.

6 (ii) A management contract or a contract for professional
7 services.

8 (iii) A payment required on a contract, agreement, bond, or note
9 if the requirement to make or assume the payment arose before
10 August 19, 1993.

11 (iv) A requirement to pay or reimburse a person for the cost of
12 insurance for, or to maintain, property subject to a lease, land
13 contract, purchase agreement, or other agreement.

14 (v) A letter of credit, paying agent, transfer agent, bond
15 registrar, or trustee fee associated with a contract, agreement,
16 bond, or note.

17 (u) "On behalf of an authority", in relation to an eligible
18 advance made by a municipality, or an eligible obligation or other
19 protected obligation issued or incurred by a municipality, means in
20 anticipation that an authority would transfer tax increment
21 revenues or reimburse the municipality from tax increment revenues
22 in an amount sufficient to fully make payment required by the
23 eligible advance made by the municipality, or eligible obligation
24 or other protected obligation issued or incurred by the
25 municipality, if the anticipation of the transfer or receipt of tax
26 increment revenues from the authority is pursuant to or evidenced
27 by 1 or more of the following:



1 (i) A reimbursement agreement between the municipality and an
2 authority it established.

3 (ii) A requirement imposed by law that the authority transfer
4 tax increment revenues to the municipality.

5 (iii) A resolution of the authority agreeing to make payments to
6 the incorporating unit.

7 (iv) Provisions in a tax increment financing plan describing
8 the project for which the obligation was incurred.

9 (v) "Operations" means office maintenance, including salaries
10 and expenses of employees, office supplies, consultation fees,
11 design costs, and other expenses incurred in the daily management
12 of the authority and planning of its activities.

13 (w) "Other protected obligation" means:

14 (i) A qualified refunding obligation issued to refund an
15 obligation described in subparagraph (ii), (iii), or (iv), an
16 obligation that is not a qualified refunding obligation that is
17 issued to refund an eligible obligation, or a qualified refunding
18 obligation issued to refund an obligation described in this
19 subparagraph.

20 (ii) An obligation issued or incurred by an authority or by a
21 municipality on behalf of an authority after August 19, 1993, but
22 before December 31, 1994, to finance a project described in a tax
23 increment finance plan approved by the municipality in accordance
24 with this act before December 31, 1993, for which a contract for
25 final design is entered into by or on behalf of the municipality or
26 authority before March 1, 1994 or for which a written agreement
27 with a developer, titled preferred development agreement, was



1 entered into by or on behalf of the municipality or authority in
2 July 1993.

3 (iii) An obligation incurred by an authority or municipality
4 after August 19, 1993, to reimburse a party to a development
5 agreement entered into by a municipality or authority before August
6 19, 1993, for a project described in a tax increment financing plan
7 approved in accordance with this act before August 19, 1993, and
8 undertaken and installed by that party in accordance with the
9 development agreement.

10 (iv) An obligation incurred by the authority evidenced by or to
11 finance a contract to purchase real property within a development
12 area or a contract to develop that property within the development
13 area, or both, if all of the following requirements are met:

14 (A) The authority purchased the real property in 1993.

15 (B) Before June 30, 1995, the authority enters a contract for
16 the development of the real property located within the development
17 area.

18 (C) In 1993, the authority or municipality on behalf of the
19 authority received approval for a grant from both of the following:

20 (I) The department of natural resources for site reclamation
21 of the real property.

22 (II) The department of consumer and industry services for
23 development of the real property.

24 (v) An ongoing management or professional services contract
25 with the governing body of a county which was entered into before
26 March 1, 1994 and which was preceded by a series of limited term
27 management or professional services contracts with the governing



1 body of the county, the last of which was entered into before
2 August 19, 1993.

3 (vi) A loan from a municipality to an authority if the loan was
4 approved by the legislative body of the municipality on April 18,
5 1994.

6 (vii) Funds expended to match a grant received by a
7 municipality on behalf of an authority for sidewalk improvements
8 from the Michigan department of transportation if the legislative
9 body of the municipality approved the grant application on April 5,
10 1993 and the grant was received by the municipality in June 1993.

11 (viii) For taxes captured in 1994, an obligation described in
12 this subparagraph issued or incurred to finance a project. An
13 obligation is considered issued or incurred to finance a project
14 described in this subparagraph only if all of the following are
15 met:

16 (A) The obligation requires raising capital for the project or
17 paying for the project, whether or not a borrowing is involved.

18 (B) The obligation was part of a development plan and the tax
19 increment financing plan was approved by a municipality on May 6,
20 1991.

21 (C) The obligation is in the form of a written memorandum of
22 understanding between a municipality and a public utility dated
23 October 27, 1994.

24 (D) The authority or municipality captured school taxes during
25 1994.

26 (ix) An obligation incurred after July 31, 2012 by an
27 authority, municipality, or other governmental unit to pay for



1 costs associated with a catalyst development project.

2 (x) "Public facility" means a street, plaza, pedestrian mall,
3 and any improvements to a street, plaza, or pedestrian mall
4 including street furniture and beautification, park, parking
5 facility, recreational facility, right-of-way, structure, waterway,
6 bridge, lake, pond, canal, utility line or pipe, building, and
7 access routes to any of the foregoing, designed and dedicated to
8 use by the public generally, or used by a public agency. Public
9 facility includes an improvement to a facility used by the public
10 or a public facility as those terms are defined in section 1 of
11 1966 PA 1, MCL 125.1351, which improvement is made to comply with
12 the barrier free design requirements of the state construction code
13 promulgated under the Stille-DeRossett-Hale single state
14 construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
15 Public facility also includes the acquisition, construction,
16 improvement, and operation of a building owned or leased by the
17 authority to be used as a retail business incubator.

18 (y) "Qualified refunding obligation" means an obligation
19 issued or incurred by an authority or by a municipality on behalf
20 of an authority to refund an obligation if 1 or more of the
21 following apply:

22 (i) The obligation is issued to refund a qualified refunding
23 obligation issued in November 1997 and any subsequent refundings of
24 that obligation issued before January 1, 2010 or the obligation is
25 issued to refund a qualified refunding obligation issued on May 15,
26 1997 and any subsequent refundings of that obligation issued before
27 January 1, 2010 in an authority in which 1 parcel or group of



1 parcels under common ownership represents 50% or more of the
2 taxable value captured within the tax increment finance district
3 and that will ultimately provide for at least a 40% reduction in
4 the taxable value of the property as part of a negotiated
5 settlement as a result of an appeal filed with the state tax
6 tribunal. Qualified refunding obligations issued under this
7 subparagraph are not subject to the requirements of section 611 of
8 the revised municipal finance act, 2001 PA 34, MCL 141.2611, if
9 issued before January 1, 2010. The duration of the development
10 program described in the tax increment financing plan relating to
11 the qualified refunding obligations issued under this subparagraph
12 is hereby extended to 1 year after the final date of maturity of
13 the qualified refunding obligations.

14 (ii) The refunding obligation meets both of the following:

15 (A) The net present value of the principal and interest to be
16 paid on the refunding obligation, including the cost of issuance,
17 will be less than the net present value of the principal and
18 interest to be paid on the obligation being refunded, as calculated
19 using a method approved by the department of treasury.

20 (B) The net present value of the sum of the tax increment
21 revenues described in subdivision (cc) (ii) and the distributions
22 under section 13b to repay the refunding obligation will not be
23 greater than the net present value of the sum of the tax increment
24 revenues described in subdivision (cc) (ii) and the distributions
25 under section 13b to repay the obligation being refunded, as
26 calculated using a method approved by the department of treasury.

27 (iii) The obligation is issued to refund an other protected



1 obligation issued as a capital appreciation bond delivered to the
2 Michigan municipal bond authority on December 21, 1994 and any
3 subsequent refundings of that obligation issued before January 1,
4 2012. Qualified refunding obligations issued under this
5 subparagraph are not subject to the requirements of section 305(2),
6 (3), (5), and (6), section 501, section 503, or section 611 of the
7 revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501,
8 141.2503, and 141.2611, if issued before January 1, 2012. The
9 duration of the development program described in the tax increment
10 financing plan relating to the qualified refunding obligations
11 issued under this subparagraph is extended to 1 year after the
12 final date of maturity of the qualified refunding obligations. The
13 obligation may be payable through the year 2025 at an interest rate
14 not exceeding the maximum rate permitted by law, notwithstanding
15 the bond maturity dates contained in the notice of intent to issue
16 bonds published by the municipality. An obligation issued under
17 this subparagraph is a qualified refunding obligation only to the
18 extent that revenues described in subdivision (cc) (ii) and
19 distributions under section 13b to repay the qualified refunding
20 obligation do not exceed \$750,000.00.

21 (iv) The obligation is issued to refund a qualified refunding
22 obligation issued on February 13, 2008, and any subsequent
23 refundings of that obligation, issued before December 31, 2018.
24 Qualified refunding obligations issued under this subparagraph are
25 not subject to the requirements of section 305(2), (3), (5), and
26 (6), 501, 503, or 611 of the revised municipal finance act, 2001 PA
27 34, MCL 141.2305, 141.2501, 141.2503, and 141.2611. The duration of



1 the development program described in the tax increment financing
2 plan relating to the qualified refunding obligations issued under
3 this subparagraph is extended to 1 year after the final date of
4 maturity of the qualified refunding obligations. Revenues described
5 in subdivision (cc) (ii) and distributions made under section 13b in
6 excess of the amount needed for current year debt service on an
7 obligation issued under this subparagraph may be paid to the
8 authority to the extent necessary to pay future years' debt service
9 on the obligation as determined by the board.

10 (z) "Qualified township" means a township that meets all of
11 the following requirements:

12 (i) Was not eligible to create an authority prior to January 3,
13 2005.

14 (ii) Adjoins a municipality that previously created an
15 authority.

16 (iii) Along with the adjoining municipality that previously
17 created an authority, is a member of the same joint planning
18 commission under the joint municipal planning act, 2003 PA 226, MCL
19 125.131 to 125.143.

20 (aa) "Specific local tax" means a tax levied under 1974 PA
21 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978
22 PA 255, MCL 207.651 to 207.668, the technology park development
23 act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL
24 211.181 to 211.182. The initial assessed value or current assessed
25 value of property subject to a specific local tax shall be the
26 quotient of the specific local tax paid divided by the ad valorem
27 millage rate. However, after 1993, the state tax commission shall



1 prescribe the method for calculating the initial assessed value and
2 current assessed value of property for which a specific local tax
3 was paid in lieu of a property tax.

4 (bb) "State fiscal year" means the annual period commencing
5 October 1 of each year.

6 (cc) "Tax increment revenues" means the amount of ad valorem
7 property taxes and specific local taxes attributable to the
8 application of the levy of all taxing jurisdictions upon the
9 captured assessed value of real and personal property in the
10 development area, subject to the following requirements:

11 (i) Tax increment revenues include ad valorem property taxes
12 and specific local taxes attributable to the application of the
13 levy of all taxing jurisdictions other than the state pursuant to
14 the state education tax act, 1993 PA 331, MCL 211.901 to 211.906,
15 and local or intermediate school districts upon the captured
16 assessed value of real and personal property in the development
17 area for any purpose authorized by this act.

18 (ii) Tax increment revenues include ad valorem property taxes
19 and specific local taxes attributable to the application of the
20 levy of the state pursuant to the state education tax act, 1993 PA
21 331, MCL 211.901 to 211.906, and local or intermediate school
22 districts upon the captured assessed value of real and personal
23 property in the development area in an amount equal to the amount
24 necessary, without regard to subparagraph (i), to repay eligible
25 advances, eligible obligations, and other protected obligations.

26 (iii) Tax increment revenues do not include any of the
27 following:



1 (A) Ad valorem property taxes attributable either to a portion
2 of the captured assessed value shared with taxing jurisdictions
3 within the jurisdictional area of the authority or to a portion of
4 value of property that may be excluded from captured assessed value
5 or specific local taxes attributable to such ad valorem property
6 taxes.

7 (B) Ad valorem property taxes excluded by the tax increment
8 financing plan of the authority from the determination of the
9 amount of tax increment revenues to be transmitted to the authority
10 or specific local taxes attributable to such ad valorem property
11 taxes.

12 (C) Ad valorem property taxes exempted from capture under
13 section 3(3) or specific local taxes attributable to such ad
14 valorem property taxes.

15 (D) Ad valorem property taxes levied under 1 or more of the
16 following or specific local taxes attributable to those ad valorem
17 property taxes:

18 (I) The zoological authorities act, 2008 PA 49, MCL 123.1161
19 to 123.1183.

20 (II) The art institute authorities act, 2010 PA 296, MCL
21 123.1201 to 123.1229.

22 **(III) 1939 PA 147, MCL 119.51 TO 119.62.**

23 (iv) The amount of tax increment revenues authorized to be
24 included under subparagraph (ii) or (v), and required to be
25 transmitted to the authority under section 14(1), from ad valorem
26 property taxes and specific local taxes attributable to the
27 application of the levy of the state education tax act, 1993 PA



1 331, MCL 211.901 to 211.906, a local school district or an
2 intermediate school district upon the captured assessed value of
3 real and personal property in a development area shall be
4 determined separately for the levy by the state, each school
5 district, and each intermediate school district as the product of
6 sub-subparagraphs (A) and (B):

7 (A) The percentage that the total ad valorem taxes and
8 specific local taxes available for distribution by law to the
9 state, local school district, or intermediate school district,
10 respectively, bears to the aggregate amount of ad valorem millage
11 taxes and specific taxes available for distribution by law to the
12 state, each local school district, and each intermediate school
13 district.

14 (B) The maximum amount of ad valorem property taxes and
15 specific local taxes considered tax increment revenues under
16 subparagraph (ii) or (v).

17 (v) Tax increment revenues include ad valorem property taxes
18 and specific local taxes, in an annual amount and for each year
19 approved by the state treasurer, attributable to the levy by this
20 state under the state education tax act, 1993 PA 331, MCL 211.901
21 to 211.906, and by local or intermediate school districts, upon the
22 captured assessed value of real and personal property in the
23 development area of an authority established in a city with a
24 population of 600,000 or more to pay for, or reimburse an advance
25 for, not more than \$8,000,000.00 for the demolition of buildings or
26 structures on public or privately owned property within a
27 development area that commences in 2005, or to pay the annual



1 principal of or interest on an obligation, the terms of which are
2 approved by the state treasurer, issued by an authority, or by a
3 city on behalf of an authority, to pay not more than \$8,000,000.00
4 of the costs to demolish buildings or structures on public or
5 privately owned property within a development area that commences
6 in 2005.

7 (vi) Tax increment revenues include ad valorem property taxes
8 and specific local taxes attributable to the levy by this state
9 under the state education tax act, 1993 PA 331, MCL 211.201 to
10 211.906, and by local or intermediate school districts which were
11 levied on or after July 1, 2010, upon the captured assessed value
12 of real and personal property in the development area of an
13 authority established in a city with a population of 600,000 or
14 more to pay for, or reimburse an advance for, costs associated with
15 the land acquisition, preliminary site work, and construction of a
16 catalyst development project.

17 Sec. 3. (1) When the governing body of a municipality
18 determines that it is necessary for the best interests of the
19 public to halt property value deterioration and increase property
20 tax valuation where possible in its business district, to eliminate
21 the causes of that deterioration, and to promote economic growth,
22 the governing body may, by resolution, declare its intention to
23 create and provide for the operation of an authority.

