

WEBBERVILLE DOWNTOWN DEVELOPMENT AUTHORITY

115 S. Main St.

Webberville, MI 48892

Resolution # 201-_____

(Enacted May 20, 2019)

**RESOLUTION CONFIRMING
WEBBERVILLE DOWNTOWN DEVELOPMENT AUTHORITY 2019
AMENDMENT TO THE DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN**

WHEREAS, the Webberville Downtown Development Authority (hereinafter "WDDA") desires to amend the Development Plan and Tax Increment Financing Plan ("Plan") to incorporate new projects and other related matters; and

WHEREAS, such amendment is permitted via MCL 125.1664(2).

WHEREAS, the Village of Webberville (hereinafter "Village") previously advertised for qualified volunteer members to form a development area citizens council (MCL 125.1671) in anticipation of this prior amendments in order to satisfy the statutory requirement to meet and consult therewith. No volunteers answered said advertisement.

WHEREAS, sufficient qualified persons having failed to volunteer to form a development area citizens council, the WDDA and the Village have determined that the development area citizens council has failed to organize or to consult, as required by the statute. Thus the Village and the WDDA have determined to proceed with the drafting and adoption of this amendment without the participation of a development area citizens council, pursuant to MCL 125.1674 (4).

WHEREAS, the **Webberville Downtown Development Authority 2019 Development Plan and Tax Increment Financing Plan Amendment to Incorporate New Projects** is attached as Exhibit 1 hereto and incorporated by reference.

IT IS THEREFORE RESOLVED that:

- (1) the Webberville Downtown Development Authority hereby approves the **Webberville Downtown Development Authority 2019 Development Plan and Tax Increment Financing Plan Amendment to Incorporate New Projects**; and
- (2) the WDDA Chairman is authorized to execute any documents prepared by the WDDA's attorney to facilitate and enter into the **Webberville Downtown Development Authority 2019 Development Plan and Tax Increment Financing Plan Amendment to Incorporate New Projects**; and

- (3) the **Webberville Downtown Development Authority 2019 Development Plan and Tax Increment Financing Plan Amendment to Incorporate New Projects** is transmitted to the Village of Webberville for consideration and approval in accordance with the Downtown Development Authority Act.

Adopted at a regular meeting of the Webberville Downtown Development Authority held on May 20, 2019.

MOVED BY: _____

SECONDED BY: _____

YEAS: _____

NAYS: _____

ABSENT: _____

Joshua Rockey,
Webberville Downtown Development
Authority Chairperson

SECRETARY'S CERTIFICATION

Jaymee E. Hord, the undersigned, is duly qualified and acting as Secretary of the Village of Webberville's Downtown Development Authority, Ingham County, Michigan, does hereby certify the foregoing is a true and complete copy of a Resolution adopted by the Village of Webberville's Downtown Development Authority at a Regular Meeting held on May 20, 2019.

Jaymee E. Hord
Webberville Downtown Development
Authority Secretary

Drafted by: John L. Gormley (P53539)
Gormley and Johnson Law Offices, PLC
Attorney for the Village of Webberville Downtown Development Authority
101 East Grand River Avenue
Fowlerville, Michigan 48836
(517) 223-3758

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**WEBBERVILLE DOWNTOWN DEVELOPMENT AUTHORITY
2019 DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN
AMENDMENT TO INCORPORATE NEW PROJECTS
AND OTHER RELATED MATTERS**

Pursuant to the requirements of MCL 125.1664 (2), the Village of Webberville's Downtown Development Authority (hereinafter "WDDA") recommends that the following amendments be incorporated into the WDDA's Development Plan and Tax Increment Financing Plan (hereinafter "Plan") and under MCL 125.1653 (5) recommends the "Downtown District be enlarged as set forth herein:

1. The boundaries of the Plan's Tax Increment Finance District (hereinafter "Development Area") and the Development District are set forth in the Zoning Map contained on Page 3B (Map # 2) of the Tax Increment Finance Plan dated November 11, 1985, were altered by the 2018 Amendment to add the following additional property purchase by the WDDA in 1998:

1.1 The property to be added is legally described as being located in the Village of Webberville, County of Ingham, and the State of Michigan, to wit:

**Exhibit A
(Which Also Includes a Map of the Area To Be Added)**

Generally speaking the following parcels are being added to the Development District:

- 1.1 33-43-09-15-200-014
- 1.2 33-43-01-15-200-015
- 1.3 33-43-08-15-200-013
- 1.4 33-43-08-14-100-017
- 1.5 33-43-08-14-100-002

1.2 The boundaries of the Plan's Amended Development District (a/k/a the Amended Tax Increment Finance District) are:

1.2.1 Set forth in the map contained as **Exhibit B**:

1.2.2 The Plan's Amended Development District (a/k/a the Amended Tax Increment Finance District) is legally described as being located in the Village of Webberville, County of Ingham, and the State of Michigan, to wit:

Exhibit C

2. The location and extent of existing streets and other public facilities within the Development Area are set forth in the Zoning Map contained on page 5A (Map # 3) of the Tax Increment Finance Plan dated November 11, 1985. The WDDA's original District Zoning Map was contained on Page 5B (Map #4) of the Plan dated November 11, 1985. The Zoning Map has been updated by the Village of Webberville, since this time and this Plan Amendment incorporates by reference WDDA's new District Zoning Map, which is attached at **Exhibit D** to this 2019 Plan Amendment. The New Zoning Map sets forth the designated location, character, and extent of the categories of public and private land uses existing and proposed for the Development Area, including residential, recreational, commercial, industrial, educational, and other uses. The revised legal description of the development area is described as being located in the Village of Webberville, County of Ingham, to wit:

See Legal Description attached at **Exhibit C**

3. The description of the existing improvements in the Development Area to be demolished, repaired, or altered, a description of any repairs or alterations, and an estimate of the time required for completion.
 - 3.1 No change is contemplated to this Paragraph in this Amendment.
4. The description of 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, signage, or signalization.
 - 4.1 The WDDA has a long term plan to extend the road into the Hawley Property for future development of the Industrial Park, as outlined in the Spicer Administrative Drawing dated July 2003 and attached and incorporated into the Plan Amendment as **Exhibit E**. The first step of that expansion is completion of a gravel exertion of High view Drive east and south across some wetland to approximately 27 acres of tillable ground the WDDA owns and is preparing to develop. A map of same is attached as **Exhibit F**. The estimated cost of same is \$73,000,54.38 according to **Exhibit G**. The WDDA anticipated clearing scrub trees and overgrowth in the 27 acres to make it more eye appealing for development at an additional cost not to exceed \$45,000.00, once the road has been constructed.
5. The following is a statement of construction, or stages of construction planned, and the estimated time for completion of each stage.
 - 5.1 Expansion of Highview Drive - is planned to have one continuous stage of construction over the next 18 months. The project is anticipated to be completed by October 31, 2020, if not sooner.

