



# Development & Tax Increment Financing Plan

Delta Township Saginaw Highway  
Corridor Improvement Authority

CIA Board Approved September 13, 2021

Township Board Adopted December 6, 2021



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## EXECUTIVE SUMMARY

In 2021, Delta Charter Township approved the creation of the Saginaw Highway Corridor Improvement Authority. Although the impetus for creating the Authority was a large development project, the need for new tools to attract investment throughout the Saginaw Highway corridor was expressed by the community for more than a decade. Vacant storefronts, an aging appearance, and lack of accommodations for multiple modes of transportation have been cited as concerns during two master plan processes. The goal of the Corridor Improvement Authority (CIA) is to leverage existing and planned redevelopment along the Saginaw Corridor to create a more vibrant, walkable, and viable commercial corridor in the years to come.

A CIA allows for the use of taxes to fund qualified improvements within commercial corridors. Planning activities and studies to guide and facilitate future growth, infrastructure improvements to make the corridor safer for pedestrians, bicyclists, and transit riders, aesthetic changes and promotions to change the corridor's image, and other investments can be made using new tax revenue drawn from two key areas – Delta Crossings and Brookside Crossings.

The Development Plan and Tax Increment Finance Plan that follow outline the project goals to be funded via the Corridor Improvement Authority over the next 20 years. In the first two years, the captured tax revenue will allow the Township to invest almost half a million dollars into needed planning activities to set a vision for the future of the West Saginaw Highway corridor. Monies will be set aside to encourage the redevelopment of the Lansing Mall, and new infrastructure will be constructed in public rights-of-way and easements for the continued development of Delta Crossings. Taxing jurisdictions affected by the tax capture of the increased assessed value generated by the two sites will receive a 20% pass-through of additional revenue above the base amount which is currently collected.

Intentional public investment in a comprehensive vision, infrastructure, and quality of life improvements is needed to make the Saginaw Highway corridor more attractive for new growth and development. The CIA is a tool that is designed to stem the tide of disinvestment that is presently occurring on the east end. It is an effective mechanism to facilitate positive change and can provide leverage for grants, project matching dollars, and other opportunities that might not otherwise be available.

## SECTION I: INTRODUCTION

### Local Context and Need for Reinvestment

Delta Charter Township is a community of roughly 33,000 residents located in Eaton County in the Lansing Metro Area. First settled in the early-mid 1800s, the Township was incorporated in 1962. Comprised of 33 square miles, the township is largely home to single-family residential neighborhoods and low-density commercial development in a semi-rural setting. The Grand River and Carrier Creek flow through the community, offering natural amenities.

Saginaw Highway (M-43) is the major commercial thoroughfare in Delta Township, running east-west across the entire township. General traffic volumes are more than 25,000 vehicles per day. There is a large number of national retailers, fast food restaurants, strip malls, offices, local shops, and other uses that line the corridor. The Lansing Mall is located in the Township, however in recent years, there has been a decline in the viability of the mall and existing commercial properties. Store closures and vacant storefronts are becoming more prevalent.



Community input from the Township's 2013 Master Plan process and the 2020 planning process to refresh the plan have consistently identified the need for improvement and change. A desire has been expressed to see more walkability and Complete Streets. Objectives for commercial development have included:

- Continue efforts to address the decline of commercial properties on West Saginaw Highway east of Elmwood Road by reducing vacancies, recruitment of new businesses, and appropriate code enforcement.
- Encourage infill development and/or redevelopment of commercial properties where adequate infrastructure exists.
- Prepare for redevelopment of the Lansing Mall and surrounding properties, including the possibility of a new Town Center concept.

In 2020, a proposed mixed-use redevelopment, Delta Crossings, began its first phase of construction. Located on the north side of West Saginaw Highway, west of I-96, the project redevelops a former commercial site and increases the developable area of the site with new infrastructure. When all project phases are completed, Delta Crossings will be a mixed-use development offering several hundred thousand square feet of commercial space, 224 multiple-family dwelling units, and 100 single-family homes.

The Delta Crossings project has acted as a catalyst for the creation of a Corridor Improvement Authority as it can provide needed resources to address declining commercial properties along the West Saginaw Corridor. The Township will be able to leverage the nearly \$200 million in private capital investment into the Delta Crossings project for infrastructure and other improvements throughout the larger corridor.

It may seem paradoxical to encourage new development on the west side of the corridor while the east side is aging and facing challenges. National retail trends have demonstrated that malls like the Lansing Mall are rapidly dying. Green Street Advisors, a commercial property research firm, predicts by the end of 2021 that half of all mall-based department stores will close by the end of the year.<sup>1</sup> Discount stores, online shopping, declining store footprints, and a shrinking middle class has reshaped retail. Delta Township is not a "qualified community" as defined by the State of Michigan, which means that there are few economic development programs at its disposal to facilitate redevelopment. Tax revenue from Delta Crossings, through the Corridor Improvement Authority, provides the opportunity to make public investments in those portions of the Saginaw Highway Corridor where redevelopment is needed.

### **Overview of Corridor Improvement Authority Legislation**

In 2005, the Michigan Legislature passed Public Act 280, commonly referred to as the Corridor Improvement Authority Act. This Act was created to assist communities in mitigating and preventing deterioration in their business districts by allowing authorities to be established to utilize tax increment financing for development revitalization efforts. Recodified in PA 57 of 2018, the Corridor Improvement Authority Act can be a powerful tool to fund improvements in commercial corridors.

The creation of a CIA offers the following opportunities to the Saginaw Highway corridor:

- Creation of the CIA can assist in driving public-private partnerships;
- CIA activities can help generate new energy and attract private investment;
- Resources become available to leverage opportunities, such as matching dollars for grants and enhancements to a planned project;

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<sup>1</sup> <https://www.vox.com/recode/21717536/department-store-middle-class-amazon-online-shopping-covid-19>



- Provides a reason for business owners to collaborate and work together to improve the district;
- Monies for implementation will assist in creating momentum after planning initiatives to create an engaged community; and
- Can use captured tax increment revenues from Delta Crossings to begin to have an immediate impact across the entire CIA District.

### **Powers of Authority**

Once established, the Corridor Improvement Authority (CIA) can:

- Establish a tax increment financing plan
- Borrow money
- Issue revenue bonds and notes
- Levy special assessments
- Make improvements to property (e.g., façade improvement program, infrastructure upgrades)
- Construct, rehabilitate, preserve, equip, or maintain buildings
- Acquire property

The powers of the Authority are granted by the Township Board in its approval of the Authority's budget, this Development and TIF Plan, and in circumstances prescribed by law. For example, approval of the Township Board is required for any special assessments, revenue bonds or notes, and costs associated with property acquisition or construction. The Delta Township Corridor Improvement Authority, in its list of projects and in defining its TIF District, has focused the use of its powers on the improvement of public facilities within public easements or rights-of-way and other activities that generally benefit the development area rather than focusing on specific buildings.

### **Authority Board Composition**

The Saginaw Highway CIA Board is comprised of the Township Chief Executive plus eight members appointed by the Township Board. The majority of the Authority Board shall have an ownership or business interest in the development area. At least one member of the Authority Board shall be a resident of the development area or live within a half mile of the district. Terms are four years. Refer to Appendix A for a full list of the powers of a Corridor Improvement Authority and Board members.

### **Corridor Improvement Authority Goals**

Past priorities for the Saginaw Highway corridor include providing more walkable neighborhoods, incentivizing commercial development to fill vacant storefronts, and creating a safer corridor for all users. The CIA will build upon community priorities established in past planning efforts, however, a new vision for the West Saginaw Highway corridor is needed. Township and Authority Board members are unanimous in their desire to engage the community in a corridor planning process.

Business and property owners, residents, stakeholders, and other interests in Delta Township will be invited to envision how the Saginaw Highway corridor could evolve to meet the needs of today and tomorrow. While projects have been identified here, there is no detailed and exact plan about what the infrastructure might look like, how MDOT investments in Saginaw Highway/M-43 might be leveraged by the CIA to make additional street changes, what promotions might attract businesses, or other eligible activities that would reflect the community's desires. Therefore, regular public input during the implementation process of this Development and TIF Plan is needed to clearly define community goals and desired outcomes.



## Steps Taken Thus Far

On February 15, 2021, the Delta Township Board expressed its intent to establish a Corridor Improvement Authority and designate its development area boundaries as required by the Recodified Tax Increment Financing Act, PA 57 of 2018 (see Appendix B). After thorough discussion and engagement with the Township Board, taxing jurisdictions, and other stakeholders, the development area was identified: West Saginaw Highway between Waverly Road and Broadbent Road. Within the development area, there will be two tax increment financing capture areas: the Delta Crossings site and the Brookside Crossings site. Characteristics of the Development Area will be shared in more detail in Section II.

At its meeting on May 17, 2021, and again on June 7, 2021, the Township Board approved a resolution to establish a Corridor Improvement Authority (CIA) and development area along the Saginaw Highway corridor. On June 21, 2021, the Township Board appointed nine Authority Board members (see Appendix E). On August 16, 2021, the Corridor Improvement Authority passed its bylaws (see Appendix F).

## Criteria for CIAs

A Corridor Improvement Authority (CIA) may be created where certain criteria are met, per PA 57 of 2018, Sec. 605. These criteria are addressed in turn below.

Sec. 605(a) Is adjacent to or within 500 feet of a road classified as an arterial or collector according to the FHWA manual 'Highway Functional Classification – Concepts, Criteria, and Procedures'.

Yes, Saginaw Highway is an MDOT arterial (M-43).

Sec. 605(b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.

Yes, the proposed area meets the acreage and parcel requirement. The Development Area contains 219 contiguous parcels.

Sec. 605(c) More than ½ of the existing ground floor square footage in the development area is classified as commercial real property.

Yes, all uses within the area are commercial uses, there is no residential.

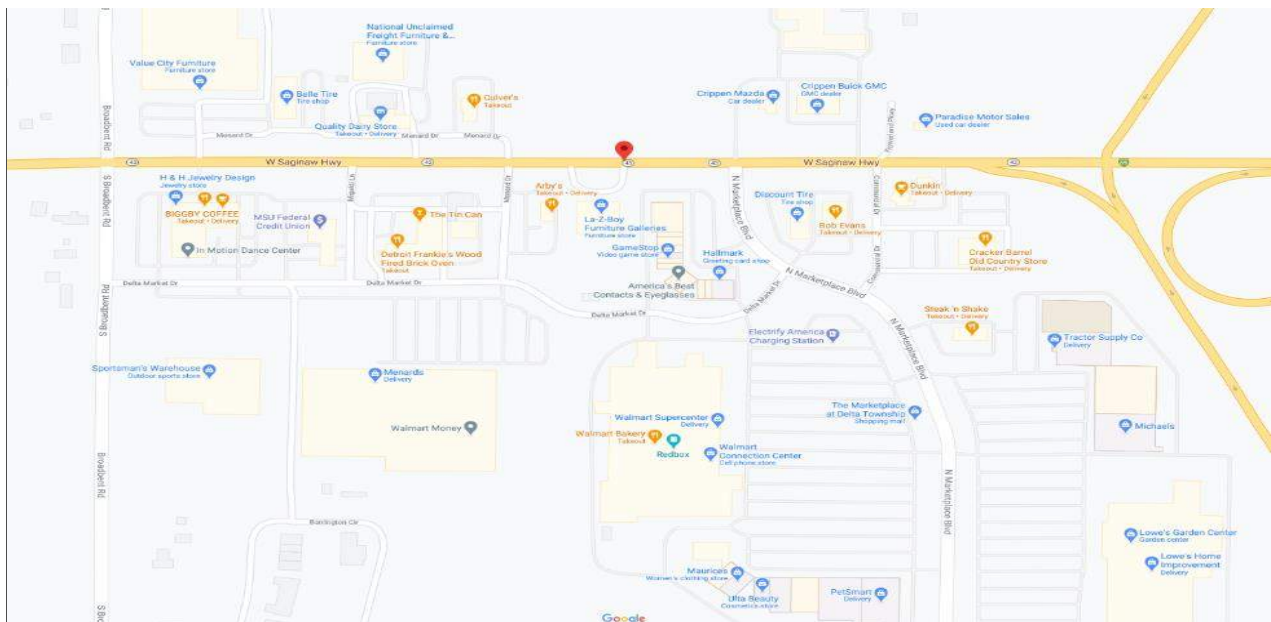


Figure 1. Depiction of Existing Commercial Uses



Sec. 605(d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.  
Yes, evidence of commercial uses has been provided that demonstrates the corridor has been in existence for the past 30 years. The image below depicts aerial imagery from 1992 with commercial uses depicted.



Figure 2. Aerial Imagery of the Saginaw Corridor, 1992

Sec. 605(e) Is presently served by municipal water or sewer

Yes, the corridor is presently served by water and sewer.

Sec. 605(f) Is zoned to allow for mixed use that includes high-density residential use.

Yes, the entire commercial corridor allows for mixed use buildings as a special land use. Retail and/or office is required on the ground floor and residential is allowed on upper floors.

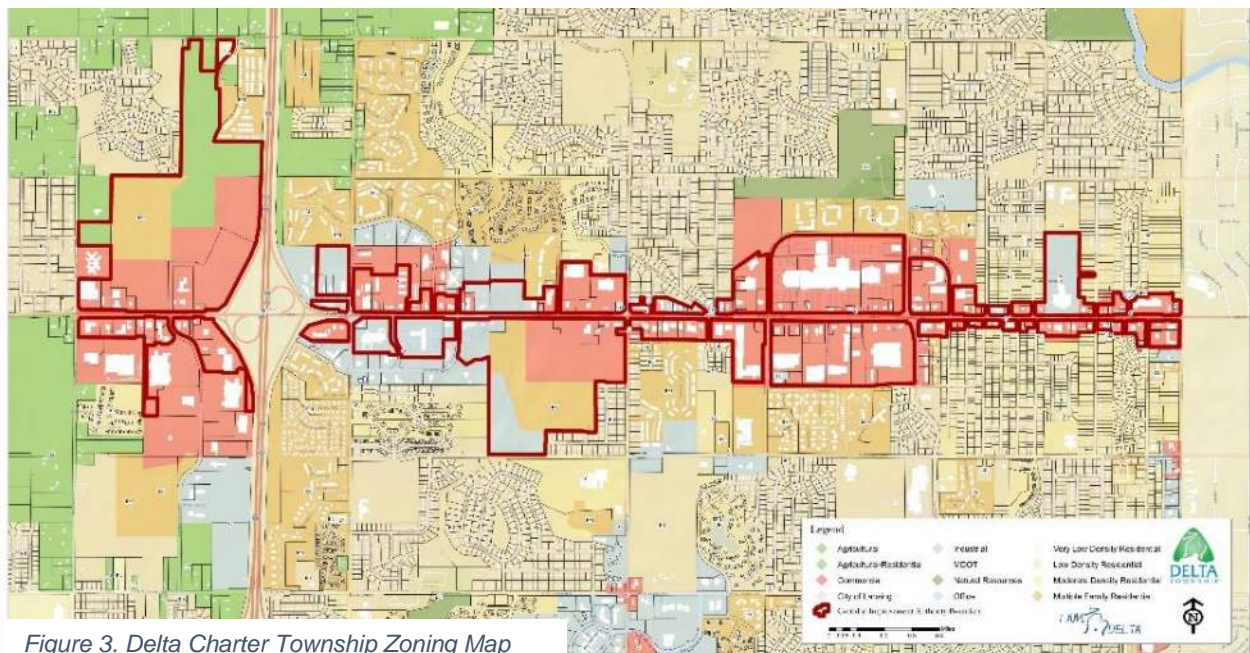


Figure 3. Delta Charter Township Zoning Map



Sec. 605(g) The municipality agrees (i) to expedite the local permitting and inspection process in the development area and (ii) to modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

Yes, in its resolution to establish a Corridor Improvement Authority at its May 17, 2021 meeting, the Delta Charter Township Board agreed to the above provision. Refer to Appendix D for the full resolution passed to establish the CIA.

## SECTION II: DEVELOPMENT PLAN

### Development Plan Requirements

This Development Plan is prepared pursuant to the requirements of MCL 125.4261 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended.

#### Designation of Boundaries

*Sec. 621(2)(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.*

The Corridor Improvement Authority Development Area is that established by the Township Board in a Resolution passed on May 17, 2021 (see Appendix D). The area encompassed is West Saginaw Highway between Waverly Road and Broadbent Road.

It was determined that incorporating all properties within the defined Development Area into the Tax Increment Finance Capture Area presented a significant administrative burden with very little benefit in terms of additional revenue to support CIA projects. The TIF Capture Areas within the Development Area are the Delta Crossings site and the Brookside Crossings site.