24 (2) In the resolution of intent, the governing body shall set
25 a date for the holding of a public hearing on the adoption of a
26 proposed ordinance creating the authority and designating the
27 boundaries of the downtown district. Notice of the public hearing



1 shall be published twice in a newspaper of general circulation in
2 the municipality, not less than 20 or more than 40 days before the
3 date of the hearing. Not less than 20 days before the hearing, the
4 governing body proposing to create the authority shall also mail
5 notice of the hearing to the property taxpayers of record in the
6 proposed district and for a public hearing to be held after
7 February 15, 1994 to the governing body of each taxing jurisdiction
8 levying taxes that would be subject to capture if the authority is
9 established and a tax increment financing plan is approved.
10 Beginning June 1, 2005, the notice of hearing within the time frame
11 described in this subsection shall be mailed by certified mail to
12 the governing body of each taxing jurisdiction levying taxes that
13 would be subject to capture if the authority is established and a
14 tax increment financing plan is approved. Failure of a property
15 taxpayer to receive the notice shall not invalidate these
16 proceedings. Notice of the hearing shall be posted in at least 20
17 conspicuous and public places in the proposed downtown district not
18 less than 20 days before the hearing. The notice shall state the
19 date, time, and place of the hearing, and shall describe the
20 boundaries of the proposed downtown district. A citizen, taxpayer,
21 or property owner of the municipality or an official from a taxing
22 jurisdiction with millage that would be subject to capture has the
23 right to be heard in regard to the establishment of the authority
24 and the boundaries of the proposed downtown district. The governing
25 body of the municipality shall not incorporate land into the
26 downtown district not included in the description contained in the
27 notice of public hearing, but it may eliminate described lands from



1 the downtown district in the final determination of the boundaries.

2 (3) Not more than 60 days after a public hearing held after
3 February 15, 1994, the governing body of a taxing jurisdiction
4 levying ad valorem property taxes that would otherwise be subject
5 to capture may exempt its taxes from capture by adopting a
6 resolution to that effect and filing a copy with the clerk of the
7 municipality proposing to create the authority. The resolution
8 takes effect when filed with that clerk and remains effective until
9 a copy of a resolution rescinding that resolution is filed with
10 that clerk.

11 (4) Not less than 60 days after the public hearing, if the
12 governing body of the municipality intends to proceed with the
13 establishment of the authority, it shall adopt, by majority vote of
14 its members, an ordinance establishing the authority and
15 designating the boundaries of the downtown district within which
16 the authority shall exercise its powers. The adoption of the
17 ordinance is subject to any applicable statutory or charter
18 provisions in respect to the approval or disapproval by the chief
19 executive or other officer of the municipality and the adoption of
20 an ordinance over his or her veto. This ordinance shall be filed
21 with the secretary of state promptly after its adoption and shall
22 be published at least once in a newspaper of general circulation in
23 the municipality.

24 (5) The governing body of the municipality may alter or amend
25 the boundaries of the downtown district to include or exclude lands
26 from the downtown district pursuant to the same requirements for
27 adopting the ordinance creating the authority.



1 (6) A municipality that has created an authority may enter
2 into an agreement with an adjoining municipality that has created
3 an authority to jointly operate and administer those authorities
4 under an interlocal agreement under the urban cooperation act of
5 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512.

6 (7) A municipality that has created an authority may enter
7 into an agreement with a qualified township to operate its
8 authority in a downtown district in the qualified township under an
9 interlocal agreement under the urban cooperation act of 1967, 1967
10 (Ex Sess) PA 7, MCL 124.501 to 124.512. The interlocal agreement
11 between the municipality and the qualified township shall provide
12 for, but is not limited to, all of the following:

13 (a) Size and makeup of the board.

14 (b) Determination and modification of downtown district,
15 business district, and development area.

16 (c) Modification of development area and development plan.

17 (d) Issuance and repayment of obligations.

18 (e) Capture of taxes.

19 (f) Notice, hearing, and exemption of taxes from capture
20 provisions described in this section.

21 **(8) NOT MORE THAN 60 DAYS AFTER A PUBLIC HEARING IN WHICH THE**
22 **AUTHORITY PASSES A RESOLUTION TO ADOPT OR AMEND A TAX INCREMENT**
23 **FINANCING PLAN IN WHICH THE ADOPTED OR AMENDED TAX INCREMENT**
24 **FINANCING PLAN PROVIDES FOR A QUALIFIED ADMINISTRATIVE ACTION BY**
25 **THAT AUTHORITY, THE GOVERNING BODY OF A TAXING JURISDICTION LEVYING**
26 **AD VALOREM PROPERTY TAXES THAT WOULD OTHERWISE BE SUBJECT TO**
27 **CAPTURE MAY EXEMPT ITS TAXES FROM CAPTURE BY ADOPTING A RESOLUTION**



1 TO THAT EFFECT AND FILING A COPY WITH THE CLERK OF THE MUNICIPALITY
 2 IN WHICH THE AUTHORITY IS LOCATED. THE RESOLUTION TAKES EFFECT WHEN
 3 FILED WITH THAT CLERK AND REMAINS EFFECTIVE UNTIL A COPY OF A
 4 RESOLUTION RESCINDING THAT RESOLUTION IS FILED WITH THAT CLERK.

5 (9) IF A TAXING JURISDICTION LEVIES A TAX THAT HAS BEEN
 6 APPROVED BY THE ELECTORS AFTER DECEMBER 31, 2013, THEN, NOT MORE
 7 THAN 60 DAYS AFTER THE ELECTORS APPROVED THE LEVYING OF THE AD
 8 VALOREM PROPERTY TAX, THE GOVERNING BODY OF THE TAXING JURISDICTION
 9 THAT LEVIED THE AD VALOREM PROPERTY TAX THAT WOULD OTHERWISE BE
 10 SUBJECT TO CAPTURE MAY EXEMPT ITS TAXES FROM CAPTURE BY ADOPTING A
 11 RESOLUTION TO THAT EFFECT AND FILING A COPY WITH THE CLERK OF THE
 12 MUNICIPALITY IN WHICH THE AUTHORITY IS LOCATED. THE RESOLUTION
 13 TAKES EFFECT WHEN FILED WITH THAT CLERK AND REMAINS EFFECTIVE UNTIL
 14 A COPY OF A RESOLUTION RESCINDING THAT RESOLUTION IS FILED WITH
 15 THAT CLERK.

16 (10) AS USED IN THIS SECTION, "QUALIFIED ADMINISTRATIVE
 17 ACTION" MEANS 1 OR MORE OF THE FOLLOWING:

18 (A) REFINANCING AN EXISTING OBLIGATION ONLY IF THE NET PRESENT
 19 VALUE OF THE PRINCIPAL AND INTEREST TO BE PAID ON THE REFUNDING
 20 BONDS OR NOTES, EXCLUDING THE COST OF ISSUANCE, WILL BE GREATER
 21 THAN THE NET PRESENT VALUE OF THE PRINCIPAL AND INTEREST TO BE PAID
 22 ON THE BONDS OR NOTES BEING REFUNDED, AS CALCULATED USING A METHOD
 23 APPROVED BY THE DEPARTMENT OF TREASURY.

24 (B) ALTERING OR AMENDING THE BOUNDARIES OF A DOWNTOWN
 25 DISTRICT.

26 (C) EXTENDING THE DURATION OF AN EXISTING TAX INCREMENT
 27 FINANCE PLAN.



1 Sec. 7. (1) The board may:

2 (a) Prepare an analysis of economic changes taking place in
3 the downtown district.

4 (b) Study and analyze the impact of metropolitan growth upon
5 the downtown district.

6 (c) Plan and propose the construction, renovation, repair,
7 remodeling, rehabilitation, restoration, preservation, or
8 reconstruction of a public facility, an existing building, or a
9 multiple-family dwelling unit which may be necessary or appropriate
10 to the execution of a plan which, in the opinion of the board, aids
11 in the economic growth of the downtown district.

12 (d) Plan, propose, and implement an improvement to a public
13 facility within the development area to comply with the barrier
14 free design requirements of the state construction code promulgated
15 under the Stille-DeRossett-Hale single state construction code act,
16 1972 PA 230, MCL 125.1501 to 125.1531.

17 (e) Develop long-range plans, in cooperation with the agency
18 which is chiefly responsible for planning in the municipality,
19 designed to halt the deterioration of property values in the
20 downtown district and to promote the economic growth of the
21 downtown district, and take such steps as may be necessary to
22 persuade property owners to implement the plans to the fullest
23 extent possible.

24 (f) Implement any plan of development in the downtown district
25 necessary to achieve the purposes of this act, in accordance with
26 the powers of the authority as granted by this act.

27 (g) Make and enter into contracts necessary or incidental to



1 the exercise of its powers and the performance of its duties.

2 (h) Acquire by purchase or otherwise, on terms and conditions
3 and in a manner the authority considers proper or own, convey, or
4 otherwise dispose of, or lease as lessor or lessee, land and other
5 property, real or personal, or rights or interests in property,
6 which the authority determines is reasonably necessary to achieve
7 the purposes of this act, and to grant or acquire licenses,
8 easements, and options with respect to that property.

9 (i) Improve land and construct, reconstruct, rehabilitate,
10 restore and preserve, equip, improve, maintain, repair, and operate
11 any building, including multiple-family dwellings, and any
12 necessary or desirable appurtenances to that property, within the
13 downtown district for the use, in whole or in part, of any public
14 or private person or corporation, or a combination of them.

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

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

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

23 (m) Acquire and construct public facilities.

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

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



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

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

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

12 (S) CREATE, OPERATE, AND REGULARLY MAINTAIN A QUALITY WEBSITE
 13 WITH ALL AUTHORITY RECORDS AND DOCUMENTS INCLUDING ALL OF THE
 14 FOLLOWING:

15 (i) MINUTES OF ALL BOARD MEETINGS.

16 (ii) ANNUAL BUDGET.

17 (iii) ANNUAL BUDGET AUDITS.

18 (iv) CURRENTLY ADOPTED DEVELOPMENT PLAN.

19 (v) CURRENTLY ADOPTED TAX INCREMENT FINANCE PLAN.

20 (vi) LIST OF ALL AUTHORITY SPONSORED AND MANAGED EVENTS.

21 (vii) AUTHORITY STAFF CONTACT INFORMATION.

22 (viii) ALL PROMOTIONAL AND MARKETING MATERIALS.

23 (ix) OTHER DOCUMENTS RELATED TO MANAGEMENT OF THE AUTHORITY.

24 (T) EACH YEAR THE BOARD WILL HOLD AN ANNUAL TOWN MEETING,
 25 INVITING ALL COMMUNITY RESIDENTS, ALL BUSINESSES LOCATED IN THE
 26 DISTRICT, PROPERTY OWNERS WITHIN THE DISTRICT, AND ALL TAXING
 27 JURISDICTIONS WHICH CONTRIBUTE TAX INCREMENT REVENUES. THE PURPOSE



1 OF THE TOWN MEETING WILL BE TO HIGHLIGHT ALL OF THE SUCCESSES AND
 2 STATISTICS OVER THE PAST YEAR AND PROJECTS ACCOMPLISHED, EVENTS
 3 HELD, PROMOTIONAL AND MARKETING PROGRAMS UNDERTAKEN, PROPERTY TAX
 4 VALUATION FROM THE PREVIOUS YEAR, AND OTHER ITEMS.

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

14 (a) The lease or rental rate that may be below the fair market
 15 rate as determined by the board.

16 (b) The requirement that a tenant may lease space in the
 17 retail business incubator for a period not to exceed 18 months.

18 (c) The terms of a joint operating plan with 1 or more other
 19 businesses located in the downtown district.

20 (d) A copy of the business plan of the tenant that contains
 21 measurable goals and objectives.

22 (e) The requirement that the tenant participate in basic
 23 management classes, business seminars, or other business education
 24 programs offered by the authority, the local chamber of commerce,
 25 local community colleges, or institutions of higher education, as
 26 determined by the board.

27 (3) EACH YEAR, THE AUTHORITY SHALL DISCLOSE ON ITS INTERNET



1 **WEBSITE THE AMOUNT OF TAX INCREMENT REVENUES CAPTURED FOR EACH**
2 **TAXING JURISDICTION THAT LEVIES AD VALOREM PROPERTY TAXES OR**
3 **SPECIFIC LOCAL TAXES WITHIN THE BOUNDARIES OF THE AUTHORITY.**

4 Sec. 15. (1) The municipal and county treasurers shall
5 transmit to the authority tax increment revenues.

6 (2) The authority shall expend the tax increment revenues
7 received for the development program only pursuant to the tax
8 increment financing plan. Surplus funds shall revert
9 proportionately to the respective taxing bodies. These revenues
10 shall not be used to circumvent existing property tax limitations.
11 The governing body of the municipality may abolish the tax
12 increment financing plan when it finds that the purposes for which
13 it was established are accomplished. However, the tax increment
14 financing plan shall not be abolished until the principal of, and
15 interest on, bonds issued pursuant to section 16 have been paid or
16 funds sufficient to make the payment have been segregated.

17 (3) Annually the authority shall submit to the governing body
18 of the municipality, **THE GOVERNING BODY OF A TAXING JURISDICTION**
19 **LEVYING AD VALOREM PROPERTY TAXES SUBJECT TO CAPTURE**, and the state
20 tax commission a report on the status of the tax increment
21 financing account. The report shall be published in a newspaper of
22 general circulation in the municipality and shall include the
23 following:

- 24 (a) The amount and source of revenue in the account.
25 (b) The amount in any bond reserve account.
26 (c) The amount and purpose of expenditures from the account.
27 (d) The amount of principal and interest on any outstanding



1 bonded indebtedness.

2 (e) The initial assessed value of the project area.

3 (f) The captured assessed value retained by the authority.

4 (g) The tax increment revenues received.

5 (h) The number of jobs created as a result of the
6 implementation of the tax increment financing plan.

7 (I) TOTAL AMOUNT OF NEW PUBLIC INVESTMENT IN THE DOWNTOWN
8 DISTRICT.

9 (J) TOTAL AMOUNT OF NEW PRIVATE INVESTMENT IN THE DOWNTOWN
10 DISTRICT.

11 (K) TOTAL AMOUNT OF NEW JOBS CREATED AND JOBS LOST IN THE
12 DOWNTOWN DISTRICT.

13 (L) TOTAL AMOUNT OF NEW BUSINESSES ESTABLISHED AND BUSINESS
14 THAT LEFT THE DOWNTOWN DISTRICT.

15 (M) TOTAL AMOUNT OF NEW BUILDINGS CONSTRUCTED AND NEW
16 ADDITIONS WITHIN THE DOWNTOWN DISTRICT.

17 (N) TOTAL AMOUNT OF NEW HOUSING UNITS ESTABLISHED IN THE
18 DOWNTOWN DISTRICT.

19 (O) TOTAL AMOUNT OF SPONSORSHIPS, CASH AND IN-KIND, RECEIVED
20 FOR EVENTS, PROGRAMS, AND PROJECTS WITHIN THE DOWNTOWN DISTRICT.

21 (P) ~~(i)~~ Any additional information the governing body or the
22 state tax commission considers necessary.



MEMO

To: Northfield Township Board
From: Howard Fink
Date: 7/17/2014
Re: Horseshoe Lake

Dear Township Board,

As the board is aware, I have been working on the fund balance issue in the Horseshoe Lake Sewer Assessment District for quite some time. Steve Mann from Miller Canfield has provided a great deal of assistance to the Township in understanding both the accounting and legal ramifications behind these dollars. Last month, the board engaged Miller Canfield to provide a legal opinion on this issue. It is included in your packets. As the letter indicates, Miller Canfield believes the money needs to be distributed back to the homeowners. The Township can and should hold back some monies for repairs to the district that will need to occur in the near future. Those costs are also included with this packet. The Township may also pay legal costs incurred in the review from these funds.