6. The description of any parts of the Development Area to be left as open space and the use contemplated for the space is contained in Section 1.1.1 of the 2001 Plan Amendment.

6.1 No change is contemplated to this Paragraph in this Amendment.

7. The following is a description of any portion of the Development Area that the WDDA desires to sell, donate, exchange, or lease, to or from the municipality and the proposed terms.

7.1 Eventually the Expansion of Highview Drive will be improved a Class A Road and dedicated to the Village. But, this Amendment does not cover the construction of a Class A road, instead it is a simple grave drive or base road, upon which a later Class A road can be constructed. The road itself will be gated so the public cannot use it at this time, once construction is complete. So, no change is contemplated to this Paragraph in this Amendment.

8. The following is a description of desired zoning changes, and changes in streets, street levels, intersections, or utilities.

8.1 No change is contemplated to this Paragraph in this Amendment.

9. The following is an estimated cost of the project, a statement of the proposed method of financing the project, and the ability of the Authority to arrange the financing. The estimated cost of the following developments is less than \$120,000.00:

A.	High view Drive Base Road Construction	\$73,154.38
B.	Clearing 27 acres of Hawley Property	\$45,000.00

The WDDA proposes to finance the project through the capture of tax increments and the sale of existing land to pay the construction costs. The WDDA may also utilize any of the following financing mechanisms:

- A. Any tax increment revenue bonds issued by the Village, pursuant to Section 16(1) of the DDA Act;
- B. Any tax increment revenue bonds issued by the WDDA, pursuant to Section 16(2) of the DDA Act;
- C. Other advances from the Village repayable from tax increment revenues of the WDDA, which advances may be financed through obligations incurred by the Village under the Local Building Authority Act or other authorizing statutes;
- D. Tax increment revenues on a pay-as-you-go basis; and
- E. Other Federal or State grants or contributions, not specified above.

10. The following is a designation of the person or persons, natural or corporate, to whom all or a portion of the Development Area is to be leased, sold, or conveyed in any manner, and for whose benefit the project is being undertaken if the information is available to the Authority.

10.1 The WDDA intends to lease out on a year-to-year basis or a several year basis its undeveloped farm land in the industrial park to the highest bidder, subject to a right to terminate the lease early (with compensation to the farmer for lost crops) if reasons arises to sell and develop some or all of the land. The Village recently revised the zoning ordinance to allow same. No additional information is available to the WDDA at this time, as bids for farming are still being solicited from all local farmers by way of newspaper ads and word of mouth. Any lease must take into account that the land has been allowed to go un-farmed for over 10 years and needs to be readied for farming again, at some considerable expense to the farmer. Taking into account the above, the ultimate goal is to lease the property out to the highest bidder at market prices for local farm land.

11. The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the Development Area upon its completion, if there are no express or implied agreements between the Authority and persons, natural or corporate, that all or a portion of the Development Area will be leased, sold, or conveyed in any manner to those persons.

11.1 Farm land is advertised in a local paper and by word of mouth for lease. The farm land is being proposed for a multi-year lease taking into consideration the market value of comparable farm land and the actual condition of ground. Also, the farmer will be required to enter into an acre by acre lease termination program, with compensation for any loss crops, if some of the land is sold for development.

12. It is estimated that there are less than 100 persons and families residing in the Development Area. It is estimated that zero (0) persons or families residing in the Development Area will be displaced.

Since the Plan does not call for the acquisition of occupied residential property, the Plan does not include a survey of the families or individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

13. The following constitutes the plan for establishing priority for the relocation of persons displaced by the project in any new housing in the Development Area.

Because of the answer to Section 12, no plan for establishing priority for relocation is required.

14. The following shall constitute the provision for the costs of relocating persons displaced by the project, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the *Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, being Public Law 91-646, 42 U.S.C. Sections 4601, *et seq.*

Because of the answer to Section 12, no provision for the costs of relocating persons displaced is included.

15. No persons are being relocated in the Development Area, but any future relocation will be done in compliance with *Act No. 227 of the Public Acts of 1972*, being Sections 213.321 to 213.332 of the Michigan Compiled Laws.

16. This Plan Amendment provides for no other material that the Authority, local public agency, or governing body considers pertinent, except:

16.1 No change is contemplated to this Paragraph in this Amendment.

17. This Plan does not provide for improvement related to a qualified facility, as defined in the *Federal Facilities Development Act, Act No. 275 of the Public Acts of 1992*.

18. The time for completing the Plan has been amended over time, but now the time frame for completion of the Plan has been extended until 2045, or all the projects contemplated within the Plan, as amended from time to time, are completed and paid for, whichever occurs first. This amendment does not purport to change that date.

19. The estimated impact of tax increment financing on all taxing jurisdictions in which the WDDA's Development Area is located was originally addressed by the WDDA in previous amendments. This Amendment provides updated information in regard to this matter. This Amendment, therefore, relies upon the statements contained at pages 18 - 19 of the Original Plan, dated November 11, 1985, regarding the impact of tax increment financing on all taxing jurisdictions, plus adds on an updated impact statement is attached as **Exhibit H** to the 2019 Plan Amendment. Additionally, the WDDA states:

Tax increment financing permits the WDDA to capture Tax Increment Revenues (as defined below) attributable to increases in the value of real and personal property in the Development Area. The tax increment finance procedure is governed by *Act 197 of the Public Acts of 1975*, as amended (the "DDA Act"). The procedures outlined below are the procedures provided by the DDA Act effective as of the date this plan is adopted, but are subject to any changes imposed by future amendments to the DDA Act.

The Tax Increment Revenues are generated when the Current Assessed Value of all properties within the Development Area exceed the Initial Assessed Value of the properties. The amount in any one year by which the Current Assessed Exceeds the Initial Assessed Value is the Captured Assessed Value.

Initial Assessed Value: When the Village Council enacted the Original Tax Increment Finance Plan by Ordinance No. 102 on November 11, 1985, the Initial Assessed Value of the Development Area was established as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time that Ordinance was approved, as shown by the then most recent assessment roll of the Village for which equalization had been completed, prior to the adoption of the November 11, 1985 Original Tax Increment Finance Plan by Ordinance. Property exempt from taxation at the time of the determination of the Initial Assessed Value was included as zero. However, in determining the Initial Assessed Value, property for which a “specific local tax” was paid in lieu of a property tax was not considered to be property that was exempt from taxation. A “specific local tax” is defined in the DDA Act and includes “Industrial Facilities Taxes” levied under 1974 PA 198, taxes levied under the *Technology Park Development Act*, 1984 PA 385, and taxes levied on lessees and users of tax-exempt property under 1953 PA 189. The Initial Assessed Value or Current Assessed Value of property subject to a specific local tax was determined by calculating the quotient of the specific local tax paid divided by the *ad valorem* millage rate, or by other method as prescribed by the State Tax Commission.