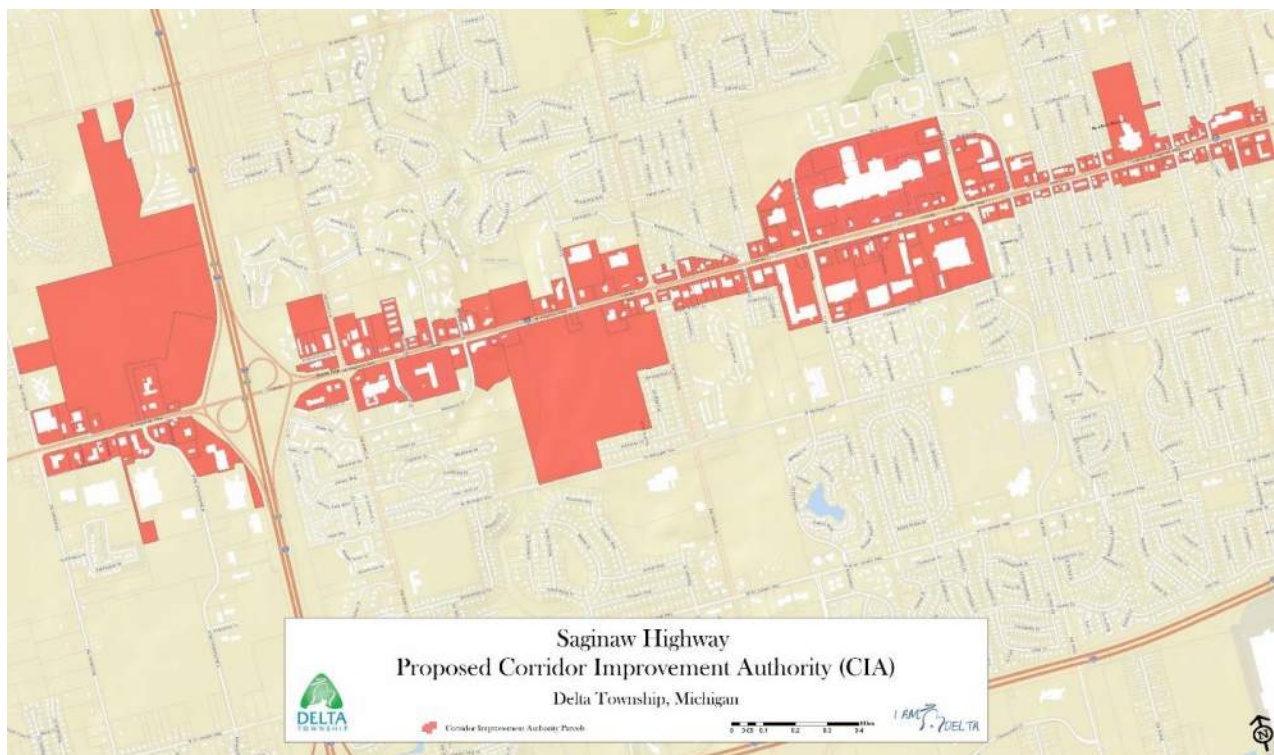


Figure 4. Development Area



### Existing Streets, Public Facilities, and Land Uses

Sec. 621(2)(b) The location and extent of existing streets and other public facilities within the development area, designating 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 including a legal description of the development area.

The CIA boundary is largely comprised of auto-oriented commercial development with pockets of office. Woodlands and wetlands surrounding Carrier Creek bisect the West Saginaw Highway corridor. Figure 5. Below depicts the existing land uses in the corridor. Figure 6. depicts the future land uses identified in the 2013 Master Plan.

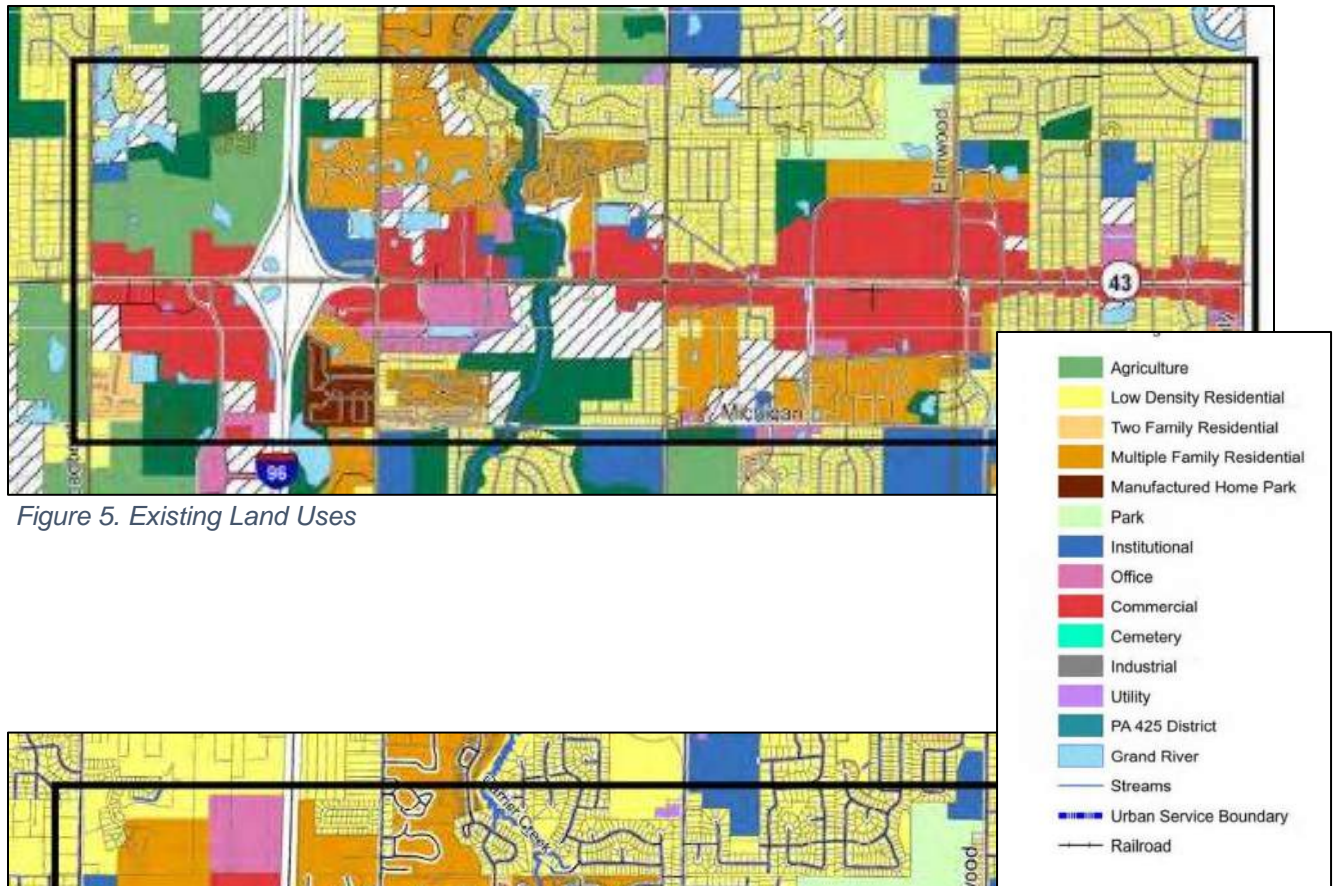


Figure 5. Existing Land Uses



Figure 6. Future Land Uses



The Table 1 below provides the legal description of property in the TIF Capture Property areas. Refer to Appendix J Tables 1A and 1B for a more detailed breakdown of the TIF Capture Areas property and to Appendix I for the legal description of the Development Area property.

<b>Table 1 - TIF Capture Property</b> <b>DELTA CROSSINGS &amp; BROOKSIDE CROSSINGS</b> <b>Real Property Parcel Data Values for: 2021 (as of 12/31/2020)</b> <b>Excludes any Personal Property</b>		
<b>Capture Area</b>	<b>Property Owner</b>	<b>Parcel ID Numbers</b>
Delta Crossings	Unified Group LLC	040-009-300-090-01 040-009-100-047-00 040-009-300-033-01
Brookside Crossings	Brookside Crossing LLC	040-015-200-150-00 040-015-200-102-01

Below are TIF Capture Property Maps identifying the Delta Crossings and Brookside Crossings parcels subject to TIF capture.



Figure 7. Delta Crossings + Brookside Crossings TIF Capture Property Map

#### Existing Improvements to be Demolished, Repaired, or Altered

*Sec. 621(2)(c) A description of existing improvements 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 in the next subsection. The cost and time estimates included



in the project schedule and budget are for estimate purposes only and may be revised by the Authority Board at any time without amending this Plan.

#### Location, Extent, Character, and Estimated Cost of Improvements

*Sec. 621(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.*

Infrastructure improvement costs within a public right-of-way or easement associated within the Delta Crossings area, Lansing Mall area, and remaining development area corridor for allowable projects are defined below and their cost estimates are in Table 2 of Appendix J.

During discussion with the Township and Authority Boards, types of eligible projects were explored within the following categories of projects were identified. See Table 2 of Appendix J for a complete list of projects.

<b>Project Category</b>	<b>Example Project(s)</b>
<i>(including but not limited to the following – See Table 2 of Appendix J)</i>	
Site Preparation	Easement acquisition, grading and land balancing, etc.
Utilities and Communications	Water, sanitary, storm, electric, gas, fiber/broadband, etc.
Streets and Streetscapes	Road improvements, sidewalks, street lighting, etc.
Mobility	Non-motorized connections (bike paths, walking trails), Public transportation facilities (transit stations, bus stops), etc.
Long Term Maintenance Reserve	Infrastructure located within in Public Right-of-Ways and Easements
Public Amenities	Development of public spaces (parks), enhancement of public services, etc.
CIA Implementation	CIA and District establishment, Zoning amendments, etc.
Professional Services	Engineering and professional fees, etc.
Studies and Plans	Non-motorized feasibility study, traffic studies, business attraction and retention strategy, etc.
Administration	Legal, accounting, communications, etc.
Other	Contingency, cost of financing

During these discussions, the following priorities for projects emerged. Project categories in order of importance are: planning and professional services; streets and streetscapes; site preparation; mobility; and public amenities. As was mentioned under Goals, the order of these priorities and their focus may change once additional planning occurs and public input is received. The Authority Board may revise project priorities at any time without amending this Plan.

#### Construction Staging

*Sec. 621(2)(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.*

See Table 2 of Appendix J for estimated years of planned construction phasing and timeline. Estimated years shown for completion of projects are years of completion by December 31 of that year.



#### Designated Open Space

*Sec. 621(2)(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.*

There are no parts of the Development Area currently contemplated for open space as shown on the Future Land Use map. It is possible that a public park or other open space may be desired in the Lansing Mall area should the mall be redeveloped into a town center.

#### Property to be Sold, Donated, Exchanged, or Leased

*Sec. 621(2)(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.*

The Authority does not intend to sell, donate, exchange, or lease property from the Township.

#### Zoning Changes

*Sec. 621(2)(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.*

The recommendations of the Saginaw Highway Corridor Plan, or some other plan that identifies changes in land use, zoning, streets, utilities, and other infrastructure, will provide this needed detail once complete. If best practice examples are to be applied, it should be anticipated that desired zone changes would likely be comprised of more intense mixed of uses, including a range of housing types and densities. Changes to streets, street levels, intersections, traffic flow, or utilities will consist of converting Saginaw Highway into a boulevard given prior conversations with MDOT. The addition and/or improvement of non-motorized infrastructure would be consistent with community input received in other planning efforts. Initiatives to green the corridor with additional tree canopy and landscaping to cool parking lots, provide shade to pedestrians, and increase stormwater uptake should be anticipated.

#### Estimated Costs and Financing

*Sec. 621(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 the financing.*

Estimated costs of the planned projects are located in Table 2 of Appendix J. The projects and their estimated costs within each line-item Category are intended to be paid for with tax increment revenues from the TIF Capture Property shown in Table 1. The costs projected in Table 2 may switch Categories as these are preliminary estimates. Costs may be adjusted and fall under a different Category so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099.

Township allowable projects financing methods may be through a combination of financial sources, such as: Donations and Grants; Tax Increment Financing (TIF: Governed by this Plan and the CIA); Special Assessments (subject to Township Charter); Other sources approved by the Township.

The following shall apply to all private development projects identified herein: All tax increment revenue reimbursements authorized under this Plan shall be governed by a Development and Reimbursement Agreement. For Delta Crossings/Lansing Mall/Brookside Crossings' allowable projects, the CIA shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of projects and estimates of costs to be reimbursed in this Plan is intended to authorize the CIA to fund such reimbursements from tax increment revenues generated by this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions



for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Development and Reimbursement Agreement contemplated by this Plan.

- Delta Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Delta Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J.
- Lansing Mall allowable projects are to be financed by the Owner(s) of these properties if the CIA finds that there has not been enough accumulation of tax capture to provide immediate reimbursement for infrastructure improvements within public rights-of-way and easements or if other CIA priorities have been identified to take precedence. The Owner(s), then, will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Lansing Mall Owner(s) will either be provided with a grant after allowable projects costs have been fully accounted for, reimbursed with captured tax increment revenues for the allowable project costs, or a combination thereof. The \$3 million earmarked for public infrastructure investments is intended to facilitate transformational redevelopment on the property that will increase the tax base, create jobs, and enhance the quality of life in Delta Township. Allowable project costs are estimated in Table 2 of Appendix J.
- Brookside Crossings. Should Brookside Crossings develop earlier than estimated and/or generate a greater amount of revenue than projected, and if Brookside Crossings were to seek to develop infrastructure in public rights of way or easements as part of its development project, then the CIA may consider the request and engage in a development agreement so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099. If this number is exceeded, then this Development and TIF Plan would need to be amended in coordination with other local taxing jurisdictions. Brookside Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Brookside Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J, as identified for Delta Crossings and Lansing Mall. Funds for Brookside Crossings have not been specifically allocated given that all funds within the 20-year time frame have been purposed in this Plan, however, a failure to perform by Delta Crossings and/or Lansing Mall would provide the opportunity to facilitate Brookside Crossings' development.

As a similar property and potential project to the Delta Crossings project, using the Delta Crossings project's average Estimated Future Taxable Value (FTV) of \$486,479 per acre and True Cash Value (TCV) of \$972,957 per acre for the building(s), land improvements and land upon 100% completion of construction were applied to the potential Brookside Crossings project's 113.77 acre development. That derived and estimated Brookside Crossings FTV was then phased-in over a period of 20 years based upon an estimated percentage change in Future Taxable Values (FTV) of building(s) and land improvements (which excluded any Personal Property for projection purposes even though the CIA Plan will also capture all Personal Property taxes allowed for capture) in the year the percent of construction is completed, projected as follows:

- % Completed by 12/31/2020 through % Completed by 12-31-2024 is 0%
- % Completed by 12/31/2025 through % Completed by 12-31-2030 is 10%
- % Completed by 12/31/2031 through % Completed by 12-31-2035 is 25%
- % Completed by 12/31/2036 through % Completed by 12-31-2040 is 60%
- % Completed by 12/31/2041 and beyond (End) is 100%



#### Designees and Beneficiaries

**Sec. 621(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 in any manner and for whose benefit the project is being undertaken if that information is available to the authority.**

The CIA does not currently have any information designating any person or persons, natural or corporate, to whom all or a portion of any development will be leased, sold, or conveyed in any manner.

#### Procedures for Bidding

**Sec. 621(2)(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner 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 in any manner to those persons.**

The CIA does not plan to lease, sell, or convey all or a portion of any development upon its completion.

#### Displaced Persons and Relocation

**Sec. 621(2)(l) Estimates of the number of persons residing in the development area and the number of families and individuals 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 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. Including Sec. Sec. 621(2)(m) and Sec. 621(2)(n).**

No persons will be relocated due to the activities of the Corridor Improvement Authority in the Development Area.

#### Compliance with PA 227 of 1972

**Sec. 621(2)(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.**

There are no occupied residences targeted for acquisition or development under the Development Plan, so no relocation of families or individuals is anticipated. Thus, there is no need to develop a plan for compliance with PA 227 of 1972, the Relocation Assistance Act.

#### Amendments

**Sec. 621(2)(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.**

Any amendments to the Plan will be submitted to the Delta Charter Township Board by the Corridor Improvement Authority, as required by Act 57 of 2018.

#### Periodic Evaluation of Plan

**Sec. 621(2)(q) A schedule to periodically evaluate the effectiveness of the development plan.**



An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the Township Board as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the Township Board.

#### Other Relevant Information

***Sec. 621(2)(r) Other material that the authority, local public agency, or governing body considers pertinent.***

The Development Plan will utilize Tax Increment Financing to achieve its goals. The TIF Plan is outlined in Section III.

### **SECTION III: TAX INCREMENT FINANCE PLAN**

The TIF Plan identifies where revenue within the Development Area will be captured and how monies will be spent in infrastructure, planning, and other eligible activities to encourage investment and redevelopment in the Saginaw Highway corridor. State law (PA 57 of 2018), requires the following information be included in the TIF Plan:

- Detailed explanation of the tax increment procedure;
- The maximum amount of bonded indebtedness to be incurred;
- Duration of the program;
- Statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located; and
- Portion of captured assessed value intended to be used by the authority.

#### **Why TIF Plan Is Necessary and How It Works**

The Delta Township CIA has determined that, in order to finance the Development Plan, a Tax Increment Financing Plan must be adopted. The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district and to make investments that will encourage redevelopment.

A Tax Increment Finance Plan is proposed for the Saginaw Highway CIA to capture the increased assessed value of property due to redevelopment that could not otherwise be expected. From extensive discussion with Delta Township Board and staff, it was determined that a Development Area incorporating the Saginaw Highway corridor between Waverly Road and Broadbent Road would generate the most benefit to the Township.

Additionally, it was determined that incorporating all properties within the defined Development Area presented a significant administrative burden with very little benefit in terms of additional revenue to support CIA projects. Thus, the TIF Capture Property areas will only be those parcels constituting the Delta Crossings property and the Brookside Crossings property as identified in Table 1, listed above.



### Base Year/Initial Values of TIF Capture Property

The initial taxable value of the TIF Capture Property shall be determined by the use of tax year 2021 tax values.

Table 3 - Base Year/ Initial Taxable Value (ITV) Information											
DELTA CROSSINGS & BROOKSIDE CROSSINGS											
Delta Charter Township, Michigan											
			Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the CIA by Property Classification					Total Taxes Paid on Base Year/ ITV		Notes	
			Land	Land Improve-ments	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	BASE YEAR =
											2021
Delta Crossings Totals			\$ 2,668,105	\$ 329,100	\$ -	\$ 2,997,205	\$ 64,400	\$ 3,061,605	\$ 161,727	\$ 2,702	Actual Values for 2021 (as of 12/31/2020)
Brookside Crossings Totals			\$ 874,537	\$ -	\$ -	\$ 874,537	\$ -	\$ 874,537	\$ 47,189	\$ -	Actual Values for 2021 (as of 12/31/2020)
									Real & Personal Combined =	\$ 211,618	

See Tables 3A and 3B of Appendix J for the detailed breakdown by TIF Capture Property area.