The BOT will need to vote on accepting the recommendations contained in Miller Canfield's opinion and commence with the redistribution of the funds to the property owners. Once that occurs, we will calculate the distribution on the percentage of the original assessment to the district and then apply that percentage refund to the funds currently available in the Horseshoe Lake account. Please note that this will not be an easy task, as we have to match up who currently owns the properties and how that relates to the original assessments at the time the district was established. Any parcel splits or parcel combinations will have to be worked out.

I have attached in your packet the original assessment roll from the creation of the district (re-typed) in an excel document. This will serve the basis for our re-distribution. Please let me know if you have any questions on this issue. I anticipate that the actual distribution will take a few months to complete.

Lastly, regarding the time period used to determine current homeowners' rights to the excess funds; Miller Canfield has indicated that the law (Act 188) provides that the "refund" be given in the form of a credit on the next Township tax bill. Therefore, whomever is responsible for the Dec. 1, 2014 tax bill for the properties would receive the "refund" via a credit on that bill.

Respectfully Submitted,



Howard Fink, Township Manager

Founded in 1852
by Sidney Davy Miller

MILLER CANFIELD

STEVEN D. MANN
TEL (313) 496-7509
FAX (313) 496-8451
E-MAIL mann@millercanfield.com

Miller, Canfield, Paddock and Stone, P.L.C.
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Detroit, Michigan 48226
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MICHIGAN: Ann Arbor
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CHINA: Shanghai

MEXICO: Monterrey

POLAND: Gdynia

Warsaw • Wrocław

June 19, 2014

ATTORNEY-CLIENT PRIVILEGED ADVICE

Mr. Howard Fink
Township Manager
Township of Northfield
8350 Main St.
P.O. Box 576
Whitmore Lake, MI 48189-0576

Re: Horseshoe Lake Special Assessment District Funds

Dear Howard:

You have asked for our advice regarding the permitted uses and disposition of funds of the Township of Northfield (the "Township") attributable to the Horseshoe Lake special assessment district (the "Horseshoe Lake SAD"). We have reviewed the proceedings related to the Horseshoe Lake SAD, materials provided by the Township, and the applicable statutory provisions governing surplus special assessment funds. For the reasons set forth below, we are of the opinion that because surplus funds related to the Horseshoe Lake SAD are in excess of five percent (5%) of the original roll, the surplus must be returned to the assessed properties. We understand that the Township has identified certain specific improvements to be made to the Horseshoe Lake SAD project. We believe the Township may reasonably retain sufficient funds attributable to the Horseshoe Lake SAD for the sole purpose of completing those improvements.

As you are aware, Act 188, Public Acts of Michigan of 1954, as amended ("Act 188"), governs special assessment procedures and the use of special assessment funds for the Township. The Township is authorized to make the improvements described in Act 188 and to assess the properties in the Township's designated special assessment district that are especially benefitted by the improvements. MCL 41.721; 41.724 (emphasis added). In other words, special assessments are restricted in use to pay the costs of the specific improvements for which the properties in the related special assessment district have been assessed; the funds may not be used for other Township purposes.

With respect to surplus funds attributable to a special assessment district, Section 12 of Act 188 provides, in relevant part:

Should the total amount collected on assessments prove larger than necessary by more than 5% of the original roll, then the surplus shall be prorated among the

properties assessed in accordance with the amount assessed against each and applied toward the payment of the next township tax levied against such properties, respectively, or if there be no such tax then it shall be refunded to the persons who are the respective record owners of the properties on the date of the passage of the resolution ordering such refund.

MCL 41.732. Pursuant to Section 12, above, as properties located in the Horseshoe Lake SAD are no longer being assessed for the Horseshoe Lake SAD project, and the Township holds surplus funds in excess of 5% of the original roll, the surplus must be refunded to the record owners of the properties in such SAD.

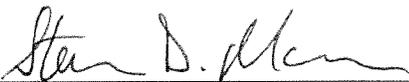
Further, in the event that the Township has interest earnings from the investment of Horseshoe Lake SAD funds, Section 18 of Act 188 provides that interest earned from the investment of special assessments collected shall only be used (a) to pay for the improvement for which the special assessment is assessed, (b) to pay debt service on bonds issued for the related improvement or (c) to reimburse the Township for any advances made by the Township for the related improvement. MCL 41.738. Excess amounts in the special assessment fund must be returned to property owners as provided in Section 12 of Act 188, above.

Most importantly, special assessments and related investment earnings held by the Township are always restricted in use to purposes consistent with the purposes for which the special assessment district was established. As the Township currently holds excess funds from the Horseshoe Lake SAD project, it would be reasonable for the Township to retain a portion of the excess funds, *if* the Township reasonably anticipates making specific improvements, maintenance or repairs to the Horseshoe Lake SAD project, and if the Township has identified those specific improvements, maintenance or repairs that it intends to undertake in the near future. The Township may reasonably retain funds limited to the amount sufficient for those purposes. Remaining surplus funds must be returned to property owners pursuant to the provisions of Act 188, as described above, and may not be otherwise retained or used for other Township purposes.

We would be happy to advise and assist the Township to implement procedures to refund the surplus amounts in accordance with Act 188, and to answer any related questions you may have. Please feel free to give me a call.

Very truly yours,

Miller, Canfield, Paddock and Stone, P.L.C.

By: 
Steven D. Mann

HORSESHOE LAKE SEWER DISTRICT

There are eight different areas of the collection system piping that are in need of repair. The repair quote for these eight repairs is \$40,000.

The three pump stations at Horseshoe Lake were installed in 1978. We would like to replace the pumps, floats, and motor starters at each station.

8- Repairs	\$40,000
4- Model 3085 pumps, 50' floats	\$20,964
2- Model 3102 pumps 50' floats	\$12,644
4- Motor starters/phase converters	\$2636
15% contingency	<u>\$11,437</u>
Grand Total	\$87,681

Washtenaw County, Northfield Township, Michigan
Special Assessment Roll No.3

NAME	ADDRESS		TAX CODE	ZONING	ASSD FRONTAGE	TOTAL FRONTAGE	FRONTAGE LOCATION	ASSM CHARGE
Alessandrini, Angela	7011 Oakman	Dearborn	48127 090-439-00	SR2	90	90	N'Wly Side Lakeshore Dr	\$1,575.00
Alexander, Leslie	Rt 1	W Lake	48189 060-477-00	SR2	70	70	S. side Dartmoor	\$1,225.00
Alexander, Ronald	98 Lakeview	W Lake	48189 106-036-00	SR1	105	105	SE Side Lakeview	\$1,837.00
Altermatt, Elfrieda	15524 Juliana	E Detroit	48021 090-428-00	SR2	30.1	30.1	w Side Lakeshore Dr	\$526.00
Altmann, Charles	7935 Coyle	W Lake	48186 018-002-00	SR2	160.9		NW Side Coyle Rd	
			018-004-00		111	271		\$4,742.00
Ammon, Herman J	192 Brentwood	Inkster	48141 105-021-00	SR2	35	35	S Side Lakeview	\$612.00
Amsinger, Edward	21102 Lancaster	GPWoods	48236 090-047-00	SR2	30.1	30.1	w Side Lakeshore Dr	\$526.00
Andison, Anna M	1709 Oak St	Wyandotte	48192 090-320-00	SR2	30	30	N Side Maple Ave	\$525.00
Ansley, Kenneth	285 Maple Grove	W Lake	48189 060-278-00		105		S Side Deleware	
			060-302-00	SR2	70	175	N Side Maple Grove	\$3,062.00
Applegate, June	228 W 12th	Michigan City	46360 060-106-00	SR2	35	35	S Side Beachway	\$612.00
Arbogast, Albert/Kathryn	7760 Lakeshore	W Lake	48189 085-069-00		40		S'ly Side	
			085-070-00	SR1	40	80	Lakeshore Dr	\$1,400.00
Aron, Nicholas	6270 Charlesworth	D Hts	48128 090-369-00	SR2	90	90	SW Side Lakeshore Dr	\$1,575.00
Atkinson, Wilfred	9032 Burnette	Detroit	48226 060-215-00	SR2	35	35	S Side Beachway	\$612.00
Aeschlimann Equipment	Six mile Rd	W Lake	48189 017-020-00	GC	160	160	S Side 6 Mile Rd	\$2,800.00
Arnold, Jack	12 Greenland	W Lake	48189 105-057-00	SR1	100	100	S Side Greenland	\$1,750.00
Andeer KE and Hansen, SE	520 Six Mile	W Lake	48189 017-016-14	AR	220	220	S Side 6 Mile Rd	\$3,850.00

Washtenaw County, Northfield Township, Michigan
Special Assessment Roll No.3

Avey, Kay	329 Maple Grove	W Lake	48189 060-308-00	SR2	70	70	N Side Maple Grove	\$1,225.00
Abick, Walter	4069 Clippert	Detroit	48210 090-351-00	SR2	82	82	SW Side Lakeshore Dr	\$1,435.00
Ball, Charles	657 6 Mile Rd	W Lake	48189 085-075-00	SR1	50	50	W Side 6 Mile Rd	\$875.00
Baranowski, William	3463 Livernois	Detroit	48229 090-318-00	SR2	90	90	N Side Maple Ave	\$1,575.00
Bartlett, Thomas	9135 Butternut	W Lake	48189 090-076-00	SR2	90	90	S Side Hillsdale Ave	\$1,575.00
Bauer, E	15 Schrum	W Lake	48189 105-108-00	SR1	120	120	N Side Schrum	\$2,100.00
Barret, Charles	323 Dartmoor	W Lake	48189 060-450-00	SR2	105	105	N Side Dartmoor	\$1,837.00
Beck, Agnes	1707 Broadway	A Arbor	48189 060-226-00	SR2	35	35	S Side Beachway	\$612.00
Beitel, Robert J Sr	69 Schrum	W Lake	48189 105-102-00		25			
			105-104-00		100		N Side Schrum	
			105-103-00	SR1	25	150		\$2,625.00
Bennett, Dixie	2315 Shelly	Ypsilanti	48197 060-177-00	SR2	173.8	173.8	N Side Beachway	\$3,041.00
Bennett, Ronald L	7812 Lake Shore	W Lake	48189 090-027-00	SR2	114.2	114.2	E'ly Side Lake Shore	\$1,998.00
Berman, Meyer L	31700 W 7 Mile	Livonia	48154 060-259-00	<u>SR2</u>	35	35	N Side Delaware	\$612.00
Bitner, Robert	7725 Shady Beach	W Lake	48189 060-374-00	SR2	40	40	W Side Shady Beach	\$700.00
Bittner, Kenneth M	3129 N Blair	Royal Oak	48068 060-095-060	SR2	70	70	NW Side Shady Beach Dr	\$1,225.00
Bodzin, LJ	16072 Ellsworth	Detroit	48227 060-092-00	SR2	35		NW Side Shady Beach Dr	
			060-060-00	SR2	102.9		S Side Shady Beach	
			060-529-00	SR2	70		N Side 6 Mile	
			060-265-00	SR2	35		S Side Deleware	
	(continued)							

Washtenaw County, Northfield Township, Michigan
Special Assessment Roll No.3

	(continued)		060-154-00	SR2	43.1	286	SW Side Grove Rd	\$5,005.00
Boguszewski, Adam	8103 Evergreen	Detroit	48227 090-049-00	SR2	30		SW Side	
			090-410-00	<u>SR2</u>	14.5	44.5	Lake Shore Dr	\$778.00
Bolvari, Frank & Mary	1710 Sheffield	Birmingham	48008 090-337-00	SR2	60	60	N Side Park Ave	\$1,050.00
Bolvari, Frank	1710 Sheffield	Birmingham	48008 090-334-00	SR2	66.8	66.8	N Side Park Ave	\$1,169.00
Bolvari, Frank	1710 Sheffield	Birmingham	48008 090-336-00	SR2	30	30	N Side Park Ave	\$525.00
Boston, Larry	11331 Auburndale	Livonia	48154 060-019-00	SR2	35	35	NE Side Shady Beach	\$612.00
Bondie, Marvin J	46620 Ford Rd	Plymouth	48170 060-264-00	GC	35	35	W Side Delaware	\$612.00
Boxrud, James N	84 Schrum	W Lake	48189 105-076-00	SR1	160		S Side	
			105-078-00	SR1	20	180	Schrum Dr	\$3,150.00
Brady, Debra Jean & Karen Elizabeth Rem	362 Grove	W Lake	48189 060-199-00	SR2	70		N Side Beachway Dr	
			060-200-00	SR2	139.6	209.6		\$2,794.00
Briningsthull, Francis	350 Maple Grove	W Lake	48189 060-329-00	SR2	35		S Side Maple Grove	
			060-330-00	SR2	70	105		\$1,837.00
Bronikowski, Benedict	19100 Harman	Melvindale	48122 060-012-00	SR2	70	70	NE Side Shady Beach	\$1,225.00
Buckberry, Doris	9247 Silverside	S Lyon	48178 018-009-00	SR2	120.6	120.6	NW Side Coyle Rd	\$2,110.00
Buege, Herbert E	Rt 3 Box 445 c/o Mrs. F. W.	Reed City	49677 060-067-00	SR2	35	35	SW Shady Beach Dr	\$612.00
Burkhart, Ben W	701 Wesley	A Arbor	48104 060-014-00	SR2	70		NE Side Shady Beach	
			060-076-00	SR2	53.6	123.6	SW Side Shady Beach	\$2,163.00

Washtenaw County, Northfield Township, Michigan
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Cackette, Arthur Thomas	Rt1	W Lake	48189 060-195-00	SR2	105	N Side		
			060-197-00	SR2	45	Beachway Ave		
			060-195-00	SR2	40	190	SW Side Grove St	\$3,325.00
Calvary Baptist Church	279 Dartmoor	W Lake	48189 060-433-00	SR2	70	S Side Dartmoor		
					105	175	S Side Farmont	\$3,062.00
Capps Construction Co	1143 Ellis	Ypsilanti	48197 060-418-00	SR2	75	75	W Side Shady Beach	\$1,312.00
Carey, Merceda B	9043 Butternut	W Lake	48189 060-097-00	SR2	64.6	64.6	NW Side Shady Beach Dr	\$1,130.00
Carnes, Lester & Joan	9334 Puritan	Detroit	48238 090-362-00	SR2	30	30	SW Side Lakeshore Dr	\$525.00
Christoph, Carl & Rosellen	284 Schrum Dr	W Lake	48189 105-084-00	SR1	100	100	S Side Schrum	\$1,750.00
Christoph, Carl & Rosellen	284 Schrum Dr	W Lake	48189 105-086-00	SR1	62	62	S Side Schrum	\$1,085.00
Chynoweth, Vivian	8000 Aston	Detroit	48228 090-354-00	SR2	30	SW Side Lakeshore Dr		
			090-355-00	SR2	60	90		\$1,575.00
Clark, John	675 Highland	W Lake	48189 090-065-00		30			
			090-061-00		90	N Side Highland		
			090-063-00	SR2	30	150		\$2,625.00
Clark, Carl W	306 S Main	Plymouth	48170 090-357-00	SR2	40	40	SW Side Lakeshore Dr	\$700.00
Clay, James G	755 6 Mile	W Lake	48189 090-025-00	SR2	45	105	N Side 6 Mile (Horseshoe)	\$1,837.00
			090-021-00		60			
			090-017-00		60	165		\$2,887.00
Clay, James G	755 6 Mile	W Lake	48189 060-281-00	SR2	105	105	N Side 6 Mile (Horseshoe)	\$1,837.00