Current Assessed Value: Each year the “Current Assessed Value” of the Development Area will be determined. The Current Assessed Value of the Development Area is the taxable value of the property in the Development Area.

Captured Assessed Value: The amount by which the Current Assessed Value exceeds its Initial Assessed Value in any one year is the “Captured Assessed Value.”

Tax Increment Revenues: For the duration of the Plan, taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value of the Development Area. The WDDA will receive that portion of the *ad valorem* tax levy of all taxing jurisdictions on the Captured Assessed Value of the taxable property in the Development Area, other than the State, local school district, and intermediate school district tax levies, and specific local taxes attributable to such *ad valorem* property taxes (the “Tax Increment Revenues”), subject to limitations and exemptions which may be contained in the DDA Act, this Tax Increment Financing Plan, and the provisions of any agreements for the sharing of Captured Assessed Value.

Increases in the Current Assessed Value which generate Tax Increment Revenues can result from any of the following:

- A. Construction of new developments.
- B. New rehabilitation, remodeling, alterations, or additions.
- C. Increases in property values which occur for any other reason.

Tax Increment Revenues can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements described in the Plan, or can be pledged for payment of bonds or notes issued by the WDDA or the Village under the DDA Act. Further, the WDDA may not borrow money or issue revenue notes without the prior approval of the Village. The WDDA may expend tax increment revenues only in accordance with this Plan; surplus revenues revert proportionally to the respective taxing jurisdictions.

20. **Adoption of these Amendments.** The Village of Webberville, before adopting an Ordinance approving these 2018 Amendments, shall hold a public hearing on this Plan and seek input and approval from the Citizens Advisory Committee. At the time of the hearing, the Village Council shall provide all interested persons an opportunity to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument of merits, and for introduction of documentary evidence pertinent to the Plan. The Village Council shall make and preserve a record of the public hearing, including all data presented at that time. All provisions of the Original Economic Development Plan dated May 21, 1984, the Original Tax Increment Finance Plan dated November 11, 1985, the First Amendment to the Tax Increment Finance Plan dated December 17, 1990, the First Amendment to the Economic Development Plan dated March 10, 1999, and the Second Amendment to the Economic Development Plan and Tax Increment Finance Plan dated September 22, 2003, the Webberville Downtown Development Authority 2007 Amendment to the Development Plan and Tax Increment Financing Plan, and the Webberville Downtown Development Authority 2018 Amendment to the Development Plan and Tax Increment Financing Plan not modified by these amendments to the Plan, shall remain in full force and effect.

Drafted by:
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Attorney for the Village of Webberville Downtown Development Authority
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Fowlerville, Michigan 48836
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EXHIBIT A

LEGAL DESCRIPTION OF ADDITIONAL PROPERTY ADDED TO
TAX INCREMENT FINANCE DISTRICT AND/OR DEVELOPMENT DISTRICT
IN THE 2018 PLAN AMENDMENT

PROPOSED 11th DISTRICT EXPANSION

SECTION 11.11.0100, ILL. COMP. STAT. CH. 243, PAR. 11-11-0100, IS AMENDED TO READ:

SECTION 11.11.0100. (a) The Board of Supervisors of any township may, by ordinance, create or alter the boundaries of any district within the township for the purpose of electing members to the Board of Supervisors. The Board of Supervisors may also, by ordinance, create or alter the boundaries of any district within the township for the purpose of electing members to the Board of Supervisors. The Board of Supervisors may also, by ordinance, create or alter the boundaries of any district within the township for the purpose of electing members to the Board of Supervisors.

SECTION 11.11.0100, ILL. COMP. STAT. CH. 243, PAR. 11-11-0100, IS AMENDED TO READ:

SECTION 11.11.0100. (a) The Board of Supervisors of any township may, by ordinance, create or alter the boundaries of any district within the township for the purpose of electing members to the Board of Supervisors. The Board of Supervisors may also, by ordinance, create or alter the boundaries of any district within the township for the purpose of electing members to the Board of Supervisors. The Board of Supervisors may also, by ordinance, create or alter the boundaries of any district within the township for the purpose of electing members to the Board of Supervisors.

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LIEDY SURVEY GROUP

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DATE: AUG. 12, 2009 | SHEET NO. 2 OF 2

EXHIBIT B
MAP OF THE
TAX INCREMENT FINANCE DISTRICT AND/OR DEVELOPMENT DISTRICT

**VILLAGE OF WEBBERVILLE
VILLAGE LIMITS, "TIFA" DISTRICT,
DOWNTOWN DEVELOPMENT DISTRICT,
INDUSTRIAL DEVELOPMENT DISTRICT**



EXHIBIT C

LEGAL DESCRIPTION OF
AMENDED TAX INCREMENT FINANCE DISTRICT
AND/OR DEVELOPMENT DISTRICT

DESCRIPTION OF THE TAX INCREMENT FINANCING DISTRICT

That part of Sections 10 & 11, Town 3 North, Range 2 East, Leroy Township, Ingham County, Michigan commencing at a point on the North-South 1/4 line of Section 11, T3N, R2E, which is S00°20'22"E 1530.94 feet, along the North-South 1/4 line, from its intersection with the centerline of Grand River Avenue (Old U.S.-16); thence along the common boundary with lands previously annexed to the Village of Webberville the following seven courses, N89°07'13"W 253.34 feet; thence S00°20'57"E 223.99 feet; thence N87°38'32"W 76.47 feet; thence S00°20'13"E 536.04 feet; thence N87°51'30"W 607.46 feet; thence N00°58'02"E 280.00 feet; thence N88°00'13"W 389.17 feet to the point of beginning of this description; thence N00°13'13"W 1586.55 feet; thence N00°33'00"W 425.60 feet to the centerline of Grand River Avenue (Old U.S.-16); thence S88°04'30"E, on the centerline of Grand River Avenue to a point 1164.00 feet West of the North-South 1/4 line of Section 11; thence North, parallel to said North-South 1/4 line, 50 feet to the North right of way of Grand River Avenue; thence Northwesterly, on the Northerly right-of-way line of Grand River Avenue (50 feet as measured at right angles with and parallel to the centerline thereof) to a line 33 feet West of the North-South 1/4 line of Section 10, T3N, R2E; thence Southerly, parallel to said North-South 1/4 line of Section 10, to the North line of the Southeast 1/4 of the Southwest 1/4 of Section 10 (North line of Highway I-96 Ramp B); thence Easterly 33 feet, on the North line of the Southeast 1/4 of the Southwest 1/4 of Section 10, to the North-South 1/4 line of said Section 10; thence North, on said North-South 1/4 line of Section 10, 75 feet to the North right-of-way line of Highway I-96 Ramp D; thence along the Northeasterly right-of-way line of Highway I-96 Ramp D the following seven courses, Easterly, parallel with the North line of the Southwest 1/4 of the Southeast 1/4 of Section 10, 75 feet; thence South, parallel with the North-South 1/4 line of Section 10, 487.3 feet more or less; thence S47°58'29"E 212.12 feet; thence N87°01'31"E 200.00 feet; thence S55°28'29"E, 350.00 feet; thence S17°58'29"E 445.00 feet; thence S25°28'30"E to the South section line of Section 10, T3N, R2E; thence Easterly on the South line of Section 10 to the Southeast corner of Section 10; thence Easterly, on the South line of Section 11, T3N, R2E to the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 11; thence Northerly on the East line of said Southwest 1/4 of the Southwest 1/4 of Section 11 to the point of beginning.