Table 4 on the next page estimates the total taxes paid to all taxing jurisdictions on the base year / initial 2021 taxable value of the TIF Capture Property.

See Tables 4A and 4B of Appendix J for the detailed breakdown by TIF Capture Property area.



**Table 4 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)**

<b>DELTA CROSSINGS &amp; BROOKSIDE CROSSINGS</b>						
<b>Delta Charter Township, Michigan</b>						
<b>AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS</b>	<b>Millage Rate Paid on Real Property<sup>1</sup> :</b>		<b>Millage Rate Paid on Commercial Personal Property<sup>1</sup></b>	<b>Delta Crossings Total Estimated Taxes Paid</b>	<b>Brookside Crossings Total Estimated Taxes Paid</b>	<b>Combined Total Estimated Taxes Paid</b>
	<b>Commercial / Office/ Multi-Family Apartments</b>	<b>Single Family Residential Homes</b>				
<b><i>DELTA TOWNSHIP</i></b>	-	-	-	-	-	-
Operating	4.9287	4.9287	4.9287	\$ 15,090	\$ 4,310	\$ 19,400
Paramedic	0.9896	0.9896	0.9896	\$ 3,030	\$ 865	\$ 3,895
<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>5.9183</i>	<i>5.9183</i>	<i>5.9183</i>	<i>\$ 18,119</i>	<i>\$ 5,176</i>	<i>\$ 23,295</i>
<b><i>EATON COUNTY</i></b>	-	-	-	-	-	-
County Operating	5.2096	5.2096	5.2096	\$ 15,950	\$ 4,556	\$ 20,506
County 911	0.9490	0.9490	0.9490	\$ 2,905	\$ 830	\$ 3,735
County EATRAN	0.2497	0.2497	0.2497	\$ 764	\$ 218	\$ 983
County Jail	0.6993	0.6993	0.6993	\$ 2,141	\$ 612	\$ 2,753
County Juvenile	0.3496	0.3496	0.3496	\$ 1,070	\$ 306	\$ 1,376
County Med Care	0.1248	0.1248	0.1248	\$ 382	\$ 109	\$ 491
County Road	1.4985	1.4985	1.4985	\$ 4,588	\$ 1,310	\$ 5,898
<b><i>LIBRARY</i></b>	-	-	-	-	-	-
Delta District Library	1.0000	1.0000	1.0000	\$ 3,062	\$ 875	\$ 3,936
<b><i>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</i></b>	-	-	-	-	-	-
Eaton RESA School Operating	0.1786	0.1786	0.1786	\$ 547	\$ 156	\$ 703
Eaton RESA Special Education	2.6850	2.6850	2.6850	\$ 8,220	\$ 2,348	\$ 10,569
Eaton RESA Vocational Education	0.8947	0.8947	0.8947	\$ 2,739	\$ 782	\$ 3,522
<b><i>COMMUNITY COLLEGE</i></b>	-	-	-	-	-	-
Lansing Community College	3.7777	3.7777	3.7777	\$ 11,566	\$ 3,304	\$ 14,870
<b><i>LOCAL SCHOOL MILLAGES: excludes State School millages</i></b>	-	-	-	-	-	-
Grand Ledge School District - Debt	5.6300	5.6300	5.6300	\$ 17,237	\$ 4,924	\$ 22,160
Grand Ledge School District - Building & Site (Sinking Fund)	0.7944	0.7944	0.7944	\$ 2,432	\$ 695	\$ 3,127
<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>24.0409</i>	<i>24.0409</i>	<i>24.0409</i>	<i>\$ 73,604</i>	<i>\$ 21,025</i>	<i>\$ 94,628</i>
<b>Total Local: Annual</b>	<b>29.9592</b>	<b>29.9592</b>	<b>29.9592</b>	<b>\$ 91,723</b>	<b>\$ 26,200</b>	<b>\$ 117,924</b>
<b><i>STATE SCHOOL MILLAGES: excludes Local School millages</i></b>	-	-	-	-	-	-
State Education Tax - SET	6.0000	6.0000	6.0000	\$ 18,370	\$ 5,247	\$ 23,617
Grand Ledge Local School Operating - LSO	18.0000	0.0000	6.0000	\$ 54,336	\$ 15,742	\$ 70,078
<b>Total State &amp; Local School: Annual</b>	<b>24.0000</b>	<b>6.0000</b>	<b>12.0000</b>	<b>\$ 72,706</b>	<b>\$ 20,989</b>	<b>\$ 93,697</b>
<b>TOTAL LOCAL AND STATE &amp; LOCAL SCHOOL: ANNUAL</b>	<b>53.9592</b>	<b>35.9592</b>	<b>41.9592</b>	<b>\$ 164,429</b>	<b>\$ 47,189</b>	<b>\$ 211,620</b>

Notes:

1 The most current available millage rates are utilized (Summer & Winter - 2020).



### Estimated Projected Future Captured Incremental Taxable Values

An estimate of the future captured incremental taxable values for each year of the Plan for each of the TIF Capture Property areas is summarized in Table 5 below. The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Tax Capture Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Tax Capture Property may vary.

See Tables 5A and 5B of Appendix J for the detailed breakdown by TIF Capture Property area.

<b>Table 5 - Estimated Projected Future Taxable Value (PFTV) Information</b>			
<b>DELTA CROSSINGS &amp; BROOKSIDE CROSSINGS</b>			
<b>Delta Charter Township, Michigan</b>			
<b>Tax Year</b>	<b>Delta Crossings Captured Incremental Taxable Values</b>	<b>Brookside Crossings Captured Incremental Taxable Values</b>	<b>Combined Total Captured Incremental Taxable Values</b>
2021 - Base Year	\$ -	\$ -	
2022 - Start of Tax Capture	\$ 17,486,004	\$ 15,217	\$ 17,501,221
2023	\$ 36,943,083	\$ 30,699	\$ 36,973,781
2024	\$ 55,292,390	\$ 46,450	\$ 55,338,840
2025	\$ 68,657,880	\$ 62,475	\$ 68,720,355
2026	\$ 85,275,761	\$ 5,613,446	\$ 90,889,207
2027	\$ 94,039,527	\$ 5,726,337	\$ 99,765,864
2028	\$ 95,729,087	\$ 5,841,192	\$ 101,570,279
2029	\$ 97,448,045	\$ 5,958,046	\$ 103,406,091
2030	\$ 99,196,913	\$ 6,076,933	\$ 105,273,846
2031	\$ 100,976,211	\$ 14,644,344	\$ 115,620,555
2032	\$ 102,786,469	\$ 14,914,373	\$ 117,700,842
2033	\$ 104,628,225	\$ 15,189,100	\$ 119,817,325
2034	\$ 106,502,028	\$ 15,468,607	\$ 121,970,635
2035	\$ 108,408,436	\$ 15,752,978	\$ 124,161,413
2036	\$ 110,348,014	\$ 35,750,693	\$ 146,098,707
2037	\$ 112,321,342	\$ 36,387,972	\$ 148,709,314
2038	\$ 114,329,005	\$ 37,036,340	\$ 151,365,345
2039	\$ 116,371,602	\$ 37,695,989	\$ 154,067,590
2040	\$ 118,449,739	\$ 38,367,116	\$ 156,816,855
2041	\$ 120,564,037	\$ 60,338,956	\$ 180,902,993
<b>Totals</b>	<b>\$ 1,865,753,796</b>	<b>\$ 350,917,262</b>	<b>\$ 2,216,671,058</b>



### **Estimated Tax Capture and Impact on Taxing Jurisdictions**

Estimates project that the CIA is expected to capture the tax increment revenues from 2022 through 2041 which will be generated by the increase in taxable value. This Plan's capture of tax increment revenues shall not exceed 20 years, unless amended. The following Table 6 provides a summary of the projected captured tax increment revenues impacting the taxing jurisdictions during the planned 20-year tax capture period after a 20% pass-through from a portion (20% property value increase) of the increase on the base taxes paid due to any new private development within the Tax Capture Property areas that results in added private investment/improvements thus increasing taxable values on those specific parcels. The amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value from the Tax Capture Property areas.

Estimated costs of the planned projects are located in Table 2 of Appendix J. The projects and their estimated costs within each line-item Category are intended to be paid for with tax increment revenues from the TIF Capture Property shown in Table 1. The costs projected in Table 2 may switch Categories as these are preliminary estimates. Costs may be adjusted and fall under a different Category so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099.

Township allowable projects financing methods may be through a combination of financial sources, such as: Donations and Grants; Tax Increment Financing (TIF: Governed by this Plan and the CIA); Special Assessments (subject to Township Charter); Other sources approved by the Township.

The following shall apply to all private development projects identified herein: All tax increment revenue reimbursements authorized under this Plan shall be governed by a Development and Reimbursement Agreement. For Delta Crossings/Lansing Mall/Brookside Crossings' allowable projects, the CIA shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of projects and estimates of costs to be reimbursed in this Plan is intended to authorize the CIA to fund such reimbursements from tax increment revenues generated by this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Development and Reimbursement Agreement contemplated by this Plan.

- Delta Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Delta Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J.
- Lansing Mall allowable projects are to be financed by the Owner(s) of these properties if the CIA finds that there has not been enough accumulation of tax capture to provide immediate reimbursement for infrastructure improvements within public rights-of-way and easements or if other CIA priorities have been identified to take precedence. The Owner(s), then, will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Lansing Mall Owner(s) will either be provided with a grant after allowable projects costs have been fully accounted for, reimbursed with captured tax increment revenues for the allowable project costs, or a combination thereof. The \$3 million earmarked for public infrastructure investments is intended to facilitate transformational redevelopment on the property that will increase the tax base, create jobs, and enhance the quality of life in Delta Township. Allowable project costs are estimated in Table 2 of Appendix J.



- Brookside Crossings. Should Brookside Crossings develop earlier than estimated and/or generate a greater amount of revenue than projected, and if Brookside Crossings were to seek to develop infrastructure in public rights of way or easements as part of its development project, then the CIA may consider the request and engage in a development agreement so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099. If this number is exceeded, then this Development and TIF Plan would need to be amended in coordination with other local taxing jurisdictions. Brookside Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Brookside Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J, as identified for Delta Crossings and Lansing Mall. Funds for Brookside Crossings have not been specifically allocated given that all funds within the 20-year time frame have been purposed in this Plan, however, a failure to perform by Delta Crossings and/or Lansing Mall would provide the opportunity to facilitate Brookside Crossings' development.

As a similar property and potential project to the Delta Crossings project, using the Delta Crossings project's average Estimated Future Taxable Value (FTV) of \$486,479 per acre and True Cash Value (TCV) of \$972,957 per acre for the building(s), land improvements and land upon 100% completion of construction were applied to the potential Brookside Crossings project's 113.77 acre development. That derived and estimated Brookside Crossings FTV was then phased-in over a period of 20 years based upon an estimated percentage change in Future Taxable Values (FTV) of building(s) and land improvements (which excluded any Personal Property for projection purposes even though the CIA Plan will also capture all Personal Property taxes allowed for capture) in the year the percent of construction is completed, projected as follows:

- % Completed by 12/31/2020 through % Completed by 12-31-2024 is 0%
- % Completed by 12/31/2025 through % Completed by 12-31-2030 is 10%
- % Completed by 12/31/2031 through % Completed by 12-31-2035 is 25%
- % Completed by 12/31/2036 through % Completed by 12-31-2040 is 60%
- % Completed by 12/31/2041 and beyond (End) is 100%

*See Tables 6A and 6B of Appendix J for the detailed breakdown by TIF Capture Property area.*

### **Taxes Returned/ Gained to Taxing Jurisdictions**

In order to afford the taxing jurisdictions the ability to meet their annual budgetary needs with the existing taxes they are currently receiving from the parcels in the Tax Capture Property areas, this Plan will pass-through the existing base taxes paid (Base Year 2021) of all parcels in the Tax Capture Property areas, as provided for in the Act, and a portion (20% property value increase) of the increase on the base taxes paid due to any new private development within the Tax Capture Property areas that results in added private investment/improvements thus increasing taxable values on those specific parcels. These payments are subject to certain triggering conditions and would be made from available tax increment revenues, as agreed to between the taxing jurisdictions, the CIA, and Township, as provided for in the Act.

*See Tables 7A and 7B of Appendix J for the detailed breakdown by TIF Capture Property area.*



**Table 6 - Estimated Tax Capture & Impact on Taxing Jurisdictions: *With 20% Tax Pass-Through***

<b>DELTA CROSSINGS &amp; BROOKSIDE CROSSINGS</b>				
<b>Delta Charter Township, Michigan</b>				
<b>AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS <sup>1</sup></b>	<b>% of Millage Rate Allowed for Tax Capture by CIA <sup>2</sup></b>	<b>Delta Crossings Total Tax Capture &amp; Impact During Tax Capture Period</b>	<b>Brookside Crossings Total Tax Capture &amp; Impact During Tax Capture Period</b>	<b>Combined Total Tax Capture &amp; Impact During Tax Capture Period</b>
	<b>CIA Years All Years</b>			
<b>DELTA TOWNSHIP</b>	-			
Operating	80%	\$ 7,356,593	\$ 1,383,653	\$ 8,740,245
Paramedic	80%	\$ 1,477,080	\$ 277,814	\$ 1,754,894
<i>Subtotal of Local Government Unit (LGU): Annual</i>	-	\$ 8,833,673	\$ 1,661,467	\$ 10,495,139
<b>EATON COUNTY</b>	-			
County Operating	80%	\$ 7,775,865	\$ 1,462,511	\$ 9,238,376
County 911	80%	\$ 1,416,480	\$ 266,416	\$ 1,682,897
County EATRAN	80%	\$ 372,703	\$ 70,099	\$ 442,802
County Jail	80%	\$ 1,043,777	\$ 196,317	\$ 1,240,094
County Juvenile	80%	\$ 521,814	\$ 98,145	\$ 619,959
County Med Care	80%	\$ 186,277	\$ 35,036	\$ 221,312
County Road	80%	\$ 2,236,666	\$ 420,680	\$ 2,657,345
<b>LIBRARY</b>	-		\$ -	
Delta District Library	80%	\$ 1,492,603	\$ 280,734	\$ 1,773,337
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>	-		\$ -	
Eaton RESA School Operating	0%	\$ -	\$ -	\$ -
Eaton RESA Special Education	0%	\$ -	\$ -	\$ -
Eaton RESA Vocational Education	0%	\$ -	\$ -	\$ -
<b>COMMUNITY COLLEGE</b>	-		\$ -	
Lansing Community College	80%	\$ 5,638,606	\$ 1,060,528	\$ 6,699,135
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-			
Grand Ledge School District - Debt	0%	\$ -	\$ -	\$ -
Grand Ledge School District - Building & Site (Sinking Fund)	0%	\$ -	\$ -	\$ -
<i>Subtotal of Non-LGU Local: Annual</i>	-	\$ 20,684,791	\$ 3,890,465.3	\$ 24,575,256.7
<b>Total Local Tax Capture: Annual</b>	-	\$ 29,518,464	\$ 5,551,932.2	\$ 35,070,396.1
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-			
State Education Tax - SET	0%	\$ -	\$ -	\$ -
Grand Ledge Local School Operating - LSO	0%	\$ -	\$ -	\$ -
<b>Total State &amp; Local School: Annual</b>	-	\$ -	\$ -	\$ -
<b>TOTAL LOCAL and STATE &amp; LOCAL SCHOOL TAX CAPTURE: ANNUAL</b>	-	\$ 29,518,464	\$ 5,551,932	\$ 35,070,396

**Notes:**

The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Assumes that for the duration of the CIA Plan tax capture period, for any millages allowed for Tax Capture, the CIA will capture the percentage of Tax Capture/ Millages shown in "% of Millage Rate Allowed for Capture by CIA," with the difference returned to the individual Taxing Jurisdictions. For any Millages not allowed for Tax Capture, 100% of the Taxes Paid will be returned to the individual Taxing Jurisdictions.