Washtenaw County, Northfield Township, Michigan
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Clay, James	755 6 Mile	W Lake	48189 090-041-00	SR2	60		S Side Highland Ave	
			090-015-00		30	90	N Side 6 Mile (Horseshoe)	\$1,575.00
Clay, James	755 6 Mile	W Lake	48189 090-013-00	SR2	60	60	N Side 6 Mile (Horseshoe)	\$1,050.00
Clay, Jas. & Velma	761 6 Mile	W Lake	48189 090-016-00	SR2	30	30	N Side 6 Mile (Horseshoe)	\$525.00
Chamberlin, Craig	103 Alpine	New Hudson	060-216-00	SR2	175	175	S Side Beachway	\$3,062.00
Cadray, Raymond	7920 Shady Beach Dr	W Lake	48189 060-023-00	SR2	70	70	NE Side Shady Beach	\$1,225.00
Clayton, Huggins	9 Greenland	W Lake	48189 105-068-00	SR1	96	96	N Side Greenland	\$1,680.00
Conner, Charles	PO Box 736	W Lake	48189 060-359-00	SR2	105	105	N Side Glenmoor	\$1,837.00
Conkey, Charles	33 Greenland	W Lake	48189 105-059-00	SR1	50	50	S Side Greenland	\$875.00
Cole, Norman	40 Beachway	W Lake	48189 060-227-00	SR2	175	175	S Side Beachway	\$3,062.00
Cole, James H	18915 Sorrento	Detroit	48105 060-081-10	SR2	35	35	SW Side Shady Beach	\$612.00
Cole, James H Jr	18915 Sorrento	Detroit	48105 060-016-00	SR2	37	37	NE Side Shady Beach	\$647.00
Conkey, Charles	33 Greenland	W Lake	48189 105-067-00	SR1	85	85	N Side Greenland	\$1,487.00
Conner, Charles	7940 Shady Beach	W Lake	48189 060-065-00		70		SW Side	
			060-069-00		81.5		Shady Beach Dr	
			060-361-00		140		N Side Glenmoor	
			060-029-00	SR2	109.5	401	NE Side Shady Beach	\$7,017.00
Cook, Dale C	223 N Kenwood	Royal Oak	48167 105-013-00	SR1	34	34	E Side Lakeview	\$595.00
Cort, Drayton J	6864 6 Mile	Northville	48167 060-155-00	SR2	72.5	72.5	SW Side Grove	\$1,268.00
Crawford, Carl	304 Glenmoor Rt2	W Lake	48189 060-381-00	SR2	105	105	S Side Glenmoor	\$1,837.00

Washtenaw County, Northfield Township, Michigan
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Crowell, Millard D	254 Lakeview	W Lake	48189 105-014-00	SR1	34		S & E Side Lakeview	
			105-015-00		100.5			
			105-087-00		101	235.5	N Side Lakeview	\$4,121.00
Crowell, Millard D	254 Lakeview	W Lake	48189 105-082-00	SR1	153.3	153.3	S Side Schrum	\$2,682.00
Curtis, Donald L.D.	8405 Main St	W Lake	48189 008-037-00	GC	50.1	50.1	W Side Whitmore Lake	\$876.00
Czyzewski, John J	30055 Maplewood	Garden City	48135 008-046-000	SR2	201.7	201.7	E Side Whitmore Lake	\$3,529.00
Darling, Rosie, et al.	111 Beachway Dr Rt2	W Lake	48189 060-179-00	SR2	70	70	N Side Beachway	\$1,225.00
Dawson, Rose M	55 Greenland	W Lake	48189 105-064-00	SR1	115	115	N Side Greenland	\$2,012.00
DeFrane, Wellington T	5426 Linwood	Detroit	48238 090-437-00	SR2	60		N Wly Side Lakeshore Dr	
			090-330-00	SR2	60		S Wly Side Maple Ave	
			090-009-00	SR2	60		N Side 6 Mile	
			090-011-00	SR2	30		(Horseshoe)	
			017-013-00	SR1	132		E Side	
			017-014-00	SR1	68	410	6 Mile Rd	\$7,175.00
DeFrane, Wellington T.	5486 Stanton Ave	Detroit	48208 060-322-00	SR2	80		W. side Shady Beach Dr	
			090-064-00	SR2	30		N. Side Highland	
			060-225-00	SR2	35		S. side Beachway	
			060-099-00	SR2	42.5		N. side Maple Grove	
			090-383-00	SR2	30		S. side Maple Ave	
			090-106-00	RC	30		N. side Hillsdale Ave	

(continued)

Washtenaw County, Northfield Township, Michigan
Special Assessment Roll No.3

(continued)				090-068-00	SR2	40.1		E'ly Side	
				090-096-00	SR2	30	317.6	Lakeshore Dr	\$5,558.00
DeLanois, Jack	Box 136 RR1	Belle	65013	060-006-00	SR1	35		E Side	
				060-007-00		47	82	Shady Beach Dr	\$1,435.00
DeGross, Edward	40 S Staebler	Ann Arbor	48104	060-044-00	SR2	140		N Side Shady Beach Dr	
				060-072-00	SR2	35	175	SW Side Shady Beach	\$3,062.00
Dellabaugh, Linda M	322 Maple Grove W I	W Lake	48189	060-332-00	SR2	70	70	S Side Maple Grove	\$1,225.00
Delp, Anna	14891 Greydale	Detroit	48226	060-205-00	SR2	35	35	S Side Beachway	\$612.00
Dixon, Otto M Jr	374 Maplegrove	W Lake	48189	060-367-00	SR2	70		N Side Glenmoor	
				060-326-00		70		S Side	
				060-328-00		35	175	Maple Grove	\$3,062.00
Dougherty, Milo	1991 Glendale	Detroit	48226	060-046-00	SR2	35		N Side	
				060-143-00		35	70	Shady Beach Dr	\$1,225.00
Dumont, Russell	188 Lakeview	W Lake	48189	105-026-00	SR1	70	70	S Side Lakeview	\$1,225.00
Dunn, Mary A	556 Washington	Holland	49423	060-365-00	SR2	35			
				060-366-00		35	70	N Side Glenmoor	\$1,225.00
Duquette, Vern J	9880 Garvett	Livonia	48150	060-319-00	SR2	82.6	82.6	W Side Shady Beach	\$1,445.00
Dziewit, Frank T	8882 Arlington	Pontiac	48054	060-035-00	SR2	70		NE Side	
				060-031-00		70		Shady Beach DR	
				060-008-00		47	187	E Side Shady Beach	\$3,272.00

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Dellabaugh, Marvin	332 Maplegrove	W Lake	48189 060-334-00	SR2	105	105	S Side Maple Grove	\$1,837.00
Eastman, Newton J	1226 E Hayes	Hazel Park	48030 090-100-00	RC	150	150	N Side Hillsdale	\$2,625.00
Eichstadt, Robert H	1730 N Vernon	Dearborn	48128 090-399-00	SR2	30		SW Side	
			090-400-00	SR2	30	60	Lake Shore Dr	\$1,050.00
Engwis, Jan	7729 Shady Beach	W Lake	48189 060-372-00	SR2	106.4	106.4	W Side Shady Beach	\$1,862.00
Eschliman, Kenneth	405 6 Mile	W Lake	48189 060-536-00	SR2	197	197	E Side Shady Beach	\$3,447.00
Eschliman, Susan	405 6 Mile	W Lake	48189 085-011-00	SR2	97.5	97.5	S Side Ideal	\$1,706.00
Fackler, Glenn R	23218 Springbrook	Farmington	48024 105-018-00	SR1	35	35	S Side Lakeview	\$612.00
Francisco, Charles L	1608 N Maple	Ann Arbor	48103 060-292-00	SR2	180	180	SE Side Coyle	\$3,150.00
Farr, Warren W	20 Schrum	W Lake	48189 105-070-00	SR1	131	131	S Side Schrum	\$2,292.00
Filkins, Norma B	500 6 Mile	W Lake	48189 017-016-10	AR	150	150	S Side 6 Mile Rd	\$2,625.00
Fillmore, Herbert	279 Beachway	W Lake	48189 060-191-00	SR2	105	105	N Side Beachway Dr	\$1,837.00
Fiori, Joseph	15196 Troy	Taylor	48180 060-071-00	SR2	35	35	SW Side Shady Beach	\$612.00
Fitzgerald, Martha& Ester	8325 Whitmore Lake	W Lake	48189 008-043-00	SR1	100.4	100.4	W Side Whitmore Lake	\$1,757.00
Fleck, Ada	4960 Woodruff	Lakewood	90713 060-261-00	SR2	35	35	N Side Delaware	\$612.00
Florida, Catherine M	624 Hillsdale	W Lake	48189 090-074-00	SR2	91	91	S Side Hillsdale Ave	\$1,592.00
Ford, Leonard	624 Highland	W Lake	48189 090-031-00	SR2	126.6		S Side Highland Ave	
			090-023-00	SR2	45	171.6	N Side 6 Mile (Horseshoe)	\$3,003.00
Francois, Herbert W	122 Hawkins	Ypsilanti	48197 060-556-00	SR2	88.6		SE Side Shady Beach	
	(continued)		060-068-00	SR2	35		SW Side Shady Beach	

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	(continued)			060-408-00	SR2	70		N Side Fairmount	
				060-201-00	SR2	35	228.6	S Side Beachway	\$4,000.00
Fritz, Robert W	32 Schrum	Ann Arbor	48103	105-072-00	SR1	100	100	S Side Schrum	\$1,750.00
Fritz, William J	74 Schrum	W Lake	48189	105-034-00	SR1	70	70	SE Side Lakeview	\$1,225.00
Fritz, William J Jr	74 Schrum	W Lake	48189	105-074-00	SR1	200	200	S Side Schrum	\$3,500.00
Fulkerson, Donald E	201 N Mill	Plymouth	48170	060-317-00	SR2	35		N Side	
				060-318-00	SR2	35	70	Maple Grove	\$1,225.00
Falcone, Steve	93 Schrum	W Lake	48189	105-098-00	SR1				
				105-100-00	SR1	126	126	N Side Schrum	\$2,205.00
Fisher, Warren I	809 Edgewood	Ann Arbor	48103	105-054-00	SR1	7		S Side	
				105-056-00	SR1	45	52	Greenland	\$910.00
Galehouse, Clark	7716 Shady beach	W Lake	48189	060-545-00	SR2	140	140	E Side Shady Beach	\$2,450.00
Gallup- Silkworth Co	2141 S State	Ann Arbor	48104	018-017-00	HC	320	320	S Side 6 Mile Rd	\$5,600.00
Galuska, Anthony	34730 Stuart	Romulus	48174	105-050-00	SR1	150		NW Side Lakeview	
				105-048-00	SR1	98.6		SE Side Lakeview	
				008-045-00	SR1	223.3	471.9	E Side Whitmore Lake	\$8,258.00
Garry, Lenore L	670 Highland	W Lake	48189	090-038-00	SR2	45	45	S Side Highland Ave	\$787.00
Gatman, Walter	15753 Thomas	Allen Park	48101	060-073-00	SR2	70	70	SW Side Shady Beach	\$1,225.00
Gilbert, Donald W	7548 Norene	W Lake	48189	060-375-00	SR2	40		W Side Shady Beach	
	(continued)			060-266-00	SR2	70		S Side Delaware	

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(continued)									
			060-416-00	SR2	70	180		N Side Fairmount	\$3,150.00
Gilliam, James	4451 Shangrila	Pinckney	48169 060-204-00	SR2	35	35		S Side Beachway	\$612.00
Goebel, Mark & Elizabeth	1217 Crestwood	Ypsilanti	48197 060-363-00	SR2	140	140		N Side Glenmoor	\$2,450.00
Goff, Charles	1175 Donna	W Lake	48189 060-107-00	SR2	37.5			S Side Beachway	
			060-089-00	SR2	35	72.5		NW Side Shady Beach Dr	\$1,268.00
Graham, Lucille	1467 Woodland	Ann Arbor	48104 090-102-00	RC	30	30		N Side Hillsdale	\$525.00
Glover, Lucille	10634 Nine Mile	W Lake	48189 090-001-00	SR2	100			N Side	
			090-003-00	SR2	60	160		6 Mile Rd	\$2,800.00
Graham, Gary & Patricia	505 6 Mile	W Lake	48189 085-022-00	SR1	37			E Side	
			085-023-00		35.9			Oliver	
			085-024-00		37	109.9		Street	\$1,923.00
Goniwicha, Dennis	8425 Whitmore Lake	W Lake	48189 008-039-00	GC	99	99		W Side Whitmore Lake	\$1,732.00
Grandmason, Jean	856 E Grand Blvd	Detroit	48226 060-087-00	SR2	72	72		NW Side Shady Beach Dr	\$1,260.00
Grandsden, Keith R	632 Highland	W Lake	48189 090-033-00	SR2	90	90		S Side Highland Ave	\$1,575.00
Grostick, Raymond	225 E State St	Brighton	48116 105-060-00	SR1	102.5	102.5		S Side Greenland	\$1,793.00
Grostick, Raymond	80 Lakeview	W Lake	48189 105-041-00	SR1	70	70		SE Side Lakeview	\$1,225.00
Gutchess, Von E	PO Box 1416	Battle Creek	49016 060-400-00	SR2				N Side	
			060-401-00		77			Fairmount	
			060-481-00					S Side	
			060-483-00		119	196		Dartmoor	\$3,430.00

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Glumb, Thomas & Diane	650 6 Mile	W Lake	48189 017-012-00	SR1	379	379	E Side 6 Mile	\$6,632.00
Hales, Delores J	13318 Sequoia Rt3	S Lyon	48178 008-028-00	GC	80	80	W Side Whitmore Lake	\$1,400.00
Halterman, Oliver E	Box201	W Lake	48189 090-391-00	SR2	112	112	N Ely Side Lakeshore	\$1,960.00
Hammond, Geraldine	14626 Greenlawn	Detroit	48238 090-375-00	SR2	30.5	30.5	N Ely Side Lakeshore	\$533.00
Hargrove, Willie & Ella	25711 Stanford	D Hts	48125 090-395-00	SR2			N Ely Side Lakeshore	
			090-397-00		125			
			090-385-00		90	215	S Side Maple	\$3,762.00
Heeres, Willard J	3971 Grand Haven	Muskegon	49441 060-231-00	SR2	111.8	111.8	SE Side Coyle	\$1,956.00
Heilman, Arnold&Emil	8169 Ravine	Westland	48184 090-376-00	SR2	61			
			090-374-00		30.5	91.5	N Ely Side Lakeshore	\$1,601.00
Henry, William	Box 311	W Lake	48189 090-416-00	SR2	60	60	SW Side Lakeshore Dr	\$1,050.00
Hensler, Carl	312 Dartmoor	W Lake	48189 060-472-00	SR2	140	140	S Side Dartmoor	\$2,450.00
Hendrickson, Daniel J	535 6 Mile	W Lake	48189 085-035-00	SR1	110	110	N Side 6 Mile	\$1,925.00
Hepner, Sandra	361 Grove	W Lake	48189 060-115-00	SR2	44	44	NE Side Grove	\$770.00
Hinz, Raymond	405 Pauline	Ann Arbor	48104 060-540-00	SR2	140	140	E Side Shady Beach	\$2,450.00
Hogan, Leo	309 Dartmoor	W Lake	48189 060-430-00	SR2	105		S Side Fairmount	
			060-448-00	SR2	140	245	N Side Dartmoor	\$4,287.00
Hogan, Clarence	1288 Dartmoor	W Lake	48189 060-475-00	SR2	52.5	52.5	S Side Dartmoor	\$918.00
Hollister, Earl L	8006 Lake Shore	W Lake	48189 090-381-00	SR2	82.5		N Ely Side Lakeshore	
			090-398-00					