also

that part of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 11, not presently within the existing Village Limits, described as beginning at a point on the North-South 1/4 line of Section 11, T3N, R2E, which is S00°20'22"E 1530.94 feet along the North-South 1/4 line, from its intersection with the centerline of Grand River Avenue (Old U.S.-16); thence along the common boundary with lands previously annexed to the Village of Webberville the following two courses, N89°07'13"W 253.34 feet; thence S00°20'57"E 223.99 feet to the South line of the Northeast 1/4 of the Southwest 1/4 of Section 11; thence Easterly, on said South line of the Northeast 1/4 of the Southwest 1/4 of Section 11 and extensions thereof, to a line 33 feet East of and parallel to the North-South 1/4 line of Section 11; thence Northerly, parallel with said North-South 1/4 line, to its intersection with a line 1147.08 feet South of and parallel to the East-West 1/4 line of Section 11; thence Westerly, parallel with the East-West 1/4 line of Section 11, to the North-South 1/4 line of Section 11, thence Northerly, on the North-South 1/4 line of Section 11, to the point of beginning.

also

thence Easterly along the North Right-of-Way line of Grand River commencing at a point 1317.47 ft. from the W. line of Section 11, T3N, R2E, to a point 539 ft. W. of the North-South 1/4 line of Section 11, thence N. 250 ft. parallel to the North-South 1/4 line, thence E. parallel to the N. Right-of-Way of Grand River Avenue to the North-South 1/4 line of Section 11, thence S. 84.87 ft. along said line, thence S 87°42'E. 373.02 ft. thence S 01°57'26"W, 165 ft. to the N. line of the Right-of-Way of Grand River, thence E. along said North Right-of-Way to a point 198 ft. W. of the Southwest corner of lot 137, McPherson's Plat, Village of Webberville, thence N. 132 ft., E 33, S 66 ft., thence East to the West Right-of-Way line of Summit Street; thence N. along said West Right-of-Way line to a point 66 ft. N. of its intersection with the N. Right-of-Way line of Cherry Street, thence E. parallel to the N. Right-of-Way line of Cherry Street to the E. Right-of-Way of Main Street, thence S. along said Right-of-Way line to a point 132 ft. N. of the Northwest corner of Lot 133, McPherson's Plat, Village of Webberville, thence E. 264 ft. to a point 264.6 ft. N. of the Southeast corner of Lot 130, McPherson's Plat, Village of Webberville, thence S. 264.6 ft. along said line, to the N. Right-of-Way line of Grand River Avenue, thence Easterly along the North Right-of-Way line of Grand River to its intersection with the East Boundary of the present limit of the Village of Webberville, thence S. to the S. Right-of-Way line of Grand River, thence Westerly along the S. line of the Right-of-Way of Grand River to its intersection with the W. Right-of-Way line of Clark Street, thence S. along the W. Right-of-Way line of Clark Street to its intersection with the N. Right-of-Way line of Chestnut Street; thence W. along the N. Right-of-Way line of Chestnut Street to its intersection with the W. Right-of-Way line of Main Street, thence N. 132 ft. along the W. Right-of-Way line of Main Street to the NE corner of lot 26, McPherson's Plat, Village of Webberville, thence W. 478 ft. along the N. line of Lots 26 and 28 of McPherson's Plat, Village of Webberville, across Summit Street. and along the N. line of Lot 30, McPherson's Plat, Village of Webberville, thence to the SW corner of Lot 10 McPherson's Plat, Village of Webberville, thence N. 132 ft. along the W. line of Lot 10, McPherson's Plat, Village of Webberville, to the S. Right-of-Way line of Grand River; thence along said S. Right-of-Way line to the NE corner of Lot 19 McPherson's Plat, Village of Webberville, thence S. 132 ft. along the E. line of said Lot 19, thence W. 128.7 ft. along the S. line of Lots 19 and 20, McPherson's Plat, Village of Webberville, to its intersection with the E. Right-of-Way line of Elm Street; thence S. along said Right-of-Way line to its intersection with the S. Right-of-Way line of Walnut Street, thence E. 495 ft. along the said S. Right-of-Way line to its intersection with the W. Right-of-Way line of Howard Street; thence S. 272.58 ft. along said W. Right-of-Way to its intersection with the N. Right-of-Way line of the Chessie System; thence S. Easterly along said N. Right-of-Way to the West line of lot 127, McPherson's Plat, Village of Webberville; thence N. 130.68 ft. along said W. line to the N. line of said lot 127 ft.; thence E. 132 ft. along the N. line of said Lot 127 and Lot 126 McPherson's Plat, Village of Webberville, to its intersection with the W. Right-of-Way line of Summit Street; thence S. along the W. Right-of-Way to its intersection with the N. Right-of-Way of the Chessie System; thence S. Easterly along said N. Right-of-Way to center line of Summit Street; thence N. along said center line to the N. line of Lot 125 McPherson's Plat, Village of Webberville as extended; thence E. along said N. line and along the N. line of Lots 125, 124 and 123. McPherson's Plat, Village of Webberville across Main Street and along the N. lines of Lots 122 and 118 of McPherson's Plat, Village of Webberville, to its intersection with the W. Right-of-Way line of Clark Street, thence S. along said W. Right-of-Way line to its intersection with the N. Right-of-Way line of the Chessie System, thence S. Easterly along said N. Right-of-Way to its intersection with the E. Right-of-Way line of Clark Street, thence S. 80 ft. to the N. Right-of-Way line of the Chessie System; thence S. Easterly along said N. Right-of-Way to its intersection with the present limits of the Village of Webberville near the center of the S. line of Lot 22 Assessor's Plat No. 1, Village of Webberville thence W