**Table 7 - Taxes Returned/ Gained to Taxing Jurisdictions (TJs) Excluding Base Year Taxes Paid****DELTA CROSSINGS & BROOKSIDE CROSSINGS****Delta Charter Township, Michigan**

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJ) <sup>1</sup>	Amount Returned to TJ because Tax Capture is Not Allowed <sup>2</sup>		
	Amount Returned / Gained to TJ because of 20% Pass-Through Tax Sharing <sup>3</sup>		
	Delta Crossings	Brookside Crossings	Combined
	Total Taxes Returned / Gained During CIA Plan Tax Capture Period	Total Taxes Returned / Gained During CIA Plan Tax Capture Period	Total Taxes Returned / Gained During CIA Plan Tax Capture Period
- <b>DELTA TOWNSHIP</b>	-	-	-
- Operating	\$ 1,839,148	\$ 345,913	\$ 2,185,061
- Paramedic	\$ 369,270	\$ 69,454	\$ 438,724
- <i>Subtotal of Local Government Unit (LGU): Annual</i>	\$ 2,208,418	\$ 415,367	\$ 2,623,785
- <b>EATON COUNTY</b>	-	-	-
- County Operating	\$ 1,943,966	\$ 365,628	\$ 2,309,594
- County 911	\$ 354,120	\$ 66,604	\$ 420,724
- County EATRAN	\$ 93,176	\$ 17,525	\$ 110,701
- County Jail	\$ 260,944	\$ 49,079	\$ 310,024
- County Juvenile	\$ 130,454	\$ 24,536	\$ 154,990
- County Med Care	\$ 46,569	\$ 8,759	\$ 55,328
- County Road	\$ 559,166	\$ 105,170	\$ 664,336
- <b>LIBRARY</b>	-	-	-
- Delta District Library	\$ 373,151	\$ 70,183	\$ 443,334
- <b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>	-	-	-
- Eaton RESA School Operating	\$ 333,224	\$ 62,674	\$ 395,897
- Eaton RESA Special Education	\$ 5,009,549	\$ 942,213	\$ 5,951,762
- Eaton RESA Vocational Education	\$ 1,669,290	\$ 313,966	\$ 1,983,256
- <b>COMMUNITY COLLEGE</b>	-	-	-
- Lansing Community College	\$ 1,409,652	\$ 265,132	\$ 1,674,784
- <b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-
- Grand Ledge School District - Debt	\$ 10,504,194	\$ 1,975,664	\$ 12,479,858
- Grand Ledge School District - Building & Site (Sinking Fund)	\$ 1,482,155	\$ 278,769	\$ 1,760,923
- <i>Subtotal of Non-LGU Local: Annual</i>	\$ 24,169,609	\$ 4,545,902	\$ 28,715,511
- <i>Total Local Tax Capture: Annual</i>	\$ 26,378,027	\$ 4,961,268	\$ 31,339,295
- <b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-
- State Education Tax - SET	\$ 11,194,523	\$ 2,105,504	\$ 13,300,026
- Grand Ledge Local School Operating - LSO	\$ 26,423,480	\$ 6,316,511	\$ 32,739,990
- <b>Total State &amp; Local School: Annual</b>	\$ 37,618,002	\$ 8,422,014	\$ 46,040,017
- <b>TOTAL LOCAL and STATE &amp; LOCAL SCHOOL TAX CAPTURE: ANNUAL</b>	\$ 63,996,030	\$ 13,383,283	\$ 77,379,312

**Notes:**

<sup>1</sup> The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

<sup>2</sup> Amount Returned to TJ because Tax Capture is Not Allowed: Intermediate School Districts (ISD) / Regional Educational Service Agency (RESA), Local School Millages, State School Millages.

<sup>3</sup> Amount Returned to TJ because of 20% Pass-Through Tax Sharing: Delta Township, Eaton County, Library, Community College.



### Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period

Table 8 below provides an analysis of the incremental taxes paid over the 20-year tax capture period. Taxes returned to taxing units that are not subject to TIF capture are identified in addition to taxing jurisdictions subject to TIF capture. For the taxing jurisdictions subject to TIF capture, significant benefit and gains in taxes received by these taxing jurisdictions will be realized through their continued receipt of the existing base taxes and the 20% pass-through of new incremental taxes from the TIF Capture Property areas.

See Tables 8A and 8B of Appendix J for the detailed breakdown by TIF Capture Property area.

Table 8 - Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period					
DELTA CROSSINGS & BROOKSIDE CROSSINGS					
Delta Charter Township, Michigan					
Taxing Unit	Incremental Taxes Paid (over 20-Years)	Taxes Returned to Taxing Unit (because CIA Tax Capture is not allowed) (over 20-Years)	Taxes Paid on Base Year Taxable Value / Initial Taxable Value (over 20-Years)	Taxes Passed-through to each Taxing Jurisdiction (over 20-Years)	Total (over 20-Years)
Percentage to Taxing Unit	-	100%		20%	
<b>DELTA TOWNSHIP</b>					
Operating	\$ 10,925,307	\$ -	\$ 388,001	\$ 2,185,061	\$ 2,573,063
Paramedic	\$ 2,193,618	\$ -	\$ 77,904	\$ 438,724	\$ 516,628
<b>EATON COUNTY</b>				-	
County Operating	\$ 11,547,970	\$ -	\$ 410,115	\$ 2,309,594	\$ 2,719,708
County 911	\$ 2,103,621	\$ -	\$ 74,708	\$ 420,724	\$ 495,432
County EATRAN	\$ 553,503	\$ -	\$ 19,657	\$ 110,701	\$ 130,358
County Jail	\$ 1,550,118	\$ -	\$ 55,051	\$ 310,024	\$ 365,074
County Juvenile	\$ 774,948	\$ -	\$ 27,522	\$ 154,990	\$ 182,511
County Med Care	\$ 276,641	\$ -	\$ 9,825	\$ 55,328	\$ 65,153
County Road	\$ 3,321,682	\$ -	\$ 117,966	\$ 664,336	\$ 782,302
<b>LIBRARY</b>					
Delta District Library	\$ 2,216,671	\$ -	\$ 78,723	\$ 443,334	\$ 522,057
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>					
Eaton RESA School Operating	\$ 395,897	\$ 395,897	\$ 14,060	\$ -	\$ 409,957
Eaton RESA Special Education	\$ 5,951,762	\$ 5,951,762	\$ 211,371	\$ -	\$ 6,163,133
Eaton RESA Vocational Education	\$ 1,983,256	\$ 1,983,256	\$ 70,433	\$ -	\$ 2,053,689
<b>COMMUNITY COLLEGE</b>					
Lansing Community College	\$ 8,373,918	\$ -	\$ 297,391	\$ 1,674,784	\$ 1,972,175
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>					
Grand Ledge School District - Debt	\$ 12,479,858	\$ 12,479,858	\$ 443,210	\$ -	\$ 12,923,068
Grand Ledge School District - Building & Site (Sinking Fund)	\$ 1,760,923	\$ 1,760,923	\$ 62,537	\$ -	\$ 1,823,461
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>					
State Education Tax - SET	\$ 13,300,026	\$ 13,300,026	\$ 472,337	\$ -	\$ 13,772,363
Grand Ledge Local School Operating - LSO	\$ 32,739,990	\$ 32,739,990	\$ 1,401,555	\$ -	\$ 34,141,546
<b>Totals</b>	<b>\$ 112,449,708</b>	<b>\$ 68,611,713</b>	<b>\$ 4,232,365</b>	<b>\$ 8,767,599</b>	<b>\$ 81,611,678</b>



## Appendix A. Powers of Corridor Improvement Authority



**RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)**  
**Act 57 of 2018**

**125.4611 Board; powers.**

Sec. 611. (1) The board may do any of the following:

- (a) Prepare an analysis of economic changes taking place in the development area.
  - (b) Study and analyze the impact of metropolitan growth upon the development area.
  - (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 economic growth of the development area.
  - (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 Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
  - (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
  - (f) Implement any plan of development in the development area necessary to achieve the purposes of this part in accordance with the powers of the authority granted by this part.
  - (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
  - (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options.
  - (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.
  - (j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
  - (k) Lease, in whole or in part, any facility, building, or property under its control.
  - (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.
  - (n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
  - (o) Contract for broadband service and wireless technology service in a development area.
- (2) Notwithstanding any other provision of this part, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:
- (a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.
  - (b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).
  - (c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

**History:** 2018, Act 57, Eff. Jan. 1, 2019.



## Appendix B. Resolution of Intent to Establish CIA



## PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on February 15, 2021:

### **7. Set a public hearing for the creation of a Corridor Improvement Authority**

TRUSTEE CASCARILLA MOVED:

"WHEREAS, THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ., (THE "ACT") AUTHORIZES THE TOWNSHIP TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA (REFERRED TO HEREFTER AS "DEVELOPMENT AREA"), PROVIDED CERTAIN CRITERIA REQUIRED BY THE ACT HAVE BEEN MET, FOR THE PURPOSE OF CORRECTING AND PREVENTING DETERIORATION IN BUSINESS DISTRICTS, AND ENCOURAGING AND PROMOTING ECONOMIC GROWTH; AND

WHEREAS, THE TOWNSHIP HAS IDENTIFIED AN AREA WITHIN THE TOWNSHIP WHICH IT PROPOSES BE DESIGNATED AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; AND

WHEREAS, IN ORDER TO COMPLY WITH THE REQUIREMENTS OF THE ACT, THE TOWNSHIP BOARD WISHES TO EXPRESS ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA, TO DETERMINE CERTAIN CRITERIA REQUIRED BY THE ACT ARE MET WITH RESPECT TO THE PROPOSED AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA AND TO SET A PUBLIC HEARING REGARDING THE ESTABLISHMENT OF THE AUTHORITY AND DESIGNATION OF THE DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD INTENDS TO ESTABLISH THE SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY (THE "AUTHORITY") PURSUANT TO THE ACT; AND
2. THAT THE TOWNSHIP BOARD FURTHER INTENDS TO ESTABLISH AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA TO INCLUDE ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE "DEVELOPMENT AREA"); AND



3. THAT WITH RESPECT TO THE DEVELOPMENT AREA THE FOLLOWING CRITERIA, AS REQUIRED BY THE ACT, ARE MET:
- (a) IS ADJACENT TO OR IS WITHIN 500 FEET OF A ROAD CLASSIFIED AS AN ARTERIAL OR COLLECTOR ACCORDING TO THE FEDERAL HIGHWAY ADMINISTRATION MANUAL "HIGHWAY FUNCTIONAL CLASSIFICATION - CONCEPTS, CRITERIA AND PROCEDURES".
  - (b) CONTAINS AT LEAST 10 CONTIGUOUS PARCELS OR AT LEAST 5 CONTIGUOUS ACRES.
  - (c) MORE THAN 1/2 OF THE EXISTING GROUND FLOOR SQUARE FOOTAGE IN THE DEVELOPMENT AREA IS CLASSIFIED AS COMMERCIAL REAL PROPERTY UNDER SECTION 34C OF THE GENERAL PROPERTY TAX ACT, 1893 PA 206, MCL 211.34C.
  - (d) RESIDENTIAL USE, COMMERCIAL USE, OR INDUSTRIAL USE HAS BEEN ALLOWED AND CONDUCTED UNDER THE ZONING ORDINANCE OR CONDUCTED IN THE ENTIRE DEVELOPMENT AREA, FOR THE IMMEDIATELY PRECEDING 30 YEARS.
  - (e) IS PRESENTLY SERVED BY MUNICIPAL WATER OR SEWER.
  - (f) IS ZONED TO ALLOW FOR MIXED USE THAT INCLUDES HIGH-DENSITY RESIDENTIAL USE.
  - (g) THE MUNICIPALITY AGREES TO ALL OF THE FOLLOWING:
  - (h) TO EXPEDITE THE LOCAL PERMITTING AND INSPECTION PROCESS IN THE DEVELOPMENT AREA.
  - (i) TO MODIFY ITS MASTER PLAN TO PROVIDE FOR WALKABLE NONMOTORIZED INTERCONNECTIONS, INCLUDING SIDEWALKS AND STREETSCAPES THROUGHOUT THE DEVELOPMENT AREA.
4. THAT A PUBLIC HEARING WILL BE HELD ON MONDAY, MARCH 15, 2021, AT 6:00 P.M. AT THE DELTA TOWNSHIP HALL (ZOOM INFORMATION TO BE PROVIDED), TO CONSIDER THE ESTABLISHMENT OF THE AUTHORITY AND THE DESIGNATION OF THE DEVELOPMENT AREA; AND
5. THAT IN ACCORDANCE WITH THE ACT, NOTICE OF THE PUBLIC HEARING SHALL BE GIVEN BY
- (a) PUBLICATION OF A NOTICE OF PUBLIC HEARING TWICE IN LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS, NOR MORE THAN 40 DAYS BEFORE THE HEARING,
  - (b) MAILING A NOTICE OF PUBLIC HEARING BY FIRST-CLASS MAIL TO
  - (c) THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA,
  - (d) THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND
  - (e) THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING AND



- (f) POSTING NOTICE OF THE PUBLIC HEARING IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED QUALIFIED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING."

AGENDA APPROVAL I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE TRANSCRIPT OF THE ACTION OF THE TOWNSHIP BOARD MARY R. CLARK, CLERK

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

CHARTER TOWNSHIP OF DELTA



MARY R. CLARK, TOWNSHIP CLERK

cc: Manager  
Planning  
Clerk



## Appendix C. Required Notices



AFFIDAVIT OF PUBLICATION  
LSJ MEDIA  
300 S. Washington Square, Suite 300, Lansing, MI 48933

State of Michigan, County of Macomb } ss


IN THE MATTER OF: PUBLIC HEARING-LSJ4608678

DELTA CHARTER TOWNSHIP  
7710 W. SAGINAW HWY.  
LANSING, MI 48917

Being duly sworn, says that he/she is authorized by the publisher of  
Lansing State Journal, to swear that a certain notice, a copy of which is  
annexed here to, was published in the following publication:

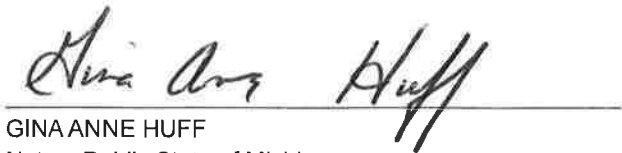
1. Published in the English language for the dissemination  
of general and/or legal news, and
2. Has a bonfide list of paying customers or has been  
published at least once a week in the same community  
without interruption for at least 2 years, and
3. Has been established, published and circulated at least  
once a week without interruption for at least one (1)  
year in the community where the publication is to occur.

Lansing State Journal, 02/20/21, 02/21/21



Tyna Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF  
February, 2021



GINA ANNE HUFF  
Notary Public State of Michigan  
County of Livingston  
My commission expires March 9, 2023

Acting in the County of Macomb

0004608678, LSJ-L03676

LSJ-LSJ-Lansing State Journal

**CHARTER TOWNSHIP OF DELTA**  
7710 W. Saginaw Highway  
Lansing, Michigan 48917  
(517) 323-8500

**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR**  
**IMPROVEMENT AUTHORITY ALONG SAGINAW HIGHWAY**

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.

For more information, please visit [www.deltami.gov/CIA](http://www.deltami.gov/CIA) or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to [clerk@deltami.gov](mailto:clerk@deltami.gov).

**MARY R. CLARK**  
**DELTA TOWNSHIP CLERK**  
LSJ-4608678 - 02/20/2021, 02/21/2021



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## Legals

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**Legal Notices**

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**CHARTER TOWNSHIP OF DELTA**  
7710 W. Saginaw Highway  
Lansing, Michigan 48917  
(517) 323-8590

### CHARTER TOWNSHIP OF DELTA NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY ALONG SAGINAW HIGHWAY

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

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**MARY R. CLARK**

**DELTA TOWNSHIP CLERK**  
L.S.J-4608678 - 02/20/2021, 02/21/2021

**CITY OF EAST LANSING, INGHAM AND CLINTON COUNTIES**  
PUBLIC REVIEW



Your Source

## Legals

for the latest...

### Legal Notices

**STATE OF MICHIGAN  
PROBATE COURT  
COUNTY OF INGHAM  
NOTICE TO CREDITORS  
Decedent's Estate  
FILE NO. 21-043-DE**

Estate of Shirley Ruth Broadnax,  
deceased  
Date of Birth: 06/15/1939

**TO ALL CREDITORS: \***

**NOTICE TO CREDITORS:** The  
decendent, Shirley Ruth Broadnax,  
died 03/30/2020.

Creditors of the decedent are notified  
that all claims against the estate will  
be forever barred unless presented to  
Clarence E. Hassel, personal  
representative, or to both the probate  
court at 313 W. Kalamazoo Street,  
Lansing, MI 48933 and the personal  
representative within 4 months after  
the date of publication of this notice.

01/18/2021

Attorney:  
Gary J. Canjar, J.D. - P31601  
6810 South Cedar Street, Suite 2-D  
Lansing, MI 48911  
(517) 694-7710

Personal Representative:  
Clarence E. Hassel  
5627 Valencia Blvd.  
Lansing, MI 48911  
(517) 492-7079  
LSJ-4608685

02/20/2021

**STATE OF MICHIGAN  
PROBATE COURT  
COUNTY OF INGHAM  
NOTICE TO CREDITORS  
Decedent's Estate  
FILE NO. 21-100-DE**

Estate of TALMAS HOSKINS, JR.,  
deceased  
Date of Birth: 06/15/1943

**TO ALL CREDITORS: \***

**NOTICE TO CREDITORS:** The  
decendent, Talmas Haskins, Jr., died  
12/15/2020.

Creditors of the decedent are notified  
that all claims against the estate will  
be forever barred unless presented to

sell  
it in

CLASS



**CHARTER TOWNSHIP OF DELTA**

7710 W. Saginaw Highway  
Lansing, Michigan 48917  
(517) 323-8590

**CHARTER TOWNSHIP OF DELTA  
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR  
IMPROVEMENT AUTHORITY ALONG SAGINAW HIGHWAY**

Notice is hereby given that the Delta Township Board will conduct a public  
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the establishment of a Corridor Improvement Authority for the Saginaw  
Highway corridor. The meeting will be conducted via the Zoom webinar  
platform in compliance with Michigan Public Act 254 (Open Meetings Act).  
Zoom login information will be available prior to the meeting on the Delta  
Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

The Township Board expressed its intent to establish a Corridor Improvement  
Authority (CIA) and designate its development area boundaries, as required  
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15, 2021. The generalized boundaries of the proposed development area include  
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North Waverly Road. A map of the proposed development area is provided on  
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Every citizen, taxpayer, or property owner of the Township, or an official  
from a taxing jurisdiction with a millage that would be subject to capture has  
a right to be heard regarding the establishment of the authority and the  
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For more information, please visit [www.deltami.gov/CIA](http://www.deltami.gov/CIA) or call 517-323-8590.  
If you are interested in this matter, please attend the public hearing or send a  
representative. Written comments will be accepted between 8 a.m. and 5 p.m.  
on Township business days if received before 5 p.m., on the day of the Public  
Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing,  
MI 48917 or emailed to [clerk@deltami.gov](mailto:clerk@deltami.gov).

**MARY R. CLARK**

**DELTA TOWNSHIP CLERK**  
LSJ-4608678 - 02/20/2021, 02/21/2021

**CITY OF EAST LANSING, INGHAM AND CLINTON COUNTIES  
MARCH BOARD OF REVIEW**

The City of East Lansing Board of Review will conduct its organizational meet-  
ing on Tuesday, March 2, 2021 at 4:00 p.m. via the Zoom video communica-  
tions platform.