(continued)

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	(continued)		090-321-00		60	142.5	N Side Maple	\$2,493.00
Holt, Dorothy M	333 Fairmount	W Lake	48189 060-412-00	SR2	105	105	N Side Fairmount	\$1,837.00
Holt, David W	5053 Bidwell	Brighton	48116 008-038-00	GC	100	100	W Side Whitmore Lake	\$1,750.00
Howard, John	45 Delaware	W Lake	48189 060-234-00	SR2	141			
			060-236-00		35			
			060-237-00		70	246	N Side Delaware	\$4,305.00
Howe, Margaret	2824 Brandywine	Ann Arbor	48104 060-041-00	SR2	70	70	N Side Shady Beach Dr	\$1,225.00
Howland, Milton P	1685 Miller	Ann Arbor	48104 060-422-00	SR2	140	140	S Side Fairmount	\$2,450.00
Huffmaster, Ernest et al.	3624 Napier	Plymouth	48170 090-133-00	RC	51	51	N Ely Side Lakeshore	\$892.00
Huffmaster, Arthur	930 N rosevere	Dearborn	48128 090-414-00	SR2	60	60	SW Side Lakeshore Dr	\$1,050.00
Humble, Lewis & Margaret	537 E Shore	W Lake	48189 008-047-00	SR1	161.8	161.8	W Side Whitmore Lake	\$2,831.00
Hunt, Chester M	8365 Whitmore	W Lake	48189 008-040-00	GC	501.8	501.8	W Side Whitmore Lake	\$8,767.00
Hynes,EB	29576 City Center	Warren	48093 060-202-00	SR2	70	70	s Side Beachway	\$1,225.00
Howard, Janet K	350 Delaware	W Lake	48189 060-269-00	SR2	35			
			060-270-00	SR2	35	70	S Side Delaware	\$1,225.00
Heilman, Chris A	381 6 Mile	W Lake	48189 060-506-00	SR2	110		W Side Shady Beach	
			060-534-00		105	215	N Side 6 Mile	\$3,762.00
Jackson, Lester	8859 Warwick	Detroit	48228 090-368-00	SR2	30	30	SW Side Lakeshore Dr	\$525.00
Jackson, Lester J	8859 Warwick	Detroit	48228 090-367-00	SR2	30	30	SW Side lakeshore Dr	\$525.00

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Johnson, Samuel E	5259 Dexter Rd	Ann Arbor	48103 060-268-00	SR2	35		S Side Deleware	
			060-314-00		70	105	N Side Maple Grove	\$1,837.00
Johnson, Mrs Harold	1557 Cambridge	Clearwater	33516 105-039-00	SR1	70	70	SE Side Lakeview	\$1,225.00
Kalisz, John	19580 Henry	Melvindale	48122 060-084-00	SR2	48.1	48.1	SW Side Shady Beach	\$806.00
Kalte, Arthur	Box 281	W Lake	48189 090-339-00	SR2	90	90	N Side Park Ave	\$1,575.00
Kartje, Glenn M	39595 Winesap	Plymouth	48171 090-444-00	SR2	89.5	89.5	N Wly Side Lakeshore Dr	\$1,566.00
Kelley, Patrick O	101 Lakwview	W Lake	48189 105-062-00	SR1	149.2	149.21	NW Side Lakeview (Highlan	\$2,611.00
Kelley, Peter S	8310 Main	W Lake	48189 105-079-00	SR1	52.2		N Side Lakeview	
			105-030-00		35		S Side Lakeview	
			105-017-00		25		S Side Lakeview	
			105-101-00		50	162.2	N Side Schrum	\$2,838.00
Konazeski, Alex	20117 Angling	Livonia	48154 090-350-00	SR2	141.6	141.6	N Ely Side Lakeshore	\$2,478.00
Kelly, Peter			008-036-00	AR	300	300	E Side Whitmore Lake	\$5,250.00
Kincaid, Noah	7908 Coyle	W Lake	48189 060-174-00	SR2	75.5	75.5	SE Side Coyle	\$1,321.00
Kincaid, Gurney	7900 Coyle	W Lake	48189 060-175-00	SR2	120		SE Side Coyle	
			060-229-00		181	301	SE Side Coyle	\$5,267.00
Kornexl, John	7806 Whitmore Lake	W Lake	48189 060-347-00	HC	69.4			
			060-391-00	HC	97.6	167	SE Side Coyle	\$2,922.00
Kosky, Joseph T	9277 Hubert	Allen Park	48101 060-093-00	SR2	70			
			060-010-00	SR2	70	14	NW Side Shady Beach Dr	\$2,450.00

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Kraizman, Jack	2316 Guardian Bldg	Detroit	48226 090-108-00	RC	68.7		N Side Hillsdale	
			090-112-00	RC	130.3	199	E Ly side Lakeshore	\$3,482.00
Kruse, Clemens A	1718 Waverly	Ann arbor	48104 105-031-00	SR1	37		S Side Lakeview	
			105-096-00		79.5		N Side Schrum	
			105-092-00		150		N Side Schrum	
			105-094-00		200	466.5	N Side Schrum	\$8,163.00
Kranick, John J	9205 Garfield	W Lake	48189 060-186-00	SR2	105	105	N Side Beachway/E 23	\$1,837.00
Kregaski, Ronald	5665 Geddes	Ann Arbor	48189 060-020-00	SR2	35	35	NE Side Shady Beach	\$612.00
Kretzschmar, Albertina	231 McKinley	GP Farms	48236 060-379-00	SR2	105	105	S Side Glenmoor	\$1,837.00
LeFave, Robert L	10539 Heenan	W Lake	48189 060-075-00	DR2	35	35	SW Side Shady Beach	\$612.00
Laidlaw, Ralph M	388 Maple Grove	W Lake	48189 060-369-00	SR2	70	70	N Side Glenmoor	\$1,225.00
Laidlaw, Ralph & Marion	388 Maple Grove	W Lake	48189 060-324-00	SR2	105	105	S Side Maple Grove	\$1,837.00
Lakin, James	2317 NW 115th	Oklahoma City	73120 085-014-00	SR1	80		E Side Edmund	
			085-020-00	SR1	531.9	611.9	E Side Oliver	\$10,708.00
Langendam, John A	314 Lakeview	W Lake	48189 105-004-00	SR1	68	68	E Side Lakeview	\$1,190.00
Lansky, Gilbert	2508 Brockman	Ann Arbor	48104 060-410-00	SR2	70			
			060-414-00	SR2	175	246	N Side Fairmount	\$4,287.00
Lansky, Samuel S. et al.	2128 Wallingford	Ann Arbor	48104 060-547-00	SR2	140	140	E Side Shady Beach	\$2,450.00
LaPrell, George	11727 Kenton	W Lake	48189 060-250-00	SR2	70	70	N Side Delaware	\$1,225.00

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LaRoue, Francis W	7955 Shady Beach	W Lake	48189 060-063-00	SR2	105	105	SW Side Shady Beach	\$1,837.00
Lato, Walter J	688 6 Mile	W Lake	48189 017-015-00	SR1	80.7	80.7	E Side 6 Mile	\$1,412.00
Layton, Bobby	644 Highland	W Lake	48189 090-035-00	SR2	30			
			090-036-00		30			
			090-037-00		30	90	S Side Highland Ave	\$1,575.00
Leach, Barbara & Loretta A Alle	1513 Rio Verde	West Covina	085-057-00	SR1	40	40	W Side 6 Mile Rd	\$700.00
Leapley, Delbert C	8501 Winans Lake	Brighton	48116 018-001-00	SR2	201.7	201.7	NW Side Coyle Rd	\$3,529.00
Lemon, Donna M	8562 Main St	W Lake	48189 060-468-00	SR2	70	70	S Side Dartmoor	\$1,225.00
Lesser, Dr Morton B	26789 woodward	H Woods	48070 090-442-00	SR2	45	45	N Wly Side Lakeshore Dr	\$787.00
Lesser, Jack	24632 Harden	Southfield	48075 090-441-00	SR2	30	30	N Wly Side Lakeshore Dr	\$525.00
Lofquist, Kenneth	451 Six Mile	W Lake	48189 085-011-10	SR1	236.5	236.5	W Side Edmund	\$4,138.00
Lolmaugh, Starr D	7932 Coyle	W Lake	48189 060-136-00	SR2	113.5			
			060-138-00	SR2	149.8	263.3	SE Coyle	\$4,706.00
Loomis, Jesse W Jr	7827 Faust	Detroit	48238 060-004-00	SR2	105	105	SE Side Shady Beach	\$1,837.00
Lund, Garry	229 Fairmount	W Lake	48189 060-403-00	SR2	210	210	N Side Fairmount	\$3,675.00
Lund, Mrs Frank	8834 Whitmore Lake	W Lake	48189 060-428-00	SR2	227.5		S Side Fairmount	
			060-452-00	SR2	35	262.5	N Side Fairmount	\$4,593.00
Lund, Frank & Marilyn	224 Fairmount	W Lake	48189 060-437-00	SR2	105			
			060-441-00		70	175	S Side Fairmount	\$3,062.00
Lundholm, Richard W Jr	786 N Abbe Rd	Elyria	060-273-00	SR2	70	70	S Side Deleware	\$1,225.00

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Lupi, Ralph	Rt 1	W Lake	48189 060-132-00	SR2	15		S Side Grove	
			060-052-00		116.7		SE Side Coyle	
			060-053-00		40			
			060-056-00		35		S Side Shady Beach	
			060-058-00		280			
			060-134-00		146.5	668.2	SE Side Coyle	\$11,081.00
Lupi, Donald J & Ferne	40 Grove	W Lake	48189 018-005-00	SR2	138.8	138.8	NW Side Coyle Rd	\$2,429.00
Lussow, Beryl E T	13524 Tuller Ave	Detroit	48226 060-256-00	SR2	70		N Side Delaware	
			060-034-00		35	105	NE Side Shady Beach	\$1,837.00
Laski, Theodore	7680 Shady Beach	W Lake	48189 060-543-00	SR2	105	105	E Side Shady Beach	\$1,837.00
Lavictoire, David	210 Schrum	W Lake	48189 105-080-00	SR1	204.4	204.4	N Side Lakeview	\$3,577.00
Magee, Keith C	7904 Shady Beach	W Lake	48189 060-018-00	SR2	33	33	NE Side Shady Beach	\$577.00
Manor, Frank R	728 6 Mile	W Lake	48189 017-011-00	SR1	66	66	S Side 6 Mile Rd (Horseshoe	\$1,155.00
Marks, Lloyd	656 Fairford	GP Woods	48236 090-343-00	SR2	180	180	N Ely Side Lakeshore	\$3,150.00
Marszalek, John	PO Box 267	W Lake	48189 090-345-00		87		S Side Park Ave	
			090-363-00	SR2	30	117	SW Side Lakeshore Dr	\$2,047.00
Marszalek, Mina	20829 Orangelawn	Detroit	48228 090-366-00	SR2	35	35	SW Side Lakeshore Dr	\$612.00
McCrie, James	28761 Bartett	Farmington	48024 090-403-00	SR2	30	30	SW Side Lakeshore Dr	\$525.00
Maxwell, Stewart P	2320 Georgetown	Ann Arbor	48104 090-404-00	SR2	45	45	SW Side Lakeshore Dr	\$878.00

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McEown, E C	284 Lakeview	W Lake	48189 105-009-00	SR1	68	68	E Side Lakeview	\$1,190.00
McGarry, Milford	253 Delaware	W Lake	48189 060-248-00	SR2	140	140	N Side Delaware	\$2,450.00
McKenzie, Herbert W	14842 Bentler	Detroit	48223 090-378-00	SR2	30.5	30.5	N Ely Side lakeshore	\$533.00
Mercier, Mary A	6544 Crane	Ypsilanti	48197 017-010-00	SR1	132	132	S Side 6 Mile (Horseshoe)	\$2,310.00
Merritt, Robert J	14509 Ellen	Livonia	48154 090-323-00	SR2	53.4	53.4	N Side Maple Ave	\$934.00
Miesel, MA & EB Oberiber	8324 Whittaker	Detroit	48209 090-384-00	SR2	30	30	S Side Maple Ave	\$525.00
Millen, Max H	7877 Coyle	W Lake	48189 018-008-00	SR2	180.9	180.9	NW Side Coyle Rd	\$3,165.00
Misko, Michael	4252 Calhoun	Dearborn	48126 090-380-00	SR2	73.3	73.3	N Ely Side Lakeshore	\$1,282.00
Moellering, David J	7926 Shady Beach	W Lake	48189 060-025-00	SR2	140	140	NE Side Shady Beach	\$2,450.00
Madhouse, Ralph & Richard	9680 M 36	W Lake	48189 017-007-10	SR1	360	360	E Side 6 Mile	\$6,300.00
Mofatt, Kenneth R	7630 Shady Beach	W Lake	48189 060-538-00	SR2	105	105	E Side Shady Beach	\$1,837.00
Moore, Ray	24340 Puritan	Detroit	48239 090-360-00	SR2	60	60	SW Side Lakeshore Dr	\$1,050.00
Morton, Mathilda	R2	W Lake	48189 090-080-00		60		S Side Hillsdale Ave	
			090-059-00	SR2	100	160	N Side Highland	\$2,800.00
Mosavat, Hosain M	PO Box 92	W Lake	48189 060-479-00	SR2	70	70	S Side Dartmoor	\$1,225.00
Muir, Mary Ann	44370 N UMBERLAND	Plymouth	48170 105-043-00	SR1	70	70	SE Side Lakeview	\$1,225.00
Mundt, Schubert E	319 W Washington	Howell	48843 060-464-00	SR2	105		S Side Dartmoor	
			060-531-00	SR2	140		N Side	
			085-038-00	SR1	127.1		6 Mile Rd	
			060-459-00	SR2	80		W Side	
(continued)								

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(continued)				060-463-00	SR2	60		Shady Beach DR	
				060-505-00	SR2	80		Beach Dr	
				085-031-00	SR1	142.1		S Ly Side	
				085-039-00	SR1	120		Lake Shore Dr	
				085-025-00	SR1	277		E Side	
				085-028-00	SR1	40	1171.2	Oliver	\$20,496.00
Marszalek, Mina	PO Box 374	W Lake	48189	090-364-00	SR2	57.5	57.5	SW Side Lakeshore Dr	\$1,006.00
Moroney, Van B Sr	1453 Wisteria	Ann arbor	48103	060-457-00		105		N Side Dartmoor	
				060-420-00	SR2	108.2	213.2	W Side Shady Beach	\$3,731.00
Nelson, Jens	5408 Seebaldt	Detroit	48228	060-280-00	SR2	35	35	S Side Deleware	\$612.00
Novothy, Albert	11699 Long Ave	Detroit	48227	090-379-00	SR2	91.6	91.6	NE Side Lakeshore	\$1,603.00
Nelson, Oren	PO Box 377	W Lake	48189	060-526-00		70			
				060-528-00	SR2	35	105	N Side 6 Mile	\$1,837.00
Napieralski, Norbert	7938 Shady beach	W Lake	48189	060-027-00	SR2	74.6	74.6	NE Side Shady Beach	\$1,305.00
O'Doherty, Lena c/o Monsen's	8505 Main	W Lake	48189	008-034-00	GC	100	100	W Side Whitmore Lake	\$1,750.00
Olson, Edward & Sue	792 6 Mile			017-002-15	SR1	91.5	91.5	S Side 6 Mile	\$1,601.00
Pagel, Carl H	622 Six Mile	W Lake	48189	017-009-00	SR1	150	150	E Side 6 Mile	\$2,625.00
Parker, Virginia	1293 Cedar St	Wyandotte	48192	060-001-00	SR2	41.9	41.9	SE Side Shady Beach	\$733.00
Palmer, Mary E		Attica		060-277-00	SR2	35	35	S Side Deleware	\$612.00
Palmeter, Lewis	2735 S Wagner	Ann arbor	48103	060-346-00	HC	35	35	SE Side Coyle	\$612.00