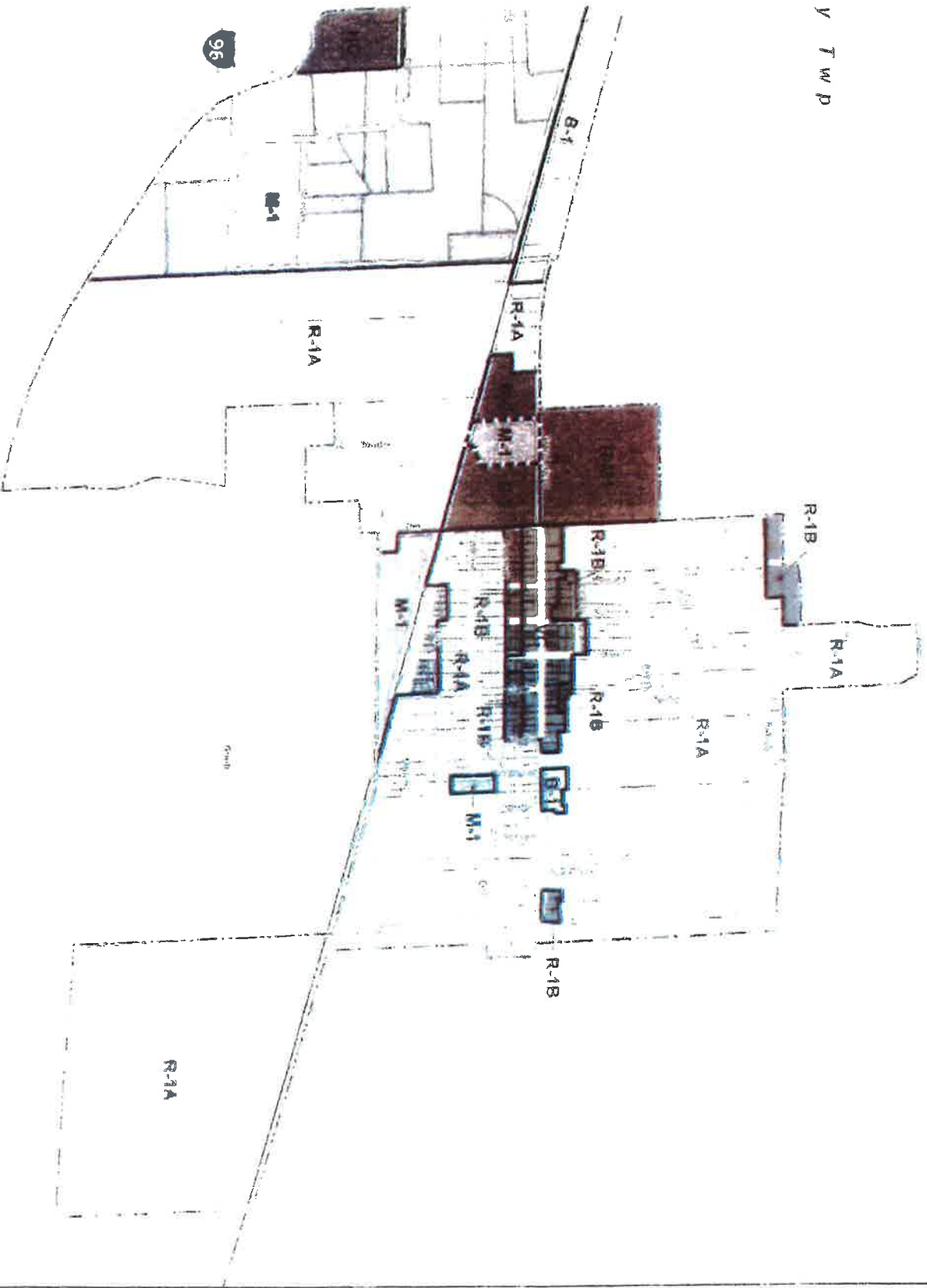
along the S. line of the corporate limits of the Village of Webberville to its intersection with the W. Right-of-Way of Elm Road; thence N. along said Right-of-Way to a point 555.99 ft. South of the S. Right-of-Way line of the Chessie System; thence N.89°07'13" W 1308.96 ft. more or less; thence N.00°13'13" W. to the N. line of the Chessie System Right-of-Way, thence N.00°03'00" W. to the N. line of the Grand River Right-of-Way to the point of beginning

2018 PROPERTY TO BE ADDED

That part of Sections 14 & 15, T3N, R2E, Village of Webberville, Ingham County, Michigan, being more particularly described as follows; Beginning at the Northwest Corner of Section 14; thence Easterly, 2117.82 feet along the North line of Section 14 to the centerline of Kalamink Creek; thence Southerly, 1370 feet along the centerline of Kalamink Creek to the South line of the North 1/2 of the Northwest 1/4 of Section 14 ; thence Westerly, 8.49 feet, along the South line of the North 1/2 of the Northwest 1/4 of Section 14; thence Southerly, 832.57 feet along the East line of the West 62 Acres of the South 1/2 of the Northwest 1/4 of Section 14 to the North line of Highway I-96; thence Northwesterly along the North line of Highway I-96 to its intersection with North line of Section 15; thence Easterly, 1772.35 feet along the North line of Section 15 to the point of beginning

EXHIBIT D
CURRENT VILLAGE ZONING MAP

Y T W P



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NOTE

1. All lots shown on this plan are subject to the zoning ordinance of the Township of Y.

2. The zoning code for each lot is shown on this plan.

3. The zoning code for each lot is shown on this plan.

4. The zoning code for each lot is shown on this plan.

5. The zoning code for each lot is shown on this plan.

CERTIFIED

DATE

BY

EXHIBIT E

MAP OF FUTURE ROADWAY ACROSS HAWLEY PROPERTY

**WEBBERVILLE BUSINESS PARK BRANCH OF THE KALAMINK CREEK DRAIN
RIGHT-OF-WAY**

PARCEL 100-DIV. 1 2002 P.A. 1111
ADRIAN FLOODED CASHEM
100-DIV. 1 2002 P.A. 1111

PARCEL 100-DIV. 1 2002 P.A. 1111
ADRIAN FLOODED CASHEM
100-DIV. 1 2002 P.A. 1111

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ADRIAN FLOODED CASHEM
100-DIV. 1 2002 P.A. 1111

PARCEL 100-DIV. 1 2002 P.A. 1111
ADRIAN FLOODED CASHEM
100-DIV. 1 2002 P.A. 1111

ADRIAN FLOODING CASHEM:
The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way. The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way.