Link to Join Webinar: <https://us02web.zoom.us/j/89750169529> Webinar ID: 897  
5016 9529 Telephone Access: 312-626-6799

**2021 Tentative Factors:  
Commercial Real Property 1.00000**



**Government**

**Edit Left Nav**

- Township Board
- Boards & Commissions
- Elections and Voter Registration
- Fee Schedule
- Meetings Schedule
- Municipal Dashboard
- Ordinances
- Taxes & Property

**Edit Section | Edit Docs**

## Upcoming Public Hearing

### How to Connect Via Zoom:

Meeting URL: <https://us02web.zoom.us/j/84588241024?pwd=THo1Z3h1ZWp1bDZ8NjBicVZleGpQ109>  
Meeting ID: 845 8824 1024  
Passcode: 268509

Call-In Options using the U.S. numbers:  
+1 312 628 6799 | +1 648 876 9923 | +1 408 638 0988 | +1 689 900 6833 | +1 253 215 8782 | +1 301 715 8592 | +1 348 248 7799  
International numbers available at <https://zoom.us>  
For the hearing impaired, please call 711 to access the 800s phone relaying service and provide one of the U.S. number call-in information above.  
If you need assistance connecting, please contact IT Director David Marquette at [dmarquette@deltami.gov](mailto:dmarquette@deltami.gov).  
Public comment will be available to all participants.

3-15-21

### CHARTER TOWNSHIP OF DELTA NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY ALONG SAGINAW HIGHWAY

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021, at 8:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

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MARY R. CLARK  
DELTA TOWNSHIP CLERK



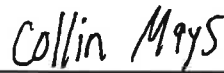


**AFFADAVIT OF POSTING  
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY**

I, Collin Mays, certify that on the 23rd day of February, 2021, A.D. I personally posted a notice of a public hearing to establish a Corridor Improvement Authority before the Delta Township Board, to be held at 6:00 p.m. on the 15th day of March, 2021 A.D. via the Zoom remote meeting platform at the following attached listing of addresses within the proposed district.



\_\_\_\_\_  
Signature



\_\_\_\_\_  
Printed Name



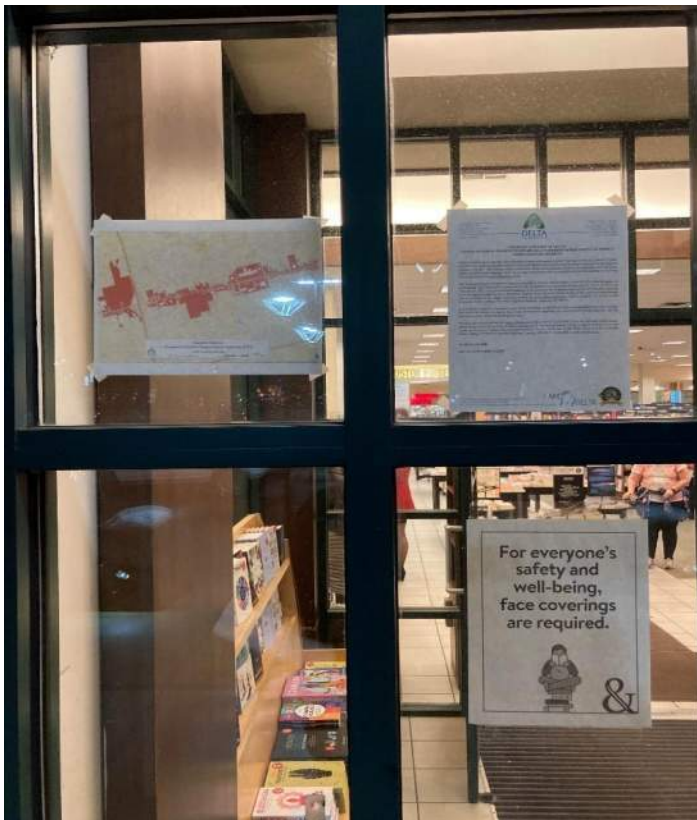
Speedway 6329 W. Saginaw Hwy. on 2/23/2021



Best Buy 5216 W. Saginaw Hwy. on 2/23/2021



Barnes & Noble 5132 W. Saginaw Hwy. on 2/23/2021



Target 5609 W. Saginaw Hwy. on 2/23/2021





Big Lots 5625 W. Saginaw Hwy. on 2/23/2021



Planet Fitness 5833 W. Saginaw on 2/23/2021



Volunteers of America 5900 W. Saginaw Hwy. on 2/23/2021



Quality Dairy 4500 W. Saginaw Hwy. on 2/23/2021





Rent-A-Center 721 N. Waverly Rd. on 2/23/2021



Snipes 4116 W. Saginaw Hwy. on 2/23/2021

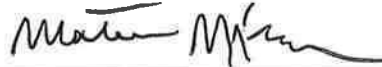


Business	Address	Street	Date	Time
Speedway	6329	W. Saginaw Hwy	2/22/2021	2:38pm
Best Buy	5216	W. Saginaw Hwy	2/22/2021	6:58pm
Barnes & Noble	5132	W. Saginaw Hwy	2/22/2021	7:07pm
Target	5609	W. Saginaw Hwy	2/22/2021	7:18pm
Big Lots	5625	W. Saginaw Hwy	2/22/2021	7:26pm
Planet Fitness	5833	W. Saginaw Hwy	2/22/2021	7:37pm
Volunteers of America	5900	W. Saginaw Hwy	2/22/2021	7:53pm
Quality Dairy	4500	W. Saginaw Hwy	2/22/2021	8:23pm
Rent-A-Center	721	N. Waverly Rd.	2/23/2021	2:24pm
Snipes	4116	W. Saginaw Hwy	2/23/2021	2:34pm



**AFFADAVIT OF POSTING  
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY**

I, Matthew McKernan, certify that on the 23<sup>rd</sup> day of February, 2021, A.D. I personally posted a notice of a public hearing to establish a Corridor Improvement Authority before the Delta Township Board, to be held at 6:00 p.m. on the 15<sup>th</sup> day of March, 2021 A.D. via the Zoom remote meeting platform at the following attached listing of addresses within the proposed district.



Signature

Matthew McKernan

Printed Name



Business	Address	Street	Date	Time
Belle Tire	8624	W Saginaw Hwy	2/23/2021	9:50 AM
La-Z-Boy	8439	W Saginaw Hwy	2/23/2021	10:15 AM
Dollar Tree	647	N Marketplace	2/23/2021	10:23 AM
Discount Tire	650	N Marketplace	2/23/2021	10:29 AM
Crispen Auto	8300	W Saginaw Hwy	2/23/2021	10:35 AM
Walgreens	6421	W Saginaw Hwy	2/23/2021	10:46 AM
Speedway	7310	W Saginaw Hwy	2/23/2021	11:13 AM
Denny's	7330	W Saginaw Hwy	2/23/2021	11:20 AM
Burger King	7416	W Saginaw Hwy	2/23/2021	11:28 AM
Horrock's	7420	W Saginaw Hwy	2/23/2021	11:51 AM



Belle Tire



La-Z-Boy



Dollar Tree



Discount Tire



Crispen Auto



Walgreens





Speedway



Denny's



Burger King



Horrocks



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Clerk's Office

(517) 323-8500

**CHARTER TOWNSHIP OF DELTA  
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY  
ALONG SAGINAW HIGHWAY**

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.


Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.

For more information please visit [www.deltami.gov/CIA](http://www.deltami.gov/CIA) or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to [clerk@deltami.gov](mailto:clerk@deltami.gov).

**MARY R. CLARK**

**DELTA TOWNSHIP CLERK**







**Delta Township**


**Saginaw Highway**

**Proposed Corridor Improvement Authority (CIA)**

**Delta Township, Michigan**

 Corridor Improvement Authority Parcels

 0 0.05 0.1 0.2 0.3 0.4 Miles

 I AM DELTA



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed

Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica



Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Delta Township District Library Board  
Attn: Mary Rzepczynski  
5130 Davenport Dr.  
Lansing, MI 48917

To whom it may concern:

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You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

[www.deltami.gov](http://www.deltami.gov) • [www.facebook.com/deltatownship](https://www.facebook.com/deltatownship) • [www.twitter.com/deltatownship](https://www.twitter.com/deltatownship)





Respectfully yours,

A handwritten signature in blue ink, appearing to read "Brian Reed".

Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Eaton County Intermediate School  
Business Office  
1790 E. Packard Hwy.  
Charlotte, MI 48813

To whom it may concern:

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Respectfully yours,

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Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed

Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica



Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Eaton County Treasurer's Office  
Bob Robinson  
1045 Independence Blvd. #103  
Charlotte, MI 48813

Dear Treasurer Robinson:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

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Respectfully yours,

A handwritten signature in blue ink, appearing to read "Brian Reed".

Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed

Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica



Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Grand Ledge Public Schools  
Director of Business/Finance  
220 Lamson St.  
Grand Ledge, MI 48837

To whom it may concern:

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Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed

Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica



Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Holt Public Schools  
Administrative Offices  
5780 W. Holt Road  
Holt, MI 48842

To whom it may concern:

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7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

[www.deltami.gov](http://www.deltami.gov) • [www.facebook.com/deltatownship](https://www.facebook.com/deltatownship) • [www.twitter.com/deltatownship](https://www.twitter.com/deltatownship)





Respectfully yours,

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Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Lansing Community College  
Business Office  
PO Box 40010  
Lansing, MI 48901-7210

To whom it may concern:

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Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed

Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica



Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Lansing School District  
Finance and Business Office  
519 W. Kalamazoo Street  
Lansing, MI 48933

To whom it may concern:

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Respectfully yours,

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Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Waverly Schools  
Administrative Offices  
Attn: Evan Nuffer  
515 Snow Road  
Lansing, MI 48917

Dear Mr. Nuffer:

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Respectfully yours,

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Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 22, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Eaton County Equalization Department  
Tim Vandermark, Director  
1045 Independence Blvd. #105  
Charlotte, MI 48813

Dear: Mr. Vandermark:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

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Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 22, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Eaton County  
John Fuentes, Controller  
1045 Independence Blvd.  
Charlotte, MI 48813

Dear: Mr. Fuentes:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

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The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.



Respectfully yours,

A handwritten signature in blue ink, appearing to read "B. Reed".

Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Ingham County Intermediate School  
Business Office  
2630 W. Howell Road  
Mason, MI 48854

To whom it may concern:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

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You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.



Respectfully yours,

A handwritten signature in blue ink, appearing to read "B. Reed".

Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

Re: Proposed Delta Township Corridor Improvement Authority

Dear Property Owner:

On **March 15**, the Delta Township Board will hold a public hearing and consider a resolution to create the Delta Township Corridor Improvement Authority in accordance with the State of Michigan's Corridor Improvement Authority (CIA) Act (Public Act 57 of 2018, Part 6). You are being notified because your property is located within the proposed CIA area.

If the Corridor Improvement Authority is established, it will not increase or create new taxes. The purpose of the Corridor Improvement Authority is to strategically promote redevelopment and economic growth along the corridor by establishing a CIA Board consisting of local business owners, property owners, and residents. We have attached some frequently asked questions for your review as well as a map of the proposed CIA area.

The Delta Township Board will hold a public hearing regarding the establishment of the CIA on **March 15, 2021 at 6:00pm via Zoom**. A notice of the public hearing is on the reverse side of this page. For more information on the Corridor Improvement Authority proposed for Saginaw Highway, please visit [www.deltami.gov/cia](http://www.deltami.gov/cia).

If you have any questions, please contact me at (517) 323-8590 or via email at [manager@deltami.gov](mailto:manager@deltami.gov).

Respectfully yours,

Brian T. Reed  
Manager  
Delta Township



**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT**  
**AUTHORITY ALONG SAGINAW HIGHWAY**

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.

For more information please visit [www.deltami.gov/CIA](http://www.deltami.gov/CIA) or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to [clerk@deltami.gov](mailto:clerk@deltami.gov).

**MARY R. CLARK**

**DELTA TOWNSHIP CLERK**



23-040-009-100-047-00 UNIFIED GROUP LLC 6350 W MICHIGAN AVE LANSING MI 48917	23-040-009-300-010-00 BROADSTONE AVF MICHIGAN LLC AMERICAN SIGNATURE, ATTN: LEASE ACC 4300 E FIFTH AVE COLUMBUS OH 43219	23-040-009-300-023-00 NATIONAL RETAIL PROPERTIES LP 450 SOUTH ORANGE AVE, SUITE 900 ORLANDO FL 32801
23-040-009-300-025-00 DELTA HAVEN FREE METHODIST CHURCH 2186 W VIENNA RD, P.O. BOX 28 CLIO MI 48420	23-040-009-300-033-01 UNIFIED GROUP LLC 6350 W MICHIGAN AVE LANSING MI 48917	23-040-009-300-070-01 FIVE M COMPANY, THE 111 W MOUNT HOPE AVE LANSING MI 48910-9093
23-040-009-300-070-02 JF65, LLC 6204 E ST JOE HWY GRAND LEDGE MI 48837	23-040-009-300-078-00 BGJC WEST PROPERTIES LLC PO BOX 305 WILLIAMSTON MI 48895	23-040-009-300-080-00 CRIPPEN PROPERTIES LLC 6220 ISLAND LAKE DR EAST LANSING MI 48823
23-040-009-300-090-01 WEST LANSING RETAIL DEVELOPMENT LLC 30300 TELEGRAPH RD., SUITE 280 BINGHAM FARMS MI 48025	23-040-009-300-095-00 HIS ACRES LLC 5520 S PENNSYLVANIA AVE LANSING MI 48911-4012	23-040-009-400-050-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974
23-040-009-400-061-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974	23-040-009-400-071-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974	23-040-009-400-086-00 DELTA CHARTER TOWNSHIP ATTN: LARRY KALLIO 7710 W SAGINAW HWY LANSING MI 48917-8974
23-040-009-400-100-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974	23-040-010-300-050-00 HORROCKS FARM MARKET INC 7420 W SAGINAW ST R 1 LANSING MI 48917	23-040-010-300-100-00 H & H RESTAURANTS INC GPS HOSPITALITY PARTNERS III BURGER KING #6183 2100 RIVEREDGE PARKWAY, SUITE 850 ATLANTA GA 30328
23-040-010-300-106-00 DGK LODGING INC C/O NASON KASSAB 7412 W SAGINAW HWY LANSING MI 48917	23-040-010-300-122-00 BLARNEY CASTLE OIL CO PO BOX 246 BEAR LAKE MI 49614	23-040-010-300-125-00 DENSING LLC DENNY'S #7910 222 GRAND AVE ENGLEWOOD NJ 07631
23-040-010-300-129-00 LANSING HOSPITALITY GROUP, LLC 35 W LONG LAKE RD. BLOOMFIELD HILLS MI 48304	23-040-010-300-135-00 MERCURY PETROLEUM LLC C/O SPEEDWAY SUPER AMERICA LLC 539 S MAIN ST FINDLAY OH 45840-3229	23-040-010-300-154-00 MCDONALDS CORPORATION DRAVES 6336 EAST SAGINAW HWY GRAND LEDGE MI 48837
23-040-010-300-171-00 JK LANSING REAL ESTATE, LLC PO BOX 609 MILFORD MI 48381	23-040-010-300-191-00 7216 W SAGINAW LLC 4425 WAGON WHEEL LN LANSING MI 48917-1663	23-040-010-300-200-00 7200 W SAGINAW, LLC 7200 W SAGINAW HWY LANSING MI 48917
23-040-010-300-217-00 GOOD SHEPHERD LUTHERAN CHURCH 7000 W SAGINAW HWY LANSING MI 48917-1119	23-040-010-300-230-00 BERGMANN ASSOCIATES REALTY LLC 280 EAST BROAD STREET, STE 200 ROCHESTER NY 14604	23-040-010-400-032-00 KOHL'S DEPARTMENT STORES, INC PO BOX 2148 MILWAUKEE WI 53201