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Perlono, Linda Sue	7567 Whitmore	W Lake	48189 060-168-00						
			060-169-00	SR2	50	50	S Side Elm	\$1,032.00	
Perry, John P	330 Delaware	W Lake	48189 060-171-00		175		S Side Delaware		
			060-310-00	SR2	70	245	N Side Maple Grove	\$4,287.00	
Pfeifer, Ronald P	7611 Capital	W Lake	48189 085-052-10	SR1	170	170	N Side 6 Mile	\$2,975.00	
Phipps, John R	666 Hillsdale	W Lake	48189 090-078-00	SR2	40	40	S Side Hillsdale Ave	\$1,575.00	
Pike, Josephine	41321 Memphis	Sterling Hts	48078 060-233-00	SR2	40	40	SE Side Coyle	\$700.00	
Pattering, David	783 6 mile	W Lake	48189 090-007-00	SR2	120	120	N Side 6 Mile (horseshoe)	\$2,100.00	
Pelaiski, Eugene	26339 Sheahan	D Hts	48127 090-341-00	SR2	60	60	N Side Park Ave	\$1,050.00	
Pomo, Andrew	283 Schrum	W Lake	48189 105-090-00	SR1	90	90	N Side Shrum	\$1,575.00	
Pohoreske, Peter	7923 Lakeshore	W Lake	48189 090-418-00		60		SW Side		
			090-420-00	SR2	45	105	Lake Shore Dr	\$1,837.00	
Poore, Frieda J	7895 Shady Beach	W Lake	48189 060-082-00	SR2	68.4	68.4	SW Side Shady Beach	\$1,198.00	
Popovics, Helen	20260 Rosemont	Detroit	48238 060-212-00	SR2	140	140	S Side Shady Beach	\$2,450.00	
Porter, Robert M	332 Lakeview	W Lake	48189 105-001-00		68		E Side Lakeview		
			105-089-00	SR1	68.9	136.9	N Side Schrum	\$2,395.00	
Price, Thomas	9015 Burnette	Detroit	48227 060-214-00	SR2	35	35	s Side Beachway	\$612.00	
Perlono, Herman	7567 Whitmore	W Lake	48189 060-181-00	SR2	35	35	N Side Beachway	\$612.00	
Quinn, Tom R	1205 Wilbur	Pinckney	48169 060-252-00	SR2	140	140	N Side Delaware	\$2,450.00	
Ragle, George & Judy	747 6 Mile	W Lake	48189 090-019-00	SR2	150	150	N Side 6 Mile (Horseshoe)	\$2,625.00	

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Randazzo, Bustiano J	6430 Cambridge	D Hts	48125 060-021-00	SR2	75	75	NE Side Shady Beach	\$1,312.00
Rapp, Jerry	346 Fairmount	W Lake	48189 060-426-00	SR2	52.5	52.5	S Side Fairmount	\$918.00
Rappley, Charles L	560 6 Mile	W Lake	48189 017-016-12	AR	150	150	S Side 6 Mile	\$2,625.00
Rasch, Dorothy	6716 Torrer	Detroit	48227 090-431-00	SR2	30.1	30.1	w Side Lakeshore Dr	\$526.00
Reed, Edwin P	15415 Piedmont	Detroit	48223 090-432-00					
			090-433-00	SR2	60.1	60.1	w Side Lakeshore Dr	\$1,051.00
Rebman, Paul	9040 Garfield	W Lake	48189 060-189-00	SR2	105	105	N Side Beachway Dr	\$1,837.00
Rinesmith, Cecil & Beth	7764 Shady Beach	W Lake	48189 060-549-00	SR2	70	70	E Side Shady Beach	\$1,225.00
Roech, Robert A	508 W Hudson	Royal Oak	48067 105-011-00	SR1	68	68	E Side Lakeview	\$1,190.00
Reisner, Marsha	15000 Dickens	Sherman Oaks	090-373-00	SR2	89.9	89.9	S Wly Side Maple Ave	\$1,573.00
Rice, Jerry	7932 Coyle	W Lake	48189 060-172-00	SR2	179.2	179.2	S Side Elm/S Side Coyle	\$3,136.00
Rinesmith, Cecil	260 Glenmore	W Lake	48189 060-383-00	SR2	315	315	S Side Glenmoor	\$5,512.00
Rinesmith, Golda	86 Elm	W Lake	48189 060-170-00	SR2	35			
			060-171-00		35	70	S Side Elm	\$1,225.00
Rinesmith, Marvin	321 Beachway	W Lake	48189 060-194-00	SR2	35	35	N Side Beachway	\$612.00
Ripple, Charles	7851 Whitmore	W Lake	48189 018-007-00	SR2	120.6	120.6	NW Side Coyle Rd	\$2,110.00
Ritten, Julius	1991 Glendale	Detroit	48227 060-445-00	SR2	35	35	N Side Dartmoor	\$612.00
Rizzo, Edward	725 e N Territoial	W Lake	48189 060-445-00	SR2	35	35	NE Side Shady Beach	\$612.00
Roberts, Jonnie	875 Ottawa	Troy	48084 090-131-00	RC	120	120	N Ely Side Lakeshore	\$2,100.00
Robertson, Richard A	19310 Joy Rd	Detroit	48228 090-426-00	SR2	30.1	30.1	w Side Lakeshore Dr	\$526.00

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Robson, William J	11417 N Shore	W Lake	48189 060-254-00		105		N Side Delaware	
			060-090-00		70		NW Side Shady Beach Dr	
			060-104-00		76.9		S Side Beachway	
			060-103-00		35		E Side Shady Lane	
			060-102-00		35		E Side Shady Lane	
			060-101-00		35		E Side Shady Lane	
			060-100-00	SR2	35	391.9	E Side Shady Lane	\$6,858.00
Romans, Ben	2615 Verna	Ypsilanti	48197 085-090-00	SR1	49.7	49.7	S Ly side Lakeshore	\$869.00
Rogers, John M & Pamela J	7913 Shady Beach	W Lake	48197 060-077-00	SR2	76.2	76.2	SW Side Shady Beach	\$1,333.00
Robson, William	M36	W Lake	48189 060-009-00	SR2	35	35	NE Side Shady Beach	\$612.00
Rondy, Raymon	29634 Robert	Livonia	48189 090-162-00	RC	90	90	N Side Raymond	\$1,575.00
Rosseels, Gustave	1233 Bending	Ann Arbor	48103 105-003-00	SR1	34	34	E Side Lakeview	\$595.00
Roth Mrs Mary	44946 Brockton	Utica	48087 060-258-00	SR2	35	35	N Side Delaware	\$612.00
Rinesmith, Donald	910 Duncan	Ann Arbor	48103 060-405-00	SR2	70	70	N Side Fairmount	\$1,225.00
Rouse, Bonnie	351 Maple Grove	W Lake	48189 060-312-00		35			
			060-313-00	SR2	35	70	N Side Maple Grove	\$1,225.00
Rowen, John J	365 Grove	W Lake	48189 060-113-00	SR2	70	70	NE Side Grove	\$1,225.00
Rumberger, David L	12071 Stoney Cr	Milan	48160 060-188-00	SR2	35	35	E 23/ N Side Beachway	\$612.00
Russeau, Lawrence	317 Maple Grove	W Lake	48189 060-306-00	SR2	105	105	N Side Maple Grove	\$1,837.00
Russo, Sam	3414 Ashton	Gr Rapids	49506 060-085-00	SR2	70	70	SW Side Shady Beach	\$1,225.00

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Rinesmith, Marvin	321 Beachway	W Lake	48189 060-193-00	SR2	35	35	N Side Beachway	\$612.00
Sack, Raymond	254 Fairmount	W Lake	48189 060-435-00		105		S Side Fairmount	
			060-443-00	SR2	105	210	N Side Dartmoor	\$3,675.00
SBJ Development	175 W Apple	Muskegon	49443 060-524-00	SR2	175	175	N Side 6 Mile	\$3,062.00
Sampeer, Eleanor	17658 Stahelin	Detroit	48219 090-425-00	SR2	37.6	37.6	w Side Lakeshore Dr	\$658.00
Satterla, Hattie	30 Delaware	W Lake	48189 060-288-00	SR2	70	70	S Side Delaware	\$1,225.00
Sawall, Michael	8105 Lake Side	W Lake	48189 090-352-00	SR2	60	60	SW Side Lakeshore Dr	\$1,050.00
Schmidt Inc	319 W Washington	Howell	48842 060-461-00	SR2	60	60	W Side Shady Beach	\$1,050.00
Shunk, Norma	134 Lakeview	W Lake	48189 105-032-00	SR1	105.5	105.5	SE Side Lakeview	\$1,846.00
Schirmer, Ralph G	16500 Westmoreland	Detroit	48219 105-028-00	SR1	105	105	S Side Lakeview	\$1,837.00
Schlegel, AP	Rt 1	Alto	060-357-00	SR2	105	105	N Side Glenmoor	\$1,837.00
Schultz, Richard G	19320 Lathers	Livonia	48152 090-429-00	SR2	60.1		w Side Lakeshore Dr	
			090-110-00	RC	70.1	130.2	E Ly side Lakeshore	\$2,278.00
Schwartz, Jack M	6944 Heather Ln	W Bloomfield	48033 090-029-00		150		E Ly side Lakeshore	
			090-026-00		48.6		N Side 6 Mile Rd	
			090-034-00	SR2	85.6	284.2	N Wly Side Lakeshore Dr	\$4,973.00
Schwartz, Sidney	16325 Crescent	SouthfieldMI	48075 105-007-00	SR1	68	68	E Side Lakeview	\$1,190.00
Selent, Arthur	1425 Ravenwood	Ann Arbor	48103 060-294-00	SR2	69.4			
			060-344-00	HC	145	214.4	SE Side Coyle	\$3,752.00
Severence, Charles	PO Box 294	W Lake	48189 060-116-00	SR2	113.7	113.7	NE Side Grove	\$1,989.00

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Shack, Charles	7864 Lake Shore	W Lake	48189 090-071-00						
			090-072-00	SR2	60.1	60.1	E Ly side Lakeshore	\$1,051.00	
Sherman, Maurice & Mary Lou	16806 Iverness	Detroit	48238 090-129-00	RC	109.2	109.2	N Ely Side Lakeshore	\$1,911.00	
Simon, Randall	8015 Lake Shore	W Lake	48189 090-371-00	SR2	118.6	118.6	SW Side Lakeshore Dr	\$2,075.00	
Sight, Peter	11441 N Shore DR	W Lake	48189 008-044-00	SR1	178	178	W Side Whitmore Lake	\$3,115.00	
Schmidt Inc	319 W Washington	Howell	48843 060-466-00	SR2	70	70	S Side Dartmoor	\$1,225.00	
Sneedon, William P	7722 Lake Shore	W Lake	48189 085-042-00	SR1	40	40	S Ly side Lakeshore	\$70.00	
Shilling,Jack J	7221 e Compton	Paramount	90725 085-085-00	SR1	40	40	S Ly side Lakeshore	\$700.00	
Shrodes, Elsie M	1821 Green	Detroit	48228 090-347-00	SR2	30	30	N Ely Side Lakeshore	\$525.00	
Smalley, Eliza A	156 Church	Highland Park	48203 060-275-00	SR2	70	70	S Side Delaware	\$1,225.00	
Smith, WE	338 Dartmoor	W Lake	48189 060-470-00	SR2	105		S Side Dartmoor		
			060-002-00		140	245	SE Side Shady Beach	\$4,287.00	
Smith ,SA	14312 Salem	Detroit	48226 090-012-00	SR2	30	30	N Side 6 Mile (Horseshoe)	\$525.00	
Smitter, Elmer & louise	454 6 Mile Rd	W Lake	48189 017-017-00	AR	150	150	S Side 6 Mile	\$2,625.00	
Snell, Vincent	182 E Shore	W lake	48189 090-332-00	SR2	71.3	71.3	E Ly side Maple	\$1,247.00	
Sorenson, Roger	345 Dartmoor	W Lake	48189 060-453-00	SR2	105	105	N Side Dartmoor	\$1,837.00	
Sparrow, Kenneth	1472 Cleveland	L Park	48146 090-401-00	SR2	60	60	SW Side Lakeshore Dr	\$1,050.00	
Spicer, Howard B	10989 9 Mile	S Lyon	48178 060-474-00	SR2	52.5	52.5	S Side Dartmoor	\$918.00	
St Charles, Stephen	24 Delaware	W Lake	48189 060-290-00	SR2	164.8	164.8	S Side Delaware	\$2,884.00	
Steer, Dr and Mrs Donald	7923 Lakeshore	Wlake	48189 090-422-00	SR2	45	45	SW Side Lakeshore Dr	\$787.00	

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Steer, Donald R.	PO Box 237	W. Lake	48189 090-423-00	SR2	30		SW side	
			090-424-00	SR2	36.1	66.1	Lake Shore Dr	\$1,156.00
Stein, Leroy & Dorothy	602 Cass St	Monroe	48161 060-316-00	SR2	35	35	S Side Maple Grove	\$612.00
Stewart, Charles N	12010 Ward	Detroit	48227 060-336-00	SR2	140	140	S Side Maple Grove	\$2,450.00
Stillion, Charles m	266 dartmoor	W Lake	48189 017-008-00	SR1	150	150	E Side 6 Mile	\$2,625.00
Stillion, Roberta J.	274 Ideal St.	W. Lake	48189 060-517-00	SR2	35		Back Lot	
			060-518-00	SR2	35	70	Line	\$1,225.00
Stuteville, George R	9963 N Main St	W lake	48189 085-009-00	SR2	94		Lot 9-14 N Side	
			085-009-00	SR1	110.3		Ideal Pl	
			060-542-00	SR1	35		E Side Shady Beach	
			085-017-00	SR1	228.8		S Ly side Lakeshore	
			060-219-00	SR2	85	553.1	S Side Beachway	\$9,679.00
Szegda, Walter	772 6 Mile	W Lake	48189 017-006-00	SR1	156.3	156.3	S Side 6 Mile (Horseshoe)	\$2,735.00
Szegda, Michael Sr	780 6 Mile	W Lake	48189 017-002-00	SR1	117.5	117.5	S Side 6 Mile	\$2,056.00
Szegda, Michael & Linda	776 6 Mile	W Lake	48189 017-002-10	SR1	77	77	S Side 6 Mile (Horseshoe)	\$1,347.00
Szegda, John	734 6 Mile	W Lake	48189 017-005-00	SR1	156.3	156.3	S Side 6 Mile (Horseshoe)	\$2,735.00
Stokes, Frank W	64 Lakeview	W Lake	48189 105-045-00	SR1				
			105-046-00		105	105	SE Side Lakeview	\$1,837.00
Shack, Charles	1011 Vaughn	Ann Arbor	48107 090-073-00	SR2	40.1	40.1	E Ly side Lakeshore	\$701.00