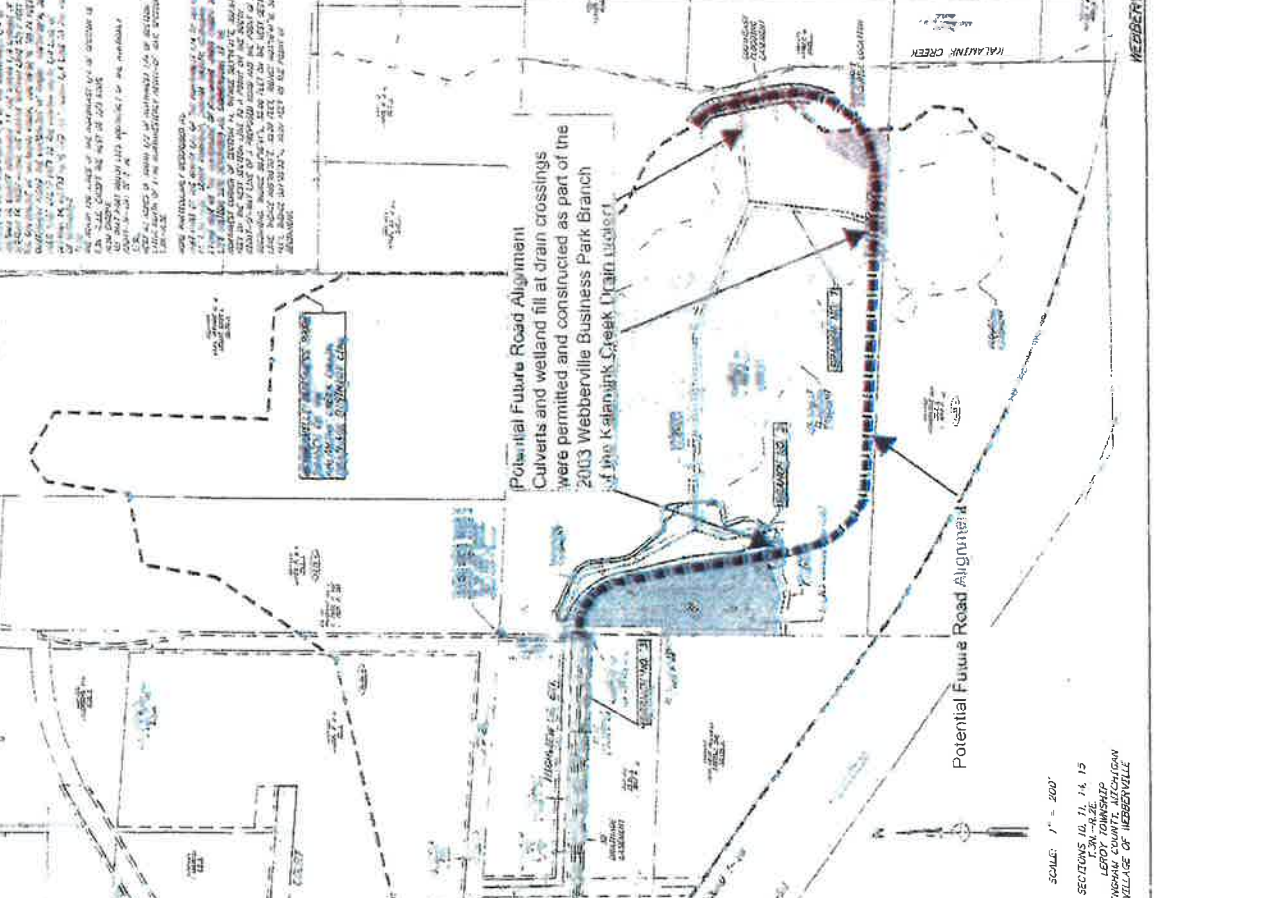
FLOODING CASHEM:
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SOUTHWEST FLOODING CASHEM:
The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way. The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way.

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POTENTIAL FUTURE ROAD ALIGNMENT:
The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way. The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way.

LEGEND:
The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way. The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way.



POTENTIAL FUTURE ROAD ALIGNMENT:
Culverts and wellland fill at drain crossings were permitted and constructed as part of the 2003 Webberville Business Park Branch of the Kalamink Creek Drain project.

LEGEND:
The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way. The area shown on this plan is the potential flood plain of the Kalamink Creek Drain. It is shown as a result of a study conducted by the Indiana State Department of Transportation. The study was conducted in 1984 and is based on a 100-year flood discharge of 1,000 cubic feet per second. The study also shows the location of the Kalamink Creek Drain and the location of the proposed right-of-way.

SCALE: 1" = 200'

**SECTIONS 10, 11, 14, 15
T.3N - R.2E
INDIANA COUNTY, INDIANAWAY
VILLAGE OF WEBBERVILLE**

<p>ADMINISTRATIVE DRAWING</p>	
<p>PROJECT NO. 100-DIV. 1 2002 P.A. 1111</p>	<p>DATE: 10/20/02</p>
<p>DESIGNER: [Name]</p>	<p>CHECKED: [Name]</p>
<p>DRAWN BY: [Name]</p>	<p>SCALE: 1" = 200'</p>
<p>PROJECT LOCATION: [Address]</p>	<p>PROJECT NO.: [Number]</p>
<p>PROJECT OWNER: [Company]</p>	<p>PROJECT DATE: [Date]</p>
<p>PROJECT DESCRIPTION: [Details]</p>	<p>PROJECT STATUS: [Status]</p>