23-040-010-400-033-00 SC DEVELOPMENT I LLC CARRABBAS ITALIAN GRILL 7302 2202 N WEST SHORE BLVD FL 5 TAMPA FL 33607-5761	23-040-010-400-050-00 HOUSING DEVELOPERS OF MI 4275 FIVE OAKS DR LANSING MI 48911-4248	23-040-010-400-056-00 MICROMONT HOLDINGS 3, LLC 8140 WALNUT HILL LANE, SUITE 420 DALLAS TX 75231
23-040-010-400-076-00 MDC COAST 16, LLC C/O KINDERCARE EDUCATION, LLC PORTFOLIO MANAGEMENT 650 NE HOLLADAY ST., SUITE 1400 PORTLAND OR 97232	23-040-010-400-085-01 DRAPER, WILLIAM & SHRINER, TAMARA 834 S CANAL LANSING MI 48917	23-040-010-400-092-01 BROOKSIDE WEST, LLC 2149 JOLLY ROAD, SUITE 200 OKEMOS MI 48864
23-040-010-400-111-00 TOPVALCO, INC THE KROGER CO. PROPERTY TAX - 7TH FLOOR 1014 VINE STREET CINCINNATI OH 45202	23-040-010-400-190-00 PNC BANK NA NATIONAL TAX SEARCH 130 SOUTH JEFFERSON STREET, STE 300 CHICAGO IL 60661	23-040-011-300-080-01 VOLUNTEERS OF AMERICA MICHIGAN, INC 21415 CIVIC CENTER DRIVE, SUITE 306 SOUTHFIELD MI 48076
23-040-011-300-091-00 JOHNATHAN CYPRIEN INVESTMENTS, LLC 20810 WEST DIXIE HWY MIAMI FL 33180	23-040-011-300-100-00 GOODRICH QUALITY THEATERS INC BROOKFIELD PROPERTIES RETAIL PO BOX 3487 CHICAGO IL 60654	23-040-011-300-140-00 LANSING SQUARE, LLC 30600 NORTHWESTERN HWY, SUITE 310 FARMINGTON HILLS MI 48334
23-040-011-300-150-00 GFS MERGER I LLC ATTN: MARKETPLACE ACCT PO BOX 1787 GRAND RAPIDS MI 49501-1787	23-040-011-400-055-00 LANSING ANCHOR ACQUISITION LLC BROOKFIELD PROPERTIES RETAIL PO BOX 3487 CHICAGO IL 60654	23-040-011-400-061-00 FLAGSTAR BANK FSB MAIL STOP T-100-BRETT 5151 CORPORATE DR TROY MI 48098-2639
23-040-011-400-076-00 LANSING MALL LLC BROOKFIELD PROPERTIES RETAIL PO BOX 3487 CHICAGO IL 60654	23-040-011-400-084-01 FCPT HOLDINGS, LLC C/O FOUR CORNERS PROPERTY TRUST INC 591 REDWOOD HWY, SUITE 1150 MILL VALLEY CA 94941	23-040-011-400-086-01 LANSING MALL LLC C/O BROOKFIELD PROPERTIES RETAIL P.O. BOX 3487 CHICAGO IL 60654-3487
23-040-011-400-100-00 COMERICA BANK, A TEXAS BANKING ASSC RYAN LLC 2800 POST OAK BLVD STE 4200 HOUSTON TX 77056	23-040-011-400-110-02 FCT HOLDINGS, LLC C/O FOUR CORNERS PROPERTY TRUST INC 591 REDWOOD HWY, SUITE 1150 MILL VALLEY CA 94941	23-040-011-400-115-00 WEST SAGINAW ASSOCIATES 1350 E LAKE LANSING RD EAST LANSING MI 48823-7413
23-040-011-400-121-02 LANSING MALL LLC C/O BROOKFIELD PROPERTIES RETAIL P.O. BOX 3487 CHICAGO IL 60654-3487	23-040-011-400-122-00 LANSING MALL LLC BEST BUY CORP CAMPUS PROP MNG 7601 PENN AVE S RICHFIELD MN 55423	23-040-011-400-123-00 FCPT HOLDINGS, LLC C/O FOUR CORNERS PROPERTY TRUST INC 591 REDWOOD HWY, SUITE 1150 MILL VALLEY CA 94941
23-040-011-400-151-00 DEVELOPMENTS OF LANSING, LLC MAIL CODE FLG1-300 7701 E TELECOM PARKWAY TAMPA FL 33637	23-040-011-400-152-00 MICHAEL DEVELOPMENTS, LLC PO BOX 252223 WEST BLOOMFIELD MI 48325-2223	23-040-012-300-151-00 BFS RETAIL & COMMERCIAL OPERATIONS BOC, PROPERTY TAX DEPARTMENT 113204 200 4TH AVENUE SOUTH, SUITE 100 NASHVILLE TN 37201
23-040-012-300-155-00 HBW PROPERTIES LLC VALVOLINE LLC PO BOX 55630 LEXINGTON KY 40555	23-040-012-300-160-00 LANSING MALL LLC EYEMART EXPRESS 13800 SENLAC DR DALLAS TX 75234	23-040-012-300-165-00 LOS TRES AMIGOS WEST SAGINAW INC 5010 W SAGINAW HWY LANSING MI 48917



23-040-012-300-170-00 5002 W SAGINAW HWY, LLC 301 RICHARD AVE LANSING MI 48917	23-040-012-300-211-01 THE OASIS AT DELTA LLC 904 ELMWOOD RD LANSING MI 48917	23-040-012-300-213-00 REALTY INCOME CORPORATION ATTN: PM DEPT #2130 11995 EL CAMINO REAL SAN DIEGO CA 92130
23-040-012-300-214-00 MHR LANSING LLC REALITY INCOME CORPORATION PORTFOLIO MANAGEMENT 7 S PERRY ST PONTIAC MI 48342	23-040-012-300-270-00 APO PROPERTIES LLC 988 PENNINE RIDGE WAY GRAND LEDGE MI 48837	23-040-012-300-300-00 EATON NURSERY SALES LLC SIGNATURE ASSOCIATES ONE TOWNE CENTER, SUITE 1200 SOUTHFIELD MI 48076
23-040-012-300-325-00 HANDZON INVEST SAGINAW HWY LLC 2068 LAPO ROAD LAKE ODESSA MI 48849	23-040-012-300-330-00 PATRICKS NAILS AND SUPPLIES LLC 4820 W SAGINAW HWY LANSING MI 48917	23-040-012-400-060-00 LPC PARTNERS, L.C ONE MORLEY PLAZA SAGINAW MI 48603
23-040-013-200-002-00 HURAND-ROSENBAUM PARTNERSHIP PO BOX 310289 FLINT MI 48531	23-040-013-200-005-00 PAPA ART & GRANDMA BESS REALTY LLC P O BOX 310289 FLINT MI 48531	23-040-013-200-014-00 ARVANITES INVESTMENT GROUP LLC OLD WEST PROPERTIES LLC 7915 KENSINGTON CT BRIGHTON MI 48116-8561
23-040-013-200-021-00 O'REILLY AUTO ENTERPRISES LLC PO BOX 9167 SPRINGFIELD MO 65801	23-040-013-200-035-00 BLAND CONSULTING LLC 11542 SARA ANN DR DEWITT MI 48820	23-040-013-200-040-00 4021 WEST SAGINAW LLC WOODWORTH COMMERCIAL 4277 OKEMOS RD #200 OKEMOS MI 48864
23-040-014-100-100-01 BRIXMOR GA DELTA CENTER (MI) LLC THOMSON REUTERS INC RYAN LLC TAX COMPLIANCE PO BOX 4900 - DEPT 124 SCOTTSDALE AZ 85261-4900	23-040-014-100-100-02 BRIXMOR GA DELTA CENTER (MI) LLC THOMSON REUTERS INC RYAN LLC TAX COMPLIANCE PO BOX 4900 - DEPT 124 SCOTTSDALE AZ 85261-4900	23-040-014-100-222-00 40TH STREET PROPERTIES, LLC 5236 DUMOND COURT, STE A LANSING MI 48917
23-040-014-100-224-00 OPW I LLC 5236 DUMOND CT STE A LANSING MI 48917-6009	23-040-014-100-226-00 PCM DEVELOPMENT LLC 6145 W SAGINAW HWY LANSING MI 48917-2466	23-040-014-100-241-00 VENDRELL PROPERTIES, LLC 6135 W SAGINAW HWY LANSING MI 48917
23-040-014-200-005-00 CHEDDARS CASUAL CAFE ATTN: BRITTANI WHITE THREE GALLERIA TOWER 13155 NOEL RD, STE 100 DALLAS TX 75240-5090	23-040-014-200-015-01 API WEST SAGINAW LLC 525 W WARWICK DR, STE A ALMA MI 48801	23-040-014-200-016-01 LEVINE INVESTMENTS LIMITED PARTNERSHIP 2801 E CAMELBACK ROAD #450 PHOENIX AZ 85016
23-040-014-200-030-00 3HM LANSING LLC 13296 HADDON ST FENTON MI 48430	23-040-014-200-031-00 PCM DELTA PROPERTIES LLC 6145 W SAGINAW LANSING MI 48917-2466	23-040-014-200-032-00 PCM DELTA PROPERTIES LLC 6145 W SAGINAW LANSING MI 48917-2466
23-040-014-200-154-00 LANSING TOWNE CENTER PARTNERS LLC 21 E LONG LAKE ROAD - SUITE 200 BLOOMFIELD HILLS MI 48304	23-040-014-200-190-00 HUMMEL, NICHOLAS 1370 HOUGHTON LN CHARLOTTE MI 48813	23-040-014-200-200-00 RECHOVOT, LLC 5534 BLUEBELL AVE VALLEY VILLAGE CA 91607



23-040-014-200-205-00  
TARGET CORPORATION  
PROPERTY TAX DEPARTMENT  
PO BOX 9456 T-616  
MINNEAPOLIS MN 55440-9456

23-040-014-200-211-00  
SFR PROPERTIES LLC  
784 W LAKE LANSING RD  
EAST LANSING MI 48823-1446

23-040-014-200-230-00  
IVANS CROSSING LLC  
1730 GLASS DR  
CHARLOTTE MI 48813

23-040-014-200-231-00  
GOODWILL INDUSTRIES OF CENTRAL MICH  
4820 WAYNE RD  
BATTLE CREEK MI 49017

23-040-014-200-234-00  
FIFTH THIRD BANK  
38 FOUNTAIN SQUARE PLAZA, MD 10ATA1  
CINCINNATI OH 45263

23-040-014-200-235-00  
MEIJER INC  
MEIJER DISTRIBUTION INC  
PROPERTY TAX DEPT  
2929 WALKER AVE NW  
GRAND RAPIDS MI 49544  
23-040-015-100-012-00  
FARM BUREAU LIFE INSURANCE CO  
PO BOX 30200  
LANSING MI 48909-7700

23-040-014-200-236-00  
ABRO, GHANIM & BATOUL  
5541 SPRINGBROOK DRIVE  
TROY MI 48098

23-040-015-100-001-00  
DFCU FINANCIAL  
PO BOX 6048  
DEARBORN MI 48121-6048

23-040-015-200-102-01  
BROOKSIDE CROSSING LLC  
3303 W SAGINAW STE C3  
LANSING MI 48917

23-040-015-200-150-00  
BROOKSIDE CROSSING LLC  
2415 SHOWTIME DR  
LANSING MI 48912

23-040-015-200-155-00  
HENDERSON GLASS INC  
715 E SOUTH BLVD  
ROCHESTER MI 48307

23-040-015-200-161-01  
LANSING LAND LLC  
5000 E GRAND RIVER  
HOWELL MI 48843

23-040-015-200-166-00  
ALE 3, LLC  
6515 W SAGINAW HWY  
LANSING MI 48917-1109

23-040-015-200-176-00  
LANSING LAND LLC  
5000 GRAND RIVER  
HOWELL MI 48843

23-040-015-200-215-00  
CONSUMERS ENERGY COMPANY  
PROPERTY ACCOUNTING EP9-282  
1 ENERGY PLAZA DR  
JACKSON MI 49201-2357

23-040-015-200-220-00  
WINDHAM MANAGEMENT LLC  
PO BOX 19257  
CHICAGO IL 60619

23-040-016-100-008-00  
S & T MIGALDI LLC  
10415 HARTLAND DR  
DIMONDALE MI 48821-9522

23-040-016-100-009-00  
MICHIGAN STATE UNIVERSITY FCU  
FINANCE DEPARTMENT  
3777 WEST RD  
EAST LANSING MI 48823

23-040-016-100-013-00  
WHME LLC  
316 E MICHIGAN AVE  
LANSING MI 48933-1419

23-040-016-100-021-00  
CEW LAND MANAGEMENT LLC  
3253 OWEN ROAD  
FENTON MI 48430

23-040-016-100-025-00  
LVV LANSING LLC  
2105 W MICHIGAN AVE  
JACKSON MI 49202

23-040-016-100-040-00  
MAIZE AND GREEN, INC  
51328 PLYMOUTH VALLEY DR.  
PLYMOUTH MI 48170

23-040-016-100-045-00  
CRACKER BARREL OLD COUNTY STOR  
PROPERTY MANAGEMENT  
PO BOX 787  
LEBANON TN 37088-0787

23-040-016-100-046-00  
DELTA 17 A LLC  
C/O: TARANTINO PROPERITIES, INC  
ATTN: J. PATRICK FRESE  
7887 SAN FELIPE, SUITE 237  
HOUSTON TX 77063

23-040-016-100-285-00  
DELTA 17 A, LLC  
C/O TARANTINO PROPERITIES, INC.  
ATTN: J. PATRICK FRESE  
7887 SAN FELIPE, SUITE 237  
HOUSTON TX 77063

23-040-016-100-290-00  
STEAK N SHAKE OPERATIONS INC  
C/O: RYAN, LLC  
PO BOX 460169  
HOUSTON TX 77056

23-040-016-100-296-00  
NATIONAL RETAIL PROPERTIES LP  
ATTN: INGRID IRVIN  
450 S ORANGE AVE, STE 900  
ORLANDO FL 32801

23-040-016-100-297-00  
HALLE PROPERTIES LLC  
DEPT 1100 MIL 28  
20225 N SCOTTSDALE RD  
SCOTTSDALE AZ 85255-6456

23-040-016-100-298-00  
BR OF WISCONSIN 5 LLC  
PO BOX 13125  
MILWAUKEE WI 53213-0125



23-040-016-100-299-00 DELTA 17 A, LLC C/O TARANTINO PROPERTIES, INC. ATTN: J. PATRICK FRESE 7887 SAN FELIPE, SUITE 237 HOUSTON TX 77063	23-040-016-100-320-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974	23-040-016-200-044-00 SAGINAW ROAD INVESTMENT LLC 29200 NORTHWESTERN HWY, STE 450 SOUTHFIELD MI 48034
23-040-042-500-011-00 TCC PROPERTY MANAGEMENT LLC 505 N CLIPPERT ST LANSING MI 48912	23-040-042-500-881-00 NBD BANK N A BANK ONE TEXAS NA TRUSTEE P.O. BOX 35605 DALLAS TX 75235	23-040-042-500-920-00 JONES DEVELOPMENT 111 W MOUNT HOPE AVE LANSING MI 48910-9093
23-040-042-500-930-00 R & S DEVELOPMENT CO 111 W MOUNT HOPE AVE LANSING MI 48910-9093	23-040-042-500-940-00 MARTIN TRUST, STANLEY L. 7812 LEGEND WOODS DR GRAND LEDGE MI 48837	23-040-042-501-270-00 JALEN ENTERPRISES LLC 1120 KEYSTONE AVE LANSING MI 48911
23-040-042-501-300-00 4608 WEST LLC 1120 KEYSTONE AVENUE LANSING MI 48911	23-040-042-501-310-00 PRICCO4600 LLC 4600 W SAGINAW HWY LANSING MI 48917	23-040-042-501-760-00 WHIDDON TRUST, TERRANCE & CYNTHIA 1710 FOXCROFT RD EAST LANSING MI 48823-2132
23-040-042-501-780-00 TLP INVESTMENT PROPERTIES LLC 7600 N SCOTT RD SAINT JOHNS MI 48879	23-040-043-900-001-00 LANSING FARM PRODUCTS ARG CORPORATION 1155 PERIMETER CENTER WEST ATLANTA GA 30338	23-040-043-900-002-00 4037 W SAGINAW, LLC 6125 LYDIA WEST BLOOMFIELD MI 48322
23-040-043-900-010-00 4021 WEST SAGINAW LLC WOODWORHT COMMERCIAL 4277 OKEMOS RD #200 OKEMOS MI 48864	23-040-043-900-020-00 4021 WEST SAGINAW LLC WOODWORTH COMMERCIAL 4277 OKEMOS RD #200 OKEMOS MI 48864	23-040-043-900-030-00 4021 WEST SAGINAW LLC WOODWORTH COMMERCIAL 4277 OKEMOS RD # 200 OKEMOS MI 48864
23-040-043-900-040-00 J E J HOLDINGS LLC PO BOX 633 KEEGO HARBOR MI 48320	23-040-045-900-070-00 ALEA PROPERTIES LLC 5725 DRAGON WAY, STE 400 CINCINNATI OH 45227	23-040-045-900-096-00 STATE EMPLOYEES CREDIT UNION LAKE TRUST CREDIT UNION 4605 S OLD US HWY 23 BRIGHTON MI 48114
23-040-045-900-099-00 SAGINAW PLAZA, LTD 200-D WESTGATE PKWY AMARILLO TX 79121	23-040-046-050-001-00 VIDHI 7 LLC 7501 W SAGINAW HWY LANSING MI 48917	23-040-046-050-002-00 VIDHI 7 LLC 7501 W SAGINAW HWY LANSING MI 48917
23-040-046-050-003-00 VIDHI 7 LLC 7501 W SAGINAW HWY LANSING MI 48917	23-040-047-300-020-00 SPAGNUOLO PLAZA, LLC PO BOX 1333 EAST LANSING MI 48826	23-040-047-300-040-00 SPAGNUOLO PLAZA, LLC PO BOX 1333 EAST LANSING MI 48826
23-040-047-400-015-00 ASTERA CREDIT UNION 111 S WAVERLY RD LANSING MI 48917	23-040-047-400-025-00 CASE CREDIT UNION 4316 S PENNSYLVANIA AVE PO BOX 22158 LANSING MI 48909-2158	23-040-047-400-030-00 MALY, RAYMOND J & CAROLYN E 5601 W SAGINAW LANSING MI 48917



23-040-047-400-042-00  
TARGET CORPORATION  
C/O PROP TAX DPT, TPN-0950  
PO BOX 9456  
MINNEAPOLIS MN 55440-9456

23-040-048-700-010-00  
LETAVIS ENTERPRISES INC  
8478 MILLER RD  
SWARTZ CREEK MI 48473-1248

23-040-048-700-040-00  
FRANGIE CREYTS PLAZA LLC  
2169 WOODFIELD RD  
OKEMOS MI 48864

23-040-048-700-060-00  
FRANGIE CREYTS PLAZA LLC  
2169 WOODFIELD RD  
OKEMOS MI 48864

23-040-048-700-090-00  
SPEEDWAY SUPERAMERICA LLC  
PROPERTY TAX DEPARTMENT  
539 S MAIN ST  
FINDLAY OH 45840-3229

23-040-053-600-021-00  
JAT BROTHERS LLC  
1700 W WILLOW  
LANSING MI 48915

23-040-053-600-950-00  
PHILLIPS-JOHNSON PROPERTIES LLC  
3501 S CEDAR ST  
LANSING MI 48910-4607

23-040-053-600-990-00  
FOUR M'S LLC  
PO BOX 99  
GRAND LEDGE MI 48837

23-040-053-601-030-00  
FOUR M'S LLC  
PO BOX 99  
GRAND LEDGE MI 48837

23-040-053-601-960-00  
JJ, LLC  
688 ACCIPITER WAY  
EAST LANSING MI 48823

23-040-058-000-011-00  
WEST SAGINAW INC  
CHRIS EGGERT  
16218 WOODCREST DR  
SPRING LAKE MI 49456

23-040-058-000-050-00  
CONSUMERS ENERGY COMPANY  
PROPERTY ACCOUNTING EP9-282  
1 ENERGY PLAZA DR  
JACKSON MI 49201-2357