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Taggart, Gerald	7741 Spencer	S Lyon	48178 090-070-00	SR2	30.1		Ely Side Lakeshore			
							090-066-00	30		
							090-067-00	49.6	109.7	N Side Highland \$1,919.00
Tam, Robert	32764 Old Franklin RD	Farmington	48024 090-348-00	SR2	60	60	N Ely Side Lakeshore	\$1,050.00		
Tarnaski, Raymond	2324 N Circle	Ann Arbor	48104 090-358-00	SR2	50	50	SW Side Lakeshore Dr	\$875.00		
Temrowski, Leeroy H	510 Neff	GP Woods	48230 085-091-00	SR1	175		N'Wly Side Lake Shore Dr.			
							085-088-00	SR1	80	S'ly Side Lake Shore Dr.
							085-006-00	SR1	80	
							085-001-00	SR2	71.3	N Side Lakeshore
							085-067-00	SR1	80	S Ly side Lakeshore
			48230 085-019-00	SR1	53	539.3		\$9,437.00		
Temrowski, Joe	8829 Van Dyke	Detroit	48227 085-029-00		40					
							085-030-00	SR1	40	80 E Side Oliver \$1,400.00
Thelen, Benedict N	91 Elm	W Lake	48189 060-140-00		35					
							060-141-00	SR2	32	67 N Side Elm \$1,172.00
Thirey, Raymond	27216 Howell	Detroit	48239 090-393-00		64.9		N Ely Side Lakeshore			
							090-412-00	SR2	60	124.9 SW Side Lakeshore Dr \$2,185.00
Tison, Joseph A	22539 Colgate	Farmington	48024 085-041-00	SR1	40	40	S Ly side Lakeshore	\$700.00		
Thompson, Ernest	316 E. Shore Dr.	W. Lake	48189 008-041-00	SR1	470	470	W. side Whitmore Lake Rd.	\$8,225.00		

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Tluczek, Louis	32140 Maplewood	Garden City	48135 090-326-00	SR2	45		NE side	
			090-328-00	SR2	45	90	Maple	\$1,575.00
Tluczek, Mrs. Hedwig	34685 Grandon St.	Livonia	48150 090-329-00	SR2	60	60	NE side Maple	\$1,050.00
Tokatlian, Michael	10415 Roxbury c/o John Ma Detroit		48224 060-554-00	SR2	78.9		E & SE Side	
			060-553-00	SR2	35	113.9	Shady Beach	\$1,993.00
Tracy, George A. & Grace	18214 Univ. Park Dr.	Livonia	48152 060-260-00	SR2	35	35	N. side Delaware	\$612.00
Tracy, Victor	724 W. Washington St.	Ann Arbor	48104 060-262-00	SR2	70	70	N. side Delaware	\$1,225.00
Tselios, Harry & Therese	413 S. Third St.	Ann Arbor	48103 060-321-00	SR2	40	40	W. side Shady Beach Dr.	\$700.00
Tucker, Walter E., Jr.	11515 Portage Lake Rd.	Pinckney	48169 060-424-00	SR2	70		S. Side Fairmount	
			060-455-00	SR2	70	140	N. side Dartmouth Dr.	\$2,450.00
Turnblom, Jack	648 Hillsdale	W. Lake	48189 090-107-00	RC	30		N. side Hillsdale Ave.	
			090-103-00	RC	30		N. side	
			090-104-00	RC	90	150	Hillsdale Ave.	\$2,625.00
Twomey, Timothy J.	10080 Maplelawn	Detroit	48238 060-371-00	SR2	35	35	N. side Glenmoor	\$612.00
Tolman, Norman G.	Edmund		085-013-00	SR1	257.4	257.4	E. side Edmund	\$4,504.00
Thompson, Gene	114 Beachway	W. Lake	48189 060-224-00	SR2	35	35	S. Side Beachway	\$612.00
Urquhart, Brian A.		Ann Arbor	48108 060-287-00	SR2	210	210	S. Side Delaware	\$3,675.00
Valentine, Russell	95 Delaware	W. Lake	48189 060-239-00	SR2	140	140	N. side Delaware	\$2,450.00
Valentine, H.	PO Box 717	W. Lake	48189 060-210-00	SR2	70	70	S. Side Beachway	\$1,225.00
Valentine, Walter & Jennylee	336 Beachway	W. Lake	48189 060-208-00	SR2	70	70	S. Side Beachway	\$1,225.00

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Vanderburg Realty	30937 Ford Rd.	Garden City	48135 105-019-00	SR1	70	70	S. Side Lakeview	\$1,225.00
Vanderburg, Gilbert et al.	8181 Wayne Rd.	Westland	48185 060-047-00	SR2	34	34	N. side Shady Beach Dr.	\$595.00
Vealey, Bruce	2815 NW Pine	Ocala	32670 060-037-00	SR2	35.4		NE side Shady Beach	
			085-027-00	SR1	40	75.4	E. side Oliver St.	\$1,319.00
Warner, Alvina W.	214 Packard Rd.	Ann Arbor	18104 085-066-00	SR1	40.1	40.1	S'ly Side Lake Shore Dr.	\$701.00
Welch, Ceylon L.	7635 Huron River Dr.	Dexter	48130 060-551-00	SR2	105	105	E. side Shady Beach	\$1,837.00
Warner, Alvina W.	226 Packard	Ann Arbor	48104 085-065-00	SR1	37.5		S'ly Side Lake Shore Dr.	
			090-436-00	SR2	30	67.5	N'Wly Side Lake Shore Dr.	\$1,181.00
Weiland, Steven	PO Box 267	W. Lake	48189 060-206-00	SR2	70	70	S. Side Beachway	\$1,225.00
Welch, Mrs. E.	7770 Shady Beach	W. Lake	48189 060-108-00	SR2	164.3	164.3	N. side Beachway Ave.	\$2,875.00
Wheeler, Faith	371 Grove	W. Lake	48189 060-110-00	RC	35	35	N. side Beachway Ave.	\$612.00
Wheeler, Faith	371 Grove	W. Lake	48189 060-079-00	SR2	70		SW side Shady Beach Dr.	
			060-111-00	SR2	70	140	NE Side Grove Dr.	\$2,450.00
White, Gene A.	69 Schrum Dr.	W. Lake	48189 105-106-00	SR1	100	100	N. side Schrum	\$1,750.00
Whitehead, W. P.	295 Maple Grove	W. Lake	48189 060-304-00	SR2	70	70	N. side Maple Grove	\$1,225.00
Wilson, Emory	Rt.2	W. Lake	48189 018-003-00	SR2	65	65	NW side Coyle Rd.	\$1,137.00
Wilson, William & Genevieve	7959 Lake Shore Dr., Box 51	W. Lake	48189 090-411-00	SR2	46.7	46.7	SW side Lake Shore Dr.	\$817.00
Winisky, Hilda	20 Heights Ave.	Northfield	44067 060-377-00	SR2	245	245	S. side Glenmoor	\$4,287.00
Wolfe, Howard E.	12891 Rutland	Detroit	48228 105-022-00	SR1	35		S. side	
			105-023-00	SR1	35	70	Lakeview	\$1,225.00

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Wood, John F., Jr.	13406 Arnold	Detroit	48239 085-086-00	SR1	80	80	S'ly Side Lake Shore Dr.	\$1,400.00
Wilkins, Lawrence, A.	295 Fairmount	W. Lake	48189 060-406-00	SR2	140	140	S. side Fairmount	\$2,450.00
Wusthoff, Marvin P.	7625 Capital	W. Lake	48189 085-037-00	SR1	50		N. side	
			085-052-00		50	100	6 Mile Rd.	\$1,750.00
Wooley, Donald	10634 Nine Mile Rd.	W. Lake	48189 017-007-00	SR1	132	132	S. side 6 Mile Rd. (Horseshc	\$2,310.00
Wujcik, Anna	13523 Gallagher St.	Detroit	48238 090-005-00	SR2	90	90	N. side 6 Mile Rd. (Horseshc	\$1,575.00
Wuster, Ralph	Rt. 1	W. Lake	48189 018-006-00	SR2	222.4	222.4	NW side Coyle Rd.	\$3,892.00
Yek, Zirl E.	760 Six Mile Rd (c/o Fed. Lar	W. Lake	48189 017-003-00	SR1	78.2		S. side 6 Mile Rd.	
			017-004-00	SR1	78.2	156.4	(Horseshoe Ave)	\$2,737.00
Young, Gregory A.	836 N. Rosevere	Dearborn	48128 060-038-00	SR2	119.4	119.4	N. side Shady Beach Dr.	\$2,089.00
Yunghans, George E.	1601 Clark, Room 508	Detroit	48226 060-376-00	SR2	35	35	S. side Glenmoor	\$612.00
Zander, Russell et al.	32215 Dover	Garden City	48135 090-406-00	SR2	75		SW side	
			090-408-00	SR2	30	105	Lake Shore Dr.	\$1,837.00
Zellman, David M.	18111 Wyoming	Detroit	48236 060-040-00	SR2	35	35	N. side Shady Beach Dr.	\$612.00
Zello, James V.	3315 Platt Rd.	Ann Arbor	48104 090-040-00	SR2	45	45	S. side Highland	\$787.00

User: HOWARD

DB: Northfield

PERIOD ENDING 07/31/2014

GL NUMBER	DESCRIPTION	BALANCE 07/31/2013	2014-15 AMENDED BUDGET	END BALANCE 07/31/2014
Fund 883 - DISTRICT #3 HORSESHOE LAKE				
Assets				
883-000-002	CASH - MIF	7,423.61		1,310.86
883-000-014	MORGAN STANLEY INVESTMENTS	731,611.70		689,070.56
883-000-016	5/3 MM SAVINGS	0.00		0.00
883-000-017	CERTIFICATE OF DEPOSIT	0.00		0.00
883-000-056	ACCRUED INTEREST RECEIVABLE	0.00		0.00
883-000-070	ACCOUNTS RECEIVABLE - OTHER	0.00		0.00
883-000-148	VEHICLES & EQUIPMENT	81,783.71		81,783.71
883-000-149	ACCUM DEPR - VEHICLES	(77,319.71)		(77,319.71)
TOTAL Assets		743,499.31		694,845.42
Liabilities				
883-000-202	ACCOUNTS PAYABLE	60.23		0.00
883-000-210	DUE TO WWTP	0.00		0.00
883-000-212	ACCRUED EXPENSES	0.00		0.00
TOTAL Liabilities		60.23		0.00
Fund Equity				
883-000-390	FUND BALANCE	744,996.05		744,996.05
TOTAL Fund Equity		744,996.05		744,996.05
Revenues				
883-000-665	INTEREST INCOME	(1,496.74)	1,000.00	0.00
883-000-671	REIMBURSEMENT/OTHER INCOME	0.00	0.00	0.00
883-000-690	UNREALIZED GAIN/LOSS	0.00	0.00	0.00
TOTAL Revenues		(1,496.74)	1,000.00	0.00
Expenditures				
883-301-920	UTILITIES	60.23	0.00	0.00
883-301-922	LATE FEES AND PENALTIES	0.00	0.00	0.00
883-301-930	REPAIRS & MAINTENANCE	0.00	90,000.00	0.00
883-301-956	MISCELLANEOUS	0.00	0.00	0.00
883-301-968	DEPRECIATION EXPENSE	0.00	0.00	0.00
TOTAL Expenditures		60.23	90,000.00	0.00
Total Fund 883 - DISTRICT #3 HORSESHOE LAKE				
TOTAL ASSETS		743,499.31		694,845.42
BEG. FUND BALANCE - 2013-14		744,996.05		744,996.05
+ NET OF REVENUES/EXPENDITURES - 2013-14				(50,150.63)
+ NET OF REVENUES & EXPENDITURES		(1,556.97)	(89,000.00)	
= ENDING FUND BALANCE		743,439.08		694,845.42
+ LIABILITIES		60.23		0.00
= TOTAL LIABILITIES AND FUND BALANCE		743,499.31		694,845.42

NORTHFIELD TOWNSHIP

MEMO

To: Northfield Township Board
From: Howard Fink
Date: 7/17/2014
Re: Zoning Administrator

Dear Township Board,

As was previously discussed, Kurt Weiland has requested to relinquish the title of Zoning Administrator. He has mentioned to me on a number of occasions that until the board decides what direction they wish to go, he will continue his role and not leave us hanging. Following the last workshop, Kurt and I decided to put a training schedule in place for Kathy Manley. Every Thursday, the three of us are meeting to discuss any building permits / zoning issues in the township. We are doing this to bring Kathy Manley up to speed, as she is now the designated person in the office working on Zoning issues. It's possible that in time, she might be able to take over these responsibilities. In the meantime, I understand some board members' hesitation with having me take on these duties. At this time, I would recommend that the board not make any changes, to give appropriate time to see how this new arrangement is progressing. Kurt and I will evaluate Kathy Manley's progress and hopefully her initiative might take some pressure off of Kurt on the smaller, less complicated permits. Alternatively, the board could hire a new individual, contract with another municipality, or contract out the zoning to Doug Lewan. I do not recommend that approach at this time, but there is no question that it might be warranted in the future. Please be aware that hiring Doug Lewan or a new employee would likely increase our costs in this area.

Respectfully Submitted,



Howard Fink

MEMO

To: Northfield Township Board
From: Howard Fink
Date: 7/17/2014
Re: Board Room New Construction

Dear Township Board,

I have been working with the Fanning-Howey to create blue prints for building out a board room and conference room upstairs. No funds have been expended and I have made it clear to Fanning-Howey that there is no expectation that this project will move forward until the board makes a formal decision. I chose to use this firm, as they were the ones retained for the library expansion. The library board had great things to say about the firm when they were analyzing who to engage as their architects. So far, they have lived up to those expectations.

I have attached with your packets a budget on the cost of this build out and a preliminary layout of what we are envisioning. I intend to have conversations with the firm today (Thursday) about cutting some costs from this budget. Ultimately, I do recommend that the board move forward with this build out and with this firm. It is appropriate to have a proper municipal board room and conference room set up to hold our meetings. Such a board room should be professional, but not exorbitant in cost.

I have been involved in a much larger renovation of a Town Hall project (\$1,500,000). Given my past experience, I would highly suggest that the board assign a few members to a design team. That way we can come to agreement on design, carpet / paint colors, etc in a small group format. We then can bring that back to the larger BOT for final approval. If the BOT moves forward with this project, costs will be expended from fund balance in the general fund.