EXHIBIT F

HIGHVIEW ROADWAY EXTENSION MAP

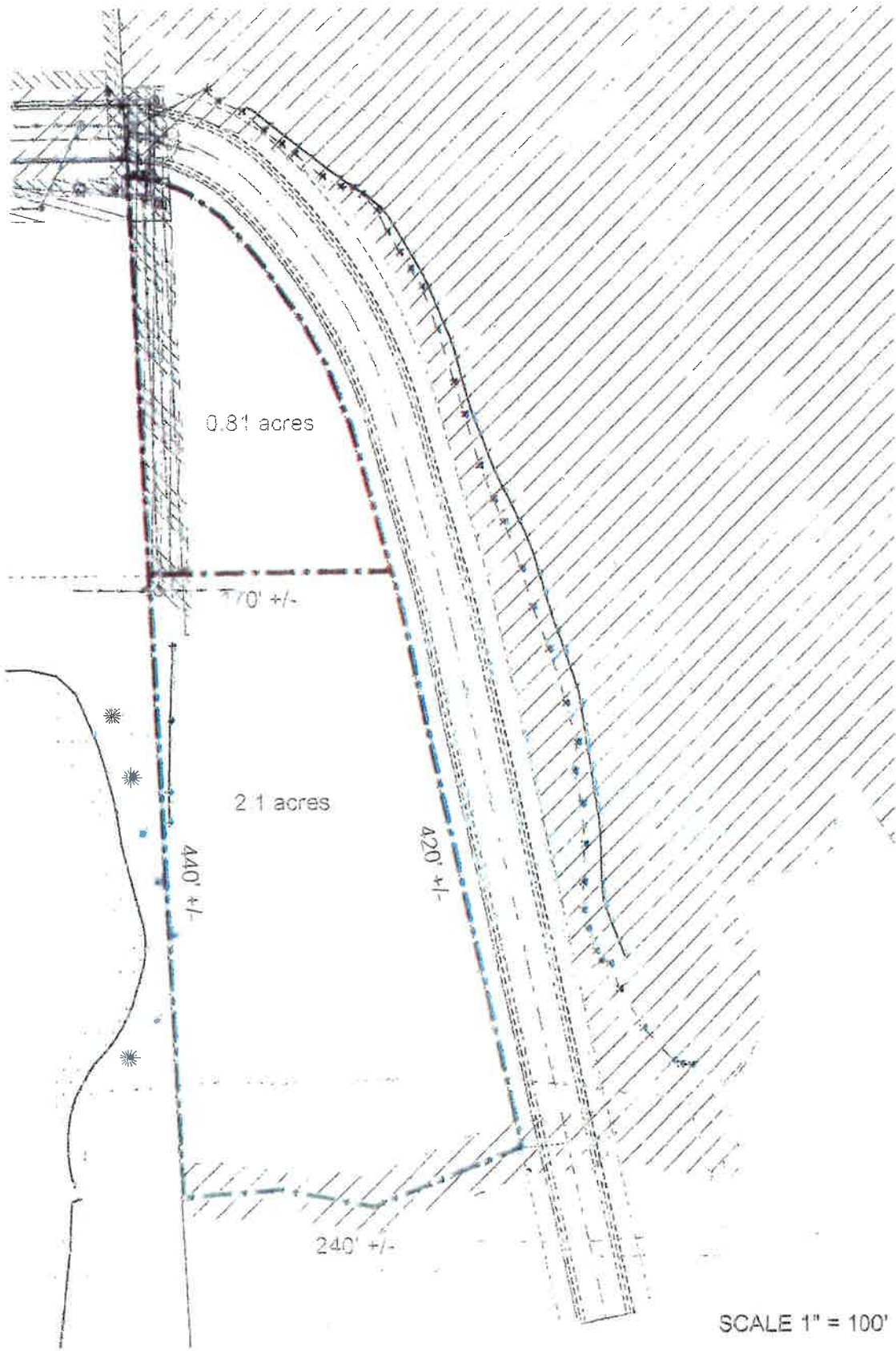


EXHIBIT G

COST ESTIMATE FOR HIGHVIEW EXTENSION
FOR THE HAWLEY PROPERTY

Item	Description	Qty.	Unit	Unit Cost	Total
1	Mobilization (10% Max.)	1	LS	\$ 6,000.00	\$ 6,000.00
2	Sta. 12+53 to Sta. 22+00 Clearing	947	LF	\$ 5.00	\$ 4,735.00
3	Sta. 12+53 to Sta. 22+00 Earth Excavation	1850	CY	\$ 10.00	\$ 18,500.00
4	Furnish and Install MDOT 22A Aggregate Base, 8-inches thickness	3,157	SY	\$ 7.50	\$ 23,677.50
5	Furnish and Install 12" RCP C-76 Class IV	40	LF	\$ 50.00	\$ 2,000.00
6	Install lockable gate and posts	1	LS	\$ 2,500.00	\$ 2,500.00
7	Seeding, Mulching and Fertilizing	200	LBS	\$ 6.00	\$ 1,200.00
8	Soil Erosion and Sedimentation Control	1	LS	\$ 2,500.00	\$ 2,500.00
9	Cleanup and Restoration	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal					\$ 63,612.50
Contingencies (15%)					\$ 9,541.88
Total Engineers Opinion of Probable Cost					\$ 73,154.38