23-040-058-000-062-00  
REALTY INCOME PROPERTIES 28 LLC  
TSFR BURGER, LLC  
17800 LAUREL PARK DR. N, STE 200 C  
LIVONIA MI 48152

23-040-058-000-081-00  
MAGHSOODI, MASOOD & BEIGI, AFSANEH  
4489 WAUSAU ROAD  
OKEMOS MI 48864

23-040-058-000-090-00  
ADAMS, KENNETH G  
1855 YOSEMITE DR  
OKEMOS MI 48864-3852

23-040-058-000-100-00  
DOBLE HOLDING LLC  
487 ELIZABETH LAKE RD  
WATERFORD MI 48328

23-040-060-500-872-00  
4220 SAGINAW LLC  
6125 LYDIA COURT  
WEST BLOOMFIELD MI 48322

23-040-060-500-874-00  
4220 SAGINAW LLC  
6125 LYDIA COURT  
WEST BLOOMFIELD MI 48322

23-040-060-500-876-00  
4220 SAGINAW LLC  
6125 LYDIA COURT  
WEST BLOOMFIELD MI 48322

23-040-060-500-880-00  
4200 W SAGINAW, LLC  
10218 W GRAND RIVER HWY  
GRAND LEDGE MI 48837

23-040-065-800-010-00  
TRAN, LYNNE & NGUYEN, JOHNATHAN  
1701 BOYNTON DR  
LANSING MI 48917-

23-040-065-800-020-01  
YOUNGS BEAUTY INC  
1315 W HOLMES, SUITE A  
LANSING MI 48910

23-040-065-800-050-00  
ALEXANDER TRUST, HELEN J  
PO BOX 80675  
LANSING MI 48908

23-040-065-800-060-00  
ALEXANDER TRUST, HELEN J  
PO BOX 80675  
LANSING MI 48908

23-040-065-800-065-00  
ALEXANDER TRUST, HELEN J  
PO BOX 80675  
LANSING MI 48908

23-040-065-800-071-00  
ADVALCO-SIMON, LLC  
LANDMARK COMMERCIAL REAL ESTATE SVC  
30500 NORTHWESTERN HWY, STE 200  
FARMINGTON MI 48334

23-040-065-800-092-00  
LANSING BOARD OF WATER & LIGHT  
ATTN: ROSEMARY SULLIVAN  
1232 HACO DR  
LANSING MI 48912-1610

23-040-065-800-100-00  
DEEHAN & BURCH LLC  
503 MALL CT, SUITE 312  
LANSING MI 48912

23-040-068-000-031-00  
CENTRAL PHARMACY-WESTSIDE LLC  
4801 W SAGINAW HWY  
LANSING MI 48917

23-040-068-000-042-00  
CENTRAL PHARMACY-WESTSIDE LLC  
4801 W SAGINAW HWY  
LANSING MI 48917



23-040-068-001-035-00  
PRM REAL ESTATE INVESTMENTS LLC  
1430 N LAKESIDE DR  
LAKE WORTH FL 33460

23-040-068-001-070-00  
OPE PROPERTIES LLC  
3611 PAGE AVE  
JACKSON MI 49203

23-040-068-002-000-00  
DELTA VENTURES LLC  
4601 W SAGINAW HWY  
LANSING MI 48917-2776

23-040-068-003-021-00  
A & R ASSOCIATES  
4517 W SAGINAW SUITE 100  
LANSING MI 48917

23-040-068-003-050-00  
WMCR HOLDING COMPANY LLC  
PO BOX 456  
ALPENA MI 49707

23-040-068-004-002-00  
CFT NV DEVELOPMENTS LLC  
1683 WALNUT GROVE AVENUE  
ROSEMEAD CA 91770

23-040-069-000-021-00  
KARSH TRUST, MARSHALL  
PO BOX 2402  
LA MESA CA 91943

23-040-069-000-030-00  
SLEEPY HOLLOW VINEYARDS, LP - ETAL  
TALBOTT TRUST, SARAH, ROBERT, KALIN  
8211 W BROWARD BLVD #230  
FORT LAUDERDALE FL 33324

23-040-069-000-062-00  
WAVERLY ROAD PARTNERS, LLC  
MID-MICHIGAN PROPERTY MANAGEMENT  
2149 JOLLY ROAD, SUITE 200  
OKEMOS MI 48864

23-040-069-000-067-00  
CVSP EATON LLC  
645 HULET DRIVE, STE 100  
BLOOMFIELD HILLS MI 48302

23-040-074-500-010-00  
F & J ASSOCIATES  
HUNTINGTON NATIONAL BANK  
CORPORATE REAL ESTATE  
PO BOX 182334  
COLUMBUS OH 43218

23-040-074-500-020-00  
THE LANSING SAGINAW LLC  
19301 CALADERO ST  
TARZANA CA 91356

23-040-074-500-030-00  
BWAY, LLC  
40700 WOODWARD AVE  
BLOOMFIELD HILLS MI 48304

23-040-076-600-010-00  
RKG INC  
4230 W SAGINAW HWY  
LANSING MI 48917-2110

23-040-076-600-020-00  
SAGINAW & CLARK, LLC  
2745 WYNCLIFF DR  
COMMERCE MI 48390

23-040-076-600-030-00  
SAGINAW HOME MANAGEMENT, LLC  
2745 WYNCLIFF DR  
COMMERCE MI 48390

23-040-076-600-040-00  
ADMIRAL REAL ESTATE I, LLC  
1410 COMMONWEALTH DR STE 202  
WILMINGTON NC 28403

23-040-076-600-061-00  
NORMAN HOLDINGS, LLC  
PO BOX 1029  
BATTLE CREEK MI 49016

23-040-088-001-010-00  
ABRAHAM WORTHMORE LLC  
431 S CAPITAL  
LANSING MI 48933

23-040-088-001-020-00  
JAYE SECOND FAMILY LTD PTNSHIP  
BYRON C GALLIAGAR JR TRUSTEE  
P.O. BOX 4007  
EAST LANSING MI 48826

23-040-088-001-025-00  
JAYE SECOND FAMILY LTD PTNSHIP  
BYRON C GALLIAGAR JR TRUSTEE  
P. O. BOX 4007  
EAST LANSING MI 48826

23-040-088-001-039-00  
ORLER PROPERTIES, LLC  
4640 BUNKER RD  
MASON MI 48854

23-040-088-001-041-00  
G&G DEVELOPMENT GROUP LLC  
6206 W SAGINAW HWY  
LANSING MI 48917-2496

23-040-088-001-050-00  
K & K MANAGEMENT OF DELTA TWP  
6214 W SAGINAW HWY  
LANSING MI 48917-4735

23-040-088-001-060-00  
GUPTA, JIYA LAL  
PO BOX 23121  
LANSING MI 48909-3121

23-040-088-001-070-00  
GOLDEN PARTNERSHIP  
C/O NAI MID MICHIGAN  
2149 JOLLY RD, STE 200  
OKEMOS MI 48864

23-040-088-002-013-00  
BARYAMES DEVELOPMENT LLC  
2423 S CEDAR ST  
LANSING MI 48910-3135

23-040-088-005-010-00  
BROADSTONE CWP MICHIGAN, LLC  
C/O RYAN, LLC  
P.O. BOX 4900, DEPT. 420  
SCOTTSDALE AZ 85261

23-040-088-005-030-00  
SANNS DELTA LLC  
313 HARPERS WY  
LANSING MI 48917



## Appendix D. Resolution to Establish CIA



## PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on May 17, 2021:

### **8. CIA Final Consideration**

TRUSTEE CASCARILLA MOVED THAT THE FOLLOWING RESOLUTION BE ADOPTED:

#### **CHARTER TOWNSHIP OF DELTA RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY**

WHEREAS, the Township Board by resolution adopted February 15, 2021 declared its intent to establish a corridor improvement authority and to designate the boundaries of an authority corridor improvement development area ("Development Area"), finding certain required criteria had been met with respect to the proposed qualified development area pursuant to the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, as amended, MCL 125.4602 et seq., (the "Act"); and

WHEREAS, Pursuant to the Act, a public hearing was held on March 15, 2021 on the establishment of a corridor improvement authority and the defined development area boundaries, notice of which, as required by the Act, was published twice in the Lansing State Journal, a newspaper of general circulation in the Township, not less than 20 days nor more than 40 days before the hearing; a notice of public hearing was sent by first-class mail to the property taxpayers of record in the proposed Development Area, the governing body of each taxing jurisdiction levying taxes within the proposed Development Area and the Michigan State Tax Commission not less than 20 days before the hearing; and notice of the public hearing was posted in at least 20 conspicuous and public places in the proposed Development Area at least 20 days before the hearing.

WHEREAS, all interested persons were given the opportunity to be heard at the public hearing; and

WHEREAS, the Township Board has determined to proceed with the establishment of a corridor improvement authority, the establishment of the boundaries of an authority corridor improvement development area; therefore



RESOLVED:

1. That the Township Board hereby creates the "Delta Township West Saginaw Corridor Improvement Authority" (the "Authority") pursuant to the Act; and
2. That the Authority shall be a public body corporate which shall possess all the powers necessary to carry out the purposes of its creation. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority; and
3. That the Township Board hereby establishes the "West Saginaw Highway Corridor Improvement Qualified Development Area" (the "Development Area") where the Authority shall exercise its powers as provided by the Act, which consists of property located within the Township and includes all property within the boundaries identified in the attached Exhibit A (the "Development Area"); and
4. That the Authority shall be under the supervision and control of a board (the "Board") consisting of (a) the Supervisor or his or her designee and (b) eight members appointed by the Supervisor and approved by the Township Board (the "Appointed Members"). Appointed members shall be named later; and
5. That upon adoption of this resolution, the Township Clerk is directed to file a certified copy with the Michigan Secretary of State and publish a copy in The Lansing State Journal, a newspaper of general circulation in the Township; and
6. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

AGENDA APPROVAL I hereby certify that the foregoing is a true transcript of the action of the Township Board, Delta Charter Township, Michigan, in public session held May 17, 2021.

A handwritten signature in dark ink, reading "Mary R. Clark". The signature is written in a cursive style with a large, looped "M" and "C".

Mary R. Clark, Clerk



TRUSTEE MOJICA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA,  
TRUSTEE MOJICA, AND TRUSTEE CASCARILLA

NAYS: TRUSTEE BOWEN & TRUSTEE BREWER

ABSENT: NONE

THE MOTION PASSED 5-2.

CHARTER TOWNSHIP OF DELTA

A handwritten signature in black ink, appearing to read "Mary R. Clark". The signature is fluid and cursive, with the first name "Mary" and last name "Clark" being the most prominent parts.

MARY R. CLARK, TOWNSHIP CLERK

cc: Manager



## PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on June 7, 2021:

### **7. Adopt Revised Resolution to Establish the West Saginaw Corridor Improvement Authority (CIA) Development Area along West Saginaw Highway from Broadbent to Waverly Road**

CLERK CLARK MOVED THAT THE FOLLOWING AMENDED RESOLUTION BE ADOPTED:

#### **CHARTER TOWNSHIP OF DELTA RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY**

WHEREAS, the Township Board by resolution adopted February 15, 2021 declared its intent to establish a corridor improvement authority and to designate the boundaries of an authority corridor improvement development area ("Development Area"), finding certain required criteria had been met with respect to the proposed development area pursuant to the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, as amended, MCL 125.4602 et seq., (the "Act"); and

WHEREAS, Pursuant to the Act, a public hearing was held on March 15, 2021 on the establishment of a corridor improvement authority and the defined development area boundaries, notice of which, as required by the Act, was published twice in the Lansing State Journal, a newspaper of general circulation in the Township, not less than 20 days nor more than 40 days before the hearing; a notice of public hearing was sent by first-class mail to the property taxpayers of record in the proposed Development Area, the governing body of each taxing jurisdiction levying taxes within the proposed Development Area and the Michigan State Tax Commission not less than 20 days before the hearing; and notice of the public hearing was posted in at least 20 conspicuous and public places in the proposed Development Area at least 20 days before the hearing.

WHEREAS, all interested persons were given the opportunity to be heard at the public hearing; and


WHEREAS, the Township Board has determined to proceed with the establishment of a corridor improvement authority, the establishment of the boundaries of an authority corridor improvement development area; therefore



RESOLVED:

1. That the Township Board hereby creates the "Delta Township West Saginaw Corridor Improvement Authority" (the "Authority") pursuant to the Act; and
2. That the Authority shall be a public body corporate which shall possess all the powers necessary to carry out the purposes of its creation. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority; and
3. That the Township Board hereby establishes the "West Saginaw Highway Corridor Improvement Development Area" (the "Development Area") where the Authority shall exercise its powers as provided by the Act, which consists of property located within the Township and includes all property within the boundaries identified in the attached Exhibit A (the "Development Area"); and
4. That the Authority shall be under the supervision and control of a board (the "Board") consisting of (a) the Supervisor or his or her designee and (b) eight members appointed by the Supervisor and approved by the Township Board (the "Appointed Members"). Appointed members shall be named later; and
5. That upon adoption of this resolution, the Township Clerk is directed to file a certified copy with the Michigan Secretary of State and publish a copy in The Lansing State Journal, a newspaper of general circulation in the Township; and
6. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

AGENDA APPROVAL I hereby certify that the foregoing is a true transcript of the action of the Township Board, Delta Charter Township, Michigan, in public session held June 7, 2021.

  
\_\_\_\_\_  
Mary R. Clark, Clerk



TRUSTEE CASCARILLA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA,  
TRUSTEE MOJICA, AND TRUSTEE CASCARILLA

NAYS: TRUSTEE BOWEN & TRUSTEE BREWER

ABSENT: NONE

THE MOTION PASSED 5-2.

CHARTER TOWNSHIP OF DELTA



MARY R. CLARK, TOWNSHIP CLERK

cc: Manager



AFFIDAVIT OF PUBLICATION

LSJ MEDIA

300 S. Washington Square, Suite 300, Lansing, MI 48933

State of Michigan, County of Macomb } ss

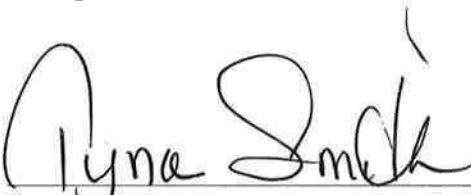
IN THE MATTER OF: AMENDED RESOLUTION-LSJ4796067

DELTA CHARTER TOWNSHIP  
7710 W. SAGINAW HWY.  
LANSING, MI 48917

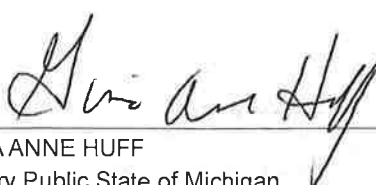
Being duly sworn, says that he/she is authorized by the publisher of Lansing State Journal, to swear that a certain notice, a copy of which is annexed here to, was published in the following publication:

1. Published in the English language for the dissemination of general and/or legal news, and
2. Has a bonfide list of paying customers or has been published at least once a week in the same community without interruption for at least 2 years, and
3. Has been established, published and circulated at least once a week without interruption for at least one (1) year in the community where the publication is to occur.

Lansing State Journal, 06/25/21

  
Tyna Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF June, 2021

  
GINA ANNE HUFF  
Notary Public State of Michigan  
County of Livingston  
My commission expires March 9, 2023

Acting in the County of Macomb

0004796067, LSJ-L03676

LSJ-LSJ-Lansing State Journal

DELTA CHARTER TOWNSHIP  
7710 W. Saginaw Highway  
Lansing, Michigan 48917  
517-323-8500

CHARTER TOWNSHIP OF DELTA  
RESOLUTION ESTABLISHING THE WEST SAGINAW  
CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, the Township Board by resolution adopted February 15, 2021 declared its intent to exercise its authority and to designate the boundaries of an authority corridor in the West Saginaw Corridor Improvement Authority ("Area"), finding certain required criteria had been met with respect to the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan, (the "Act"); and

WHEREAS, Pursuant to the Act, a public hearing was held on March 15, 2021 or thereabout, and the defined development area boundaries, notice of which was published in the Lansing State Journal, a newspaper of general circulation in the County of Macomb, not less than 40 days before the hearing; a notice of public hearing was sent by first-class mail to the proposed Development Area, the governing body of each taxing jurisdiction within the proposed Development Area and the Michigan State Tax Commission not less than 20 days before the hearing was posted in at least 20 conspicuous and public places in the proposed Development Area; and

WHEREAS, all interested persons were given the opportunity to be heard at the public hearing;

WHEREAS, the Township Board has determined to proceed with the establishment of the boundaries of an authority corridor improvement development area;

RESOLVED:

1. That the Township Board hereby creates the "Delta Township West Saginaw Corridor Improvement Authority" pursuant to the Act; and
2. That the Authority shall be a public body corporate which shall possess all the powers and duties of a corporation. The enumeration of a power in this resolution or in the bylaws of the Authority shall not be construed to limit the general powers of the Authority; and
3. That the Township Board hereby establishes the "West Saginaw Highway Corridor Improvement Area" (the "Development Area") where the Authority shall exercise its powers as provided in the Act. The Development Area shall include all property within the boundaries of the "Development Area"; and
4. That the Authority shall be under the supervision and control of a board (the "Board") consisting of (a) one (1) member appointed by the Supervisor or his or her designee and (b) eight members appointed by the Supervisor or his or her designee. Appointed members shall be named later; and
5. That upon adoption of this resolution, the Township Clerk is directed to file a copy of this resolution with the State of Michigan and publish a copy in The Lansing State Journal, a newspaper of general circulation in the County of Macomb; and
6. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby repealed.