Respectfully Submitted,



Howard Fink, Township Manager

**NORTHFIELD TOWNSHIP HALL
 SECOND FLOOR BOARD ROOM BUILD-OUT
 PRELIMINARY BUDGET
 7/11/2014**

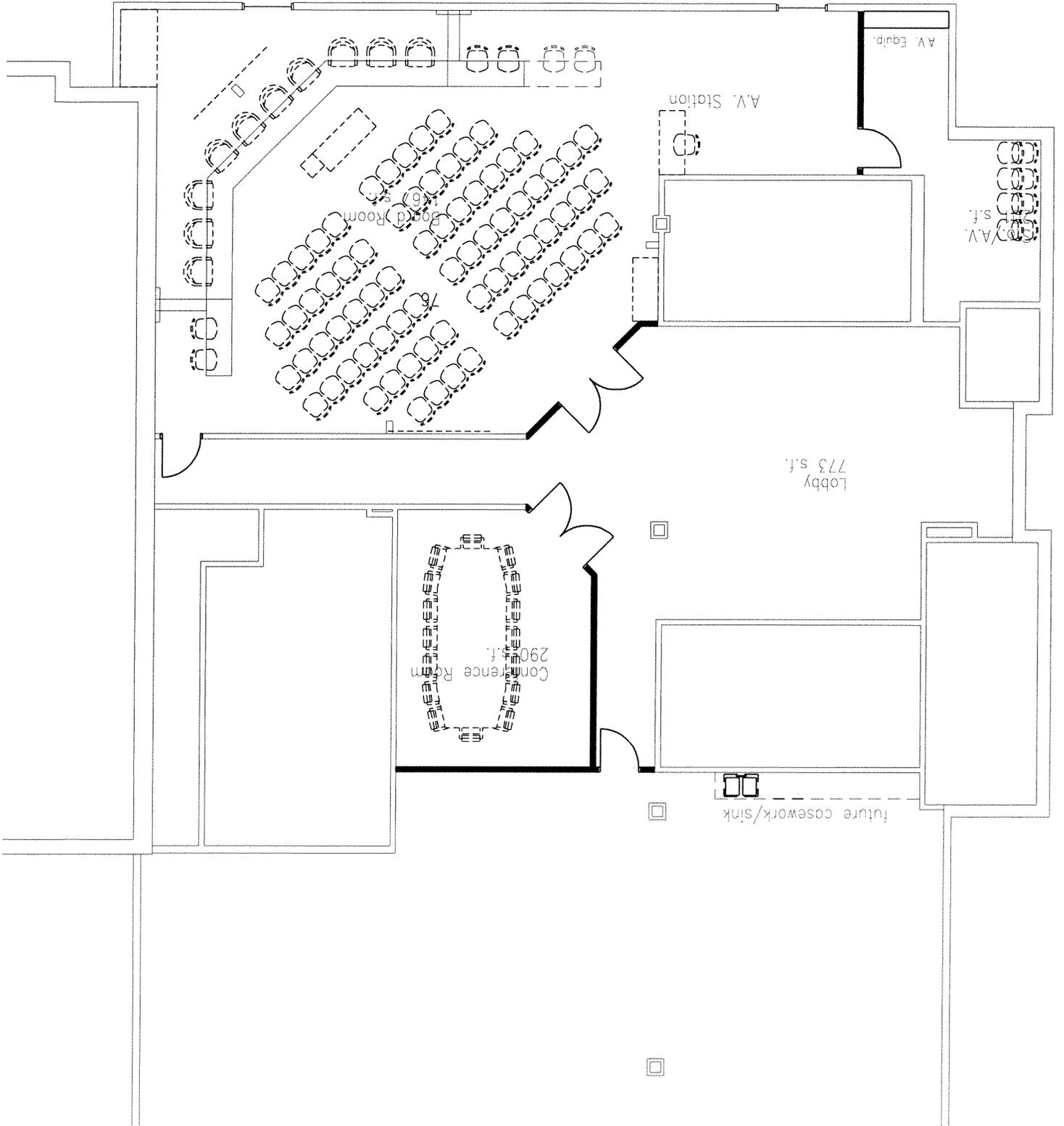
		Board Room	Small Conference	Lobby	Total
Floor Area	s.f.	1,442	292	921	2,655
Wall Area	s.f.	1,720	680	1,970	
New Walls	s.f.	270	380	50	
Door Leafs	ea.	4	2	1	
Cabinets	l.f.	0	0		

Item		Unit Price				
Platform	340 s.f., raised 7" w/ built-in 38' board table	ea.	18,000			18,000
Flooring	Carpet tiles	4.00 /s.f.	5,768	1,168	3,684	10,620
Base	4" Resilient	3.50 /l.f.	602	238	690	1,530
Walls	5/8" Gyp on 3 5/8" metal studs w/ sound insul.	6.00 /s.f.	1,944	2,736		4,680
Paint		2.00 /s.f.	3,440	1,360	3,940	8,740
Doors	Wood in HM frames, incl. hardware	1,500.00 ea.	6,000	3,000	1,500	10,500
Ceilings	2X4 Acoustical Lay-in	4.50 /s.f.	6,489	1,314		7,803
Ceilings	Paint	3.00 /s.f.			2,763	2,763
Wind. Blinds		lot	500			500
Proj. Screens	Electric (2 required)	lot	2,000			2,000
HVAC	Modify distribution system, add VAVs	lot	19,137	3,399	5,593	28,129
Fire Prot.	Existing - re-orient heads to new ceiling	3.00 /s.f.	4,326	876		5,202
Power/Data		5.00 /s.f.	7,210	1,460		8,670
Lighting	Standard Type TBD (existing is minimal)	10.00 /s.f.	14,420	2,920		17,340
Lighting	Basic Type TBD (existing is minimal)	6.00 /s.f.			5,526	5,526
AV/Technology	TBD					0
Furnishings	By Owner					0
Construction Cost Totals			\$89,836.00	\$18,471.00	\$23,695.50	\$132,002.50

Soft Costs		
A/E Fee	9.5%	\$12,540.24
CM Fee	7.50%	\$9,900.19
Contingency	10%	\$13,200.25
Soft Costs Totals		\$35,640.68

Total Project Costs **\$167,643.18**

Square Foot Costs **\$63.14**



NORTHFIELD TOWNSHIP

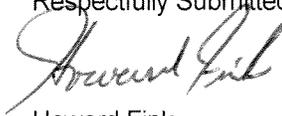
Memo

To: Northfield Township Board
From: Howard Fink
Date: 7/17/2014
Re: Meeting Minutes and Notes Discussion

Dear Township Board,

Over the last year, there have been a number of conversations regarding our minute procedures. The issue was brought up in detail at the last BOT meeting and it was decided to review these policies at the workshop. I defer to Mr. Burns, as the discussion is mostly one of liability and legal requirements. I have spoken with Angela Westover on this issue, and she is of the opinion that this procedure needs to be reviewed. Ultimately minutes are the responsibility of the Clerks Department. Mr. Burns will lead us in a discussion on this topic.

Respectfully Submitted,



Howard Fink

NORTHFIELD TOWNSHIP

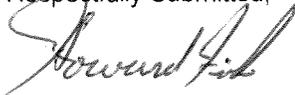
Memo

To: Northfield Township Board
From: Howard Fink
Date: 7/17/2014
Re: Fund Balance

Dear Township Board,

The Township board has set a general fund balance policy of 85%. Now that this policy issue has been addressed, I believe the next step is for the board to identify what potential general areas they wish to see these funds expended. Time permitting; I thought it helpful to see if there is any consensus on certain projects or uses of these funds. Nothing has to be determined immediately and any decision can be altered.

Respectfully Submitted,



Howard Fink

NORTHFIELD TOWNSHIP

MEMO

To: Northfield Township Board
From: Howard Fink
Date: 7/17/2014
Re: Dog Leash Ordinance

Dear Township Board,

Attached is a copy of a very basic Dog Leash Ordinance. This sample ordinance does include a section on Barking (Section 3), which I feel is unnecessary for this community. I am providing this in your packets to be used as a guideline for Northfield to develop their own Leash Ordinance. Please let me know if there are any other suggestions or things that may be missing from this ordinance that you feel should be included.

Respectfully Submitted,



Howard Fink

TOWNSHIP OF GROVELAND

ORDINANCE #142

BARKING DOG AND DOG LEASH ORDINANCE

AN ORDINANCE TO SECURE THE PUBLIC PEACE, HEALTH, SAFETY AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF GROVELAND, OAKLAND COUNTY, MICHIGAN, A MUNICIPAL CORPORATION, THROUGH THE REGULATION AND CONTROL OF BARKING DOGS AND UNLEASHED DOGS WITHIN SAID TOWNSHIP; TO PROVIDE PENALTIES FOR THE VIOLATION OF SAID ORDINANCE; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Section 1 Short Title

This Ordinance shall be known and referred to as the "Barking Dog" and "Dog Leash" ordinance and it shall be deemed sufficient in any action for enforcement of the provisions to define same as by the short title and/or by reference to the ordinance number.

Section 2 Purpose

It is the intent and purpose of this Ordinance to regulate and control excessive and unreasonable dog barking and unleashed dogs.

Section 3 Barking Dog

A dog which frequently or habitually barks, yips, yelps or howls loud enough to cause annoyance to or materially disturb the peace, quiet and general tranquility of (a) persons residing on adjacent properties; (b) the neighborhood; and/or (c) a public place, is declared to be a nuisance.

Section 4 Keeper of Barking Dog

(a) Any person, or agent of such person, who shall own, keep, harbor, or be the custodian of any dog described in Section 3 within the municipal limits of Groveland Township shall be responsible for the offense of a municipal civil infraction.

(b) If the person described in Section 4 (a) cannot be located, and the dog described in Section 3 cannot be sufficiently confined, the dog may be impounded to return peace to the neighborhood.

(c) A person found responsible under this ordinance is subject to the penalties set forth in Section 6.

Section 5 Dog Leash

(a) All dogs within the municipal limits of Groveland Township brought or kept outdoors shall be restrained by leashes, by electronic tethers, or by other acceptable means on the property in which the animal is being kept and in all developments and developed areas of the Township as described herein, except working dogs such as leader dogs, guard dogs, farm dogs, hunting dogs, and other such dogs, when accompanied by their owner or authorized agent, and while actively engaged in the activities for which the dogs are trained.

(b) It shall be the responsibility of a dog owner or authorized agent to immediately remove any feces deposited by the dog on any property not owned by the dog's owner or authorized agent that contains development such as but not necessarily limited to, subdivision plats, site condominium developments, multiple family residential developments, mobile home parks, and grounds containing institutional, including public parks, commercial or industrial land use and the landscaped areas, drives and off-street parking areas of such places, but excluding public road rights-of-way and private road easements in undeveloped areas of the Township.

(c) Any dog in violation of Section 5 (a) and/or Section 5 (b) is declared to be a nuisance.

(d) Any person, or agent of such person, who shall own, keep, harbor, or be the custodian of any dog described in Section 5 (c) within the municipal limits of Groveland Township, or who shall otherwise be in violation of Section 5 (a) or Section 5 (b), shall be responsible for the offense of a municipal civil infraction.

(e) If the person described in Section 5 (d) cannot be located, and the dog described in Section 5 (c) cannot be sufficiently confined, the dog may be impounded to return peace to the neighborhood.

(f) A person found responsible under this ordinance is subject to the penalties set forth in Section 6.

Section 6 Penalties

(a) The provisions of the Groveland Township municipal civil infraction ordinance (No. 128), and as may be amended, shall apply to this ordinance.

(b) Any person, or agent of such person, who shall violate any of the provisions of this ordinance shall be responsible for the offense of a municipal civil infraction. Each day that a violation continues to exist shall constitute a separate violation, with potentially a separate fine, cost and/or penalty.

(c) Any person, or agent of such person, found responsible for the offense of a civil infraction for violating this ordinance as herein provided shall suffer the fines, costs, and/or other penalties as outlined in the schedule of fines and/or costs set forth in the municipal civil infraction ordinance. Currently, that schedule is as follows:

1 st violation	Warning
2 nd violation	\$75
3 rd repeat offense*	\$150
4 th repeat offense*	\$250
5 th or subsequent repeat offense*	\$500

*"Repeat offense" is defined as another violation of the Code and/or ordinance within a 2 year period as determined from the dates of the violation(s).

(d) Nothing in this ordinance shall supersede or avoid compliance with state law.

Section 7 Severability

If any section, subsection, sentence, clause, phrase of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 8 Effective Date and Repeal of Conflicting Ordinances

This ordinance shall take full force and effect thirty (30) days after publication. All ordinances or parts of ordinances in conflict herewith are repealed.

At a regular meeting of the Township Board of the Township of Groveland held on June 14, 2004, adoption of the foregoing ordinance was moved by _____ and supported by _____

Ayes: 4
Nay: 0
Absents: 1

CERTIFICATION

I, Pam Mazich, Clerk for the Township of Groveland, do certify the foregoing is a true copy of an ordinance enacted by the Township Board at a regular meeting held on the 14th day of June, 2004.

Pamela Mazich
Pam Mazich, Township Clerk

Published: 7/14/04

MEMO

To: Northfield Township Board
From: Howard Fink
Date: 7/17/2014
Re: Update on Code Enforcement Issues

Dear Township Board,

I will be providing an update on Code Enforcement issues at the upcoming workshop. Bill Lenaghan is in on Fridays, and I will be asking for updates on his activities, enforcements, etc. I will email the board a report either on Friday or Monday when I am able to compile it. This would be a good time to provide some feedback on areas or issues we should be focused on. In general, I am happy with the results of these efforts.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Howard Fink".

Howard Fink, Township Manager

MEMO

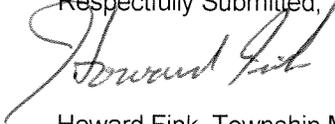
To: Northfield Township Board
From: Howard Fink
Date: 7/17/2014
Re: Non Motorized Path

Dear Township Board,

The RFP is out for the Non-Motorized Path and is due this Monday, July 21. We made personal calls to approximately 10 firms to bid and had it placed in a national bid database. So far we have received word from Tetra Tech, OHM and Midwestern Consulting that they will be submitting a bid. I expected to receive more proposals, and might ask the board for a week extension so that other firms can submit if they wish. We are currently making follow up phone calls to receive some additional proposals.

Once the meeting occurs on Tuesday, I will have a better understanding of where we stand. If we choose not to extend the deadline, we could open the sealed bids at the next BOT meeting on July 22nd, 2014. At that time, the board would make a motion to take the bids under advisement. No decision on what firm to select would be made at that meeting. I would then review all the bids and provide the board a recommendation on who to select or which firms to further interview for the project. The BOT would then make the final determination on the engineering contract and firm.

Respectfully Submitted,



Howard Fink, Township Manager

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Tuesday, July 15, 2014 10:51 PM
To: Marilyn Handloser Engstrom; Howard Fink
Cc: Doug Lewan; Janet Chick; Andrea Darden
Subject: FW: Resignation

All,

I received this email today. Sadly, we are about to lose a very conscientious and intelligent commission member. I hope that Andrea can remain an active commission member until a suitable replacement has been found.

I wish her all the best in her new home.

Let me know if there is anything I can do to assist as this opening is posted.

Sincerely,

Marlene

-----Original Message-----

From: Andrea Darden [<mailto:andreabdarden@gmail.com>]
Sent: Tuesday, July 15, 2014 2:47 PM
To: Marlene Chockley
Subject: Resignation

Chair Chockley;

It is with great disappointment I must resign from the Planning Commission for Northfield Township. We have decided to move into Ann Arbor for the larger more diverse school system for our daughter. This was not foreseen when I was honored with this appointment. As you know, the arrival of a child tends to make you evaluate things you never expected.

Northfield has been such a treasured place in my heart for the last ten years. I was excited to finally help to make a positive impact in the community. Our house in Whitmore Lake has an expected close date of August 26th. I am happy to stay on the Committee until that date or whatever is needed to transition my replacement.

Regretfully,
Andrea Darden

Please excuse the brevity and errors in my message. It has been sent from a mobile device to insure my prompt and immediate attention to your questions.

Sent from iAD