EXHIBIT H
IMPACT ON TAXING JURISDICTIONS STATEMENT

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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6		2012	2018	2010	2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
7	Estimated Capital Assets Value	2,177,230	2,179,112	2,221,104	2,243,315	2,265,178	2,288,650	2,313,289	2,338,402	2,357,746	2,381,324	2,403,188	2,423,188	2,453,480	2,479,015	2,502,295	2,523,823	2,537,810	2,578,632	2,604,619	2,630,460	2,656,747	2,683,333	2,710,168	2,737,270	2,764,638	2,792,289	2,820,243	2,848,501	2,877,064	2,905,933	2,935,107	2,964,586	2,994,370	3,024,459	3,054,852	3,085,550	3,116,557	3,147,872	3,179,495	3,211,426	3,243,664	3,276,209	3,309,061	3,342,220	3,375,686	3,409,459	3,443,538	3,477,922	3,512,611	3,547,604	3,582,901	3,618,501	3,654,404	3,690,610	3,727,119	3,763,931	3,801,046	3,838,464	3,876,185	3,914,209	3,952,536	3,991,165	4,029,996	4,069,128	4,108,561	4,148,296	4,188,332	4,228,669	4,269,307	4,310,245	4,351,483	4,393,021	4,434,859	4,476,996	4,519,432	4,562,168	4,605,204	4,648,540	4,692,176	4,736,112	4,780,348	4,824,884	4,869,720	4,914,856	4,960,292	5,006,028	5,052,064	5,108,400	5,165,036	5,221,972	5,279,208	5,336,744	5,394,580	5,452,716	5,511,152	5,570,000	5,629,248	5,688,896	5,748,944	5,809,392	5,870,240	5,931,488	5,993,136	6,055,184	6,117,632	6,180,480	6,243,728	6,307,376	6,371,424	6,435,872	6,500,720	6,565,968	6,631,616	6,697,664	6,764,112	6,831,000	6,898,320	6,966,080	7,034,280	7,102,920	7,172,000	7,241,520	7,311,480	7,381,880	7,452,720	7,523,992	7,595,608	7,667,560	7,739,856	7,812,496	7,885,480	7,958,808	8,032,480	8,106,592	8,181,152	8,256,160	8,331,616	8,407,520	8,483,872	8,560,672	8,637,920	8,715,616	8,793,760	8,872,352	8,951,392	9,030,880	9,110,816	9,191,200	9,272,032	9,353,312	9,435,040	9,517,216	9,599,840	9,682,912	9,766,432	9,850,400	9,934,816	10,019,680	10,105,000	10,190,768	10,276,984	10,363,648	10,450,760	10,538,320	10,626,320	10,714,760	10,803,640	10,892,960	10,982,720	11,072,920	11,163,560	11,254,640	11,346,160	11,438,120	11,530,520	11,623,360	11,716,640	11,810,360	11,904,520	12,000,120	12,096,160	12,192,640	12,289,560	12,386,920	12,484,720	12,582,960	12,681,640	12,780,760	12,880,320	12,980,320	13,080,760	13,181,640	13,282,960	13,384,720	13,486,920	13,589,560	13,692,640	13,796,160	13,899,120	14,002,520	14,106,360	14,210,640	14,315,360	14,420,520	14,526,120	14,632,160	14,738,640	14,845,560	14,952,920	15,060,720	15,169,960	15,279,640	15,389,760	15,499,320	15,609,320	15,719,760	15,830,640	15,941,960	16,053,720	16,165,920	16,278,560	16,391,640	16,505,160	16,619,120	16,733,520	16,848,360	16,963,640	17,079,360	17,195,520	17,312,120	17,429,160	17,546,640	17,664,560	17,782,920	17,901,720	18,020,960	18,140,640	18,260,760	18,381,320	18,502,320	18,623,760	18,745,640	18,867,960	18,990,720	19,113,920	19,237,560	19,361,640	19,486,160	19,611,120	19,736,520	19,862,320	19,988,520	20,115,120	20,242,120	20,369,520	20,497,320	20,625,520	20,754,120	20,883,040	21,012,320	21,142,040	21,272,160	21,402,640	21,533,480	21,664,680	21,796,240	21,928,160	22,060,440	22,193,080	22,326,080	22,459,440	22,593,160	22,727,240	22,861,680	22,996,480	23,131,640	23,267,160	23,403,040	23,539,280	23,675,880	23,812,840	23,950,160	24,087,840	24,225,880	24,364,280	24,503,040	24,642,160	24,781,640	24,921,480	25,061,680	25,202,144	25,342,960	25,484,128	25,625,648	25,767,520	25,909,744	26,052,312	26,195,232	26,338,504	26,482,128	26,626,104	26,770,432	26,915,112	27,060,244	27,205,828	27,351,864	27,498,352	27,645,292	27,792,584	27,940,228	28,088,224	28,236,572	28,385,272	28,534,324	28,683,728	28,833,484	28,983,592	29,134,052	29,284,864	29,436,028	29,587,544	29,739,412	29,891,632	30,044,204	30,197,128	30,350,404	30,504,032	30,658,012	30,812,344	30,967,032	31,122,072	31,277,464	31,433,208	31,589,304	31,745,752	31,902,552	32,059,704	32,217,208	32,375,056	32,533,256	32,691,808	32,850,712	33,010,000	33,169,680	33,329,760	33,490,240	33,651,120	33,812,400	33,974,080	34,136,160	34,298,640	34,461,520	34,624,800	34,788,584	34,952,768	35,117,352	35,282,336	35,447,720	35,613,504	35,779,688	35,946,272	36,113,256	36,280,640	36,448,424	36,616,608	36,785,192	36,954,176	37,123,560	37,293,344	37,463,528	37,634,112	37,805,096	37,976,480	38,148,264	38,320,448	38,493,032	38,666,016	38,839,400	39,013,184	39,187,368	39,361,952	39,536,936	39,712,320	39,888,104	40,064,288	40,240,872	40,417,856	40,595,240	40,773,024	40,951,208	41,129,792	41,308,776	41,488,160	41,667,944	41,848,128	42,028,712	42,209,696	42,391,080	42,572,864	42,755,048	42,937,632	43,120,616	43,304,000	43,487,784	43,671,968	43,857,552	44,043,536	44,230,020	44,416,904	44,604,188	44,791,772	44,979,656	45,167,940	45,356,624	45,545,708	45,735,192	45,925,076	46,115,360	46,306,044	46,497,128	46,688,612	46,880,504	47,072,896	47,265,696	47,458,896	47,652,496	47,846,496	48,040,896	48,235,696	48,430,896	48,626,496	48,822,496	49,018,896	49,215,696	49,412,896	49,610,496	49,808,496	50,006,896	50,205,696	50,404,896	50,604,496	50,804,496	51,004,896	51,205,696	51,406,896	51,608,496	51,810,596	52,013,196	52,216,196	52,419,596	52,623,396	52,827,596	53,032,196	53,237,196	53,442,696	53,648,696	53,854,196	54,060,196	54,266,696	54,473,696	54,681,196	54,889,196	55,097,696	55,306,696	55,516,196	55,726,196	55,936,696	56,147,696	56,359,196	56,571,196	56,783,696	56,996,696	57,210,196	57,424,196	57,638,696	57,853,696	58,069,196	58,285,196	58,501,696	58,718,696	58,936,196	59,154,196	59,372,696	59,591,696	59,811,196	60,031,196	60,251,696	60,472,696	60,694,196	60,916,196	61,138,696	61,361,696	61,585,196	61,809,196	62,033,696	62,258,696	62,484,196	62,710,196	62,936,696	63,163,696	63,391,196	63,619,196	63,847,696	64,076,696	64,306,196	64,536,196	64,766,696	64,997,696	65,229,196	65,461,196	65,693,696	65,926,696	66,160,196	66,394,196	66,628,696	66,863,696	67,099,196	67,335,196	67,571,696	67,808,696	68,046,196	68,284,196	68,522,696	68,761,696	68,999,696	69,239,196	69,479,196	69,719,696	69,960,196	70,201,696	70,443,196	70,684,696	70,926,696	71,169,196	71,412,696	71,656,196	71,899,696	72,143,696	72,388,196	72,633,196	72,878,696	73,124,696	73,371,196	73,618,196	73,865,196	74,112,696	74,360,696	74,609,196	74,858,196	75,107,696	75,357,696	75,608,196	75,859,196	76,110,696	76,362,696	76,615,196	76,868,196	77,121,696	77,375,696	77,630,196	77,885,196	78,140,696	78,396,696	78,653,196	78,910,196	79,167,696	79,425,696	79,684,196	79,943,196	80,202,696	80,462,696	80,723,696	80,984,696	81,246,696	81,509,696	81,773,696	82,038,696	82,304,696	82,571,696	82,839,696	83,108,696	83,378,696	83,649,696	83,921,696	84,194,696	84,468,696	84,743,696	85,019,696	85,296,696	85,574,696	85,853,696	86,133,696	86,414,696	86,696,696	86,979,696	87,263,696	87,548,696	87,834,696	88,121,696	88,409,696	88,698,696	88,988,696	89,279,696	89,571,696	89,864,696	90,158,696	90,454,696	90,751,696	91,049,696	91,348,696	91,648,696	91,949,696	92,251,696	92,554,696	92,858,696	93,163,696	93,469,696	93,776,696	94,084,696	94,393,696	94,703,696	95,014,696	95,326,696	95,639,696	95,953,696	96,268,696	96,584,696	96,901,696	97,219,696	97,538,696	97,858,696	98,179,696	98,501,696	98,824,696	99,148,696	99,473,696	99,799,696	100,126,696	100,454,696	100,783,696	101,113,696	101,444,696	101,776,696	102,109,696	102,443,696	102,778,696	103,114,696	103,451,696	103,789,696	104,128,696	104,468,696	104,809,696	105,151,696	105,494,696	105,838,696	106,183,696	106,529,696	106,876,696	107,224,696	107,573,696	107,923,696	108,274,696	108,626,696	108,979,696	109,333,696	109,688,696	110,044,696	110,401,696	110,759,696	111,118,696	111,478,696	111,839,696	112,201,696	112,564,696	112,928,696	113,293,696	113,659,696	114,026,696	114,394,696	114,763,696	115,133,696	115,504,696	115,876,696	116,249,696	116,623,696	116,998,696	117,374,696	117,751,696	118,129,696	118,508,696	118,888,696	119,269,696	119,651,696	120,034,696	120,4