AGENDA APPROVAL I hereby certify that the foregoing is a true transcript of the proceedings of the Charter Township, Michigan, in public session held June 7, 2021.

Mary R. Clark, Clerk

CLERK CLARK MOVED THAT THE AMENDED RESOLUTION BE ADOPTED.  
TRUSTEE CASCARILLA SUPPORTED THE MOTION.

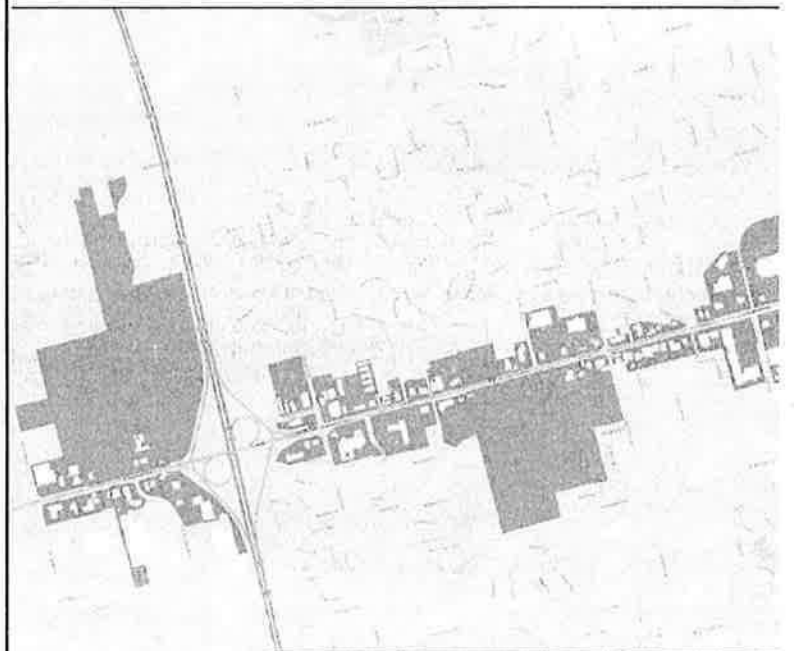
ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FLETCHER, TRUSTEE CASCARILLA

NAYS: TRUSTEE BOWEN & TRUSTEE BREWER

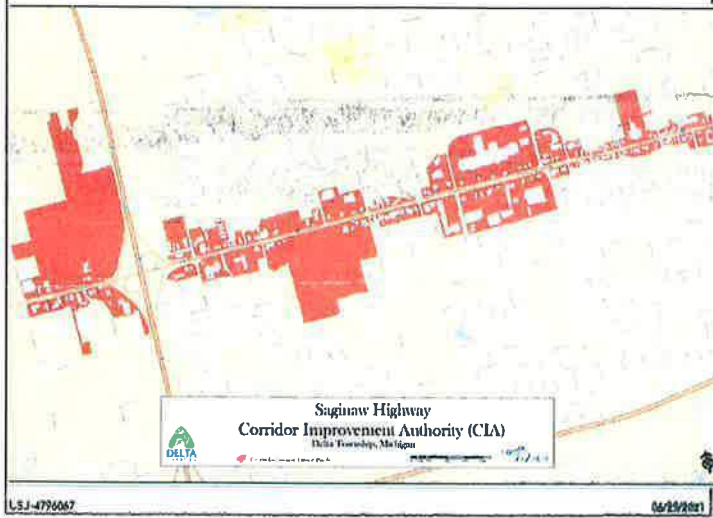
ABSENT: NONE

THE MOTION PASSED 5-2.



Saginaw Highway  
Corridor Improvement Authority (







Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

We will set up a meeting with all taxing jurisdictions in the near future to discuss the Corridor Improvement Authority and Tax Increment Financing Plan. Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit [www.deltami.gov/cia](http://www.deltami.gov/cia) for additional information.

Respectfully yours,

Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed

Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office



(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Dear Diana Bosworth,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

We will set up a meeting with all taxing jurisdictions in the near future to discuss the Corridor Improvement Authority and Tax Increment Financing Plan. Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit [www.deltami.gov/cia](http://www.deltami.gov/cia) for additional information.

Respectfully yours,

Brian Reed  
Township Manager





Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Dear John Fuentes,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

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Respectfully yours,

Brian Reed  
Township Manager



Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed

Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica



Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area  
Saginaw Highway (Broadbent Rd to Waverly Rd)

Dear Tim Vandermark,

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Township Manager



## Appendix E. Resolution to Appoint CIA Board



## PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on June 21, 2021:

### 4. CIA Board Appointments

SUPERVISOR FLETCHER MOVED THAT TOWNSHIP BOARD APPROVE THE TOWNSHIP SUPERVISOR'S SLATE OF APPOINTEES INDICATED BELOW TO THE SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY AT THE REGULAR MEETING HELD ON JUNE 21, 2021.

IT WAS FURTHER MOVED THAT APPOINTEES HAVE BEEN ASSIGNED FOR 1 YEAR, 2 YEARS, 3 YEARS, AND 4 YEAR TERMS IN ORDER TO STAGGER MEMBERSHIP AND ENSURE CONTINUITY IN LEADERSHIP OVER TIME. ULTIMATELY, ALL TERMS WILL BE 4-YEAR TERMS.

	Role	Name	Term
1.	Township Chief Executive	Supervisor Ken Fletcher	4
2.	Business/Property Owner	Percy Bean	4
3.	Business/Property Owner	Kris Krstovski	3
4.	Business/Property Owner	Laura Miller	3
5.	Business/Property Owner	Scott Berman	2
6.	Business/Property Owner	Tony Migaldi	1
7.	Resident	Peggy Vaughn Payne	1
8.	At-Large	Rachel Elsinga	4
9.	At-Large	John Daher	2

ROLL CALL VOTE:

AYES: SUPERVISOR KENNETH FLETCHER, CLERK MARY CLARK, TRUSTEE ANDREA CASCARILLA AND TRUSTEE KAREN MOJICA

NAYS: TREASURER DENNIS FEDEWA, TRUSTEE BETH BOWEN AND TRUSTEE FONDA BREWER.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 4-3.

CHARTER TOWNSHIP OF DELTA



MARY R. CLARK, TOWNSHIP CLERK

cc: Manager  
Planning



## Appendix F. Resolution to Adopt CIA Bylaws



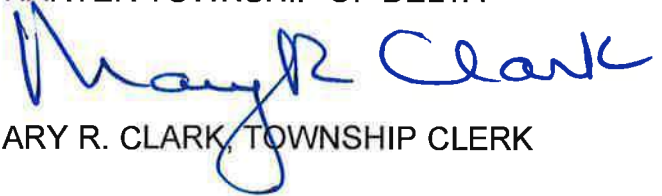
The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on August 16, 2021:

**11. Delta Township Saginaw Highway CIA Bylaws**

SUPERVISOR FLETCHER MOVED THAT THE TOWNSHIP BOARD IS ASKED TO APPROVE THE BYLAWS AS WRITTEN FOR THE DELTA TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY. APPROVAL OF THE BYLAWS WILL ALLOW THE AUTHORITY BOARD TO ELECT OFFICERS AND TO TAKE OFFICIAL ACTION ON MATTERS BEFORE THEM.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

CHARTER TOWNSHIP OF DELTA



MARY R. CLARK, TOWNSHIP CLERK

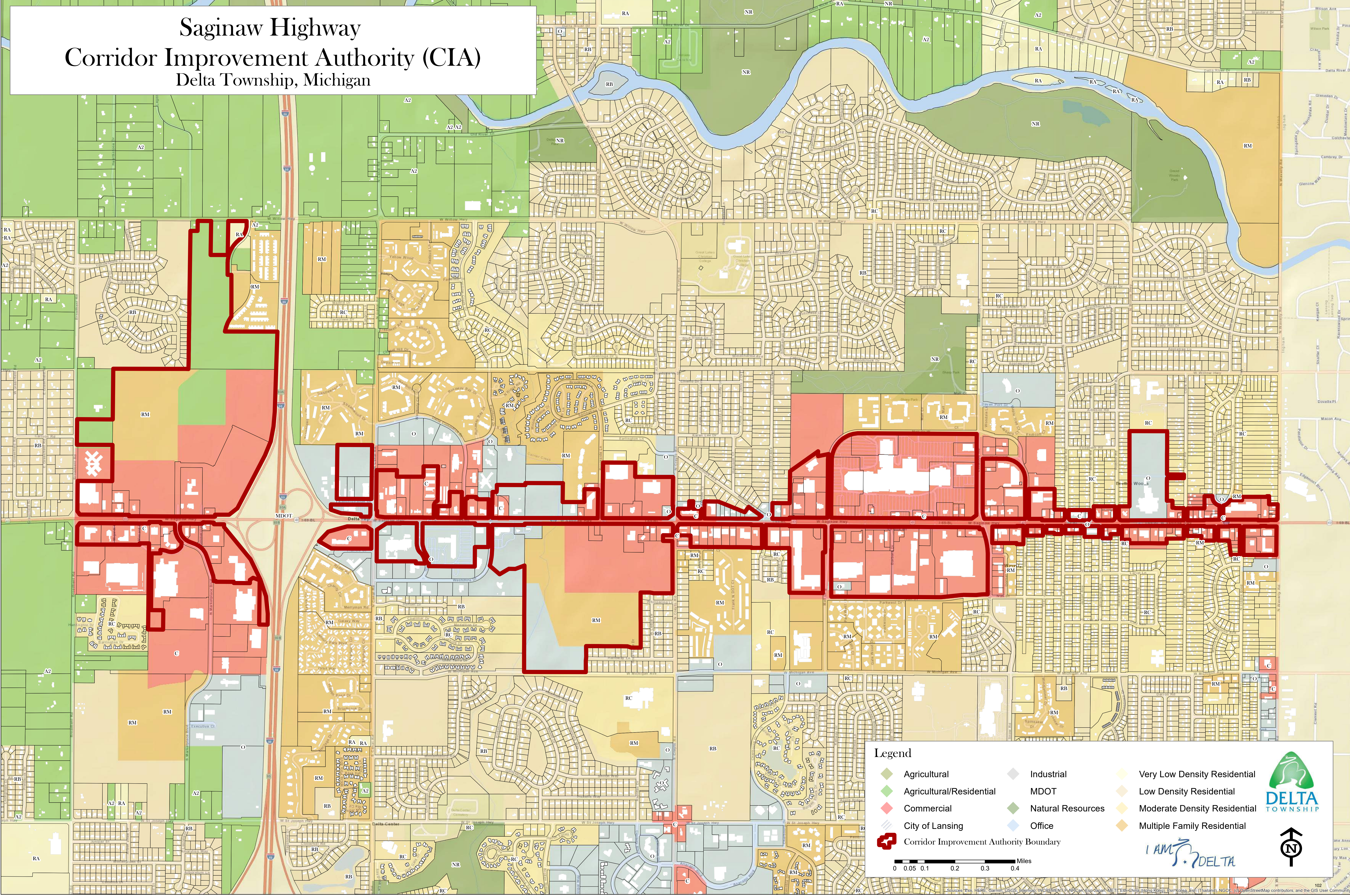
cc: Manager



## Appendix G. Delta Township Zoning Map - Corridor Focus



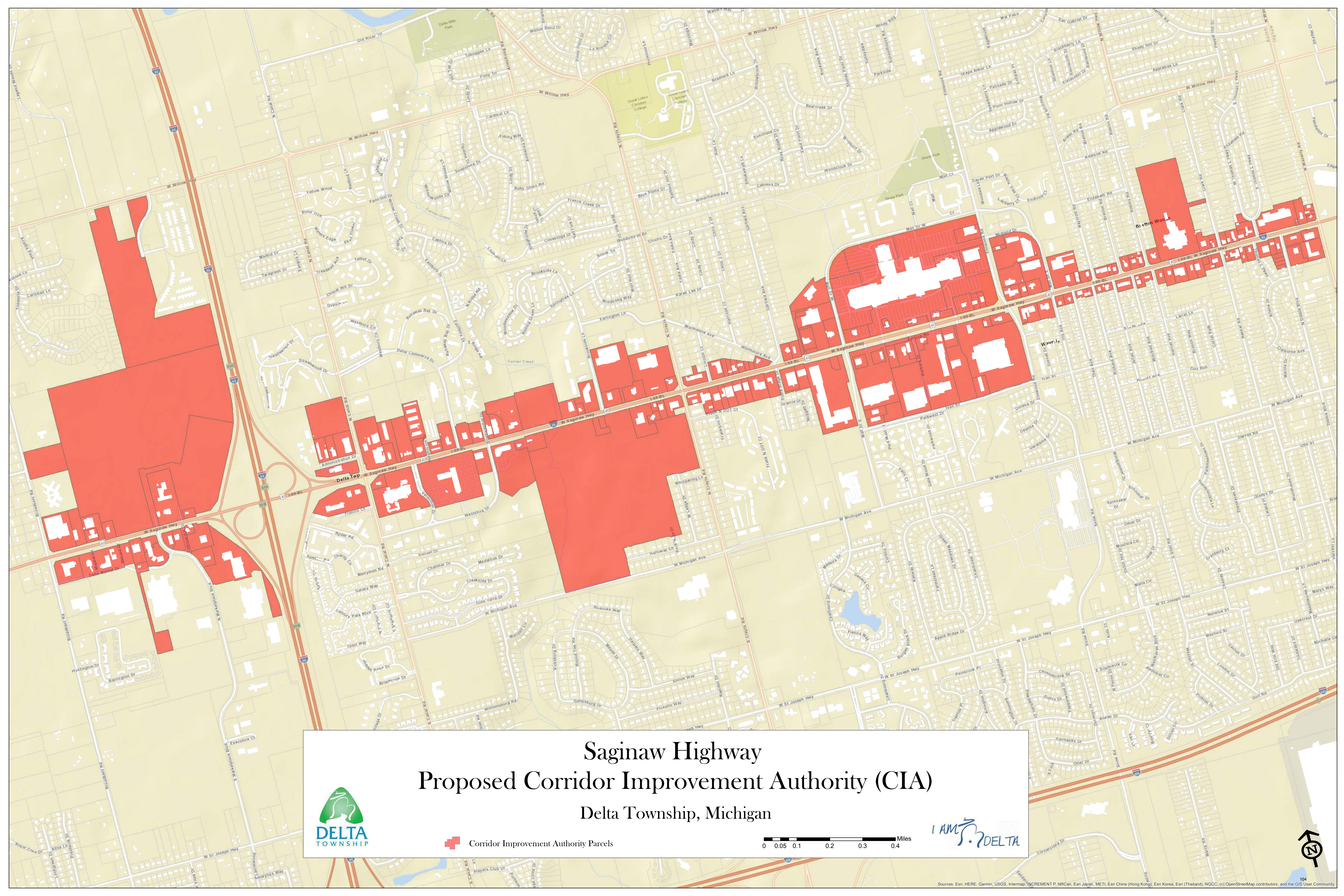
# Saginaw Highway Corridor Improvement Authority (CIA) Delta Township, Michigan





## Appendix H. Map of Development Area

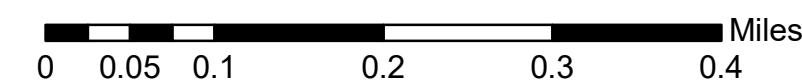




# Saginaw Highway Proposed Corridor Improvement Authority (CIA) Delta Township, Michigan



Corridor Improvement Authority Parcels





## Appendix I. Legal Description of Parcels in Development Area



Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-009-100-047-00	UNIFIED GROUP LLC	412,400	132,017	602	23060	W WILLOW HWY
040-009-300-010-00	BROADSTONE AVF MICHIGAN LLC	2,199,000	2,199,000	201	23060	8748 W SAGINAW HWY
040-009-300-023-00	NATIONAL RETAIL PROPERTIES L	696,400	671,622	201	23060	8624 W SAGINAW HWY
040-009-300-025-00	DELTA HAVEN FREE METHODIST	94,200	82,075	202	23060	BROADBENT RD
040-009-300-033-01	UNIFIED GROUP LLC	7,048,900	284,288	202	23060	W SAGINAW HWY
040-009-300-070-01	FIVE M COMPANY, THE	373,900	310,446	201	23060	8512 W SAGINAW HWY
040-009-300-070-02	JF65, LLC	968,000	968,000	201	23060	8520 W SAGINAW HWY
040-009-300-078-00	BGJC WEST PROPERTIES LLC	578,200	578,200	201	23060	8488 W SAGINAW HWY
040-009-300-080-00	CRIPPEN PROPERTIES LLC	2,343,100	2,040,159	201	23060	8300 W SAGINAW HWY
040-009-300-090-01	WEST LANSING RETAIL DEVELOP	2,580,900	2,580,900	201	23060	8132 W SAGINAW HWY
040-009-300-095-00	HIS ACRES LLC	192,200	112,170	201	23060	8212 W SAGINAW HWY
040-009-400-050-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	7708 ADMINISTRATION DR
040-009-400-061-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	N CANAL RD
040-009-400-071-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	811 N CANAL RD
040-009-400-086-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	7720 ADMINISTRATION DR
040-009-400-100-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	7710 W SAGINAW HWY
040-010-300-050-00	HORROCKS FARM MARKET INC	2,137,200	2,137,200	201	23060	7420 W SAGINAW HWY
040-010-300-100-00	H & H RESTAURANTS INC	544,200	480,654	201	23060	7416 W SAGINAW HWY
040-010-300-106-00	DGK LODGING INC	983,500	784,313	201	23060	7412 W SAGINAW HWY
040-010-300-122-00	BLARNEY CASTLE OIL CO	461,200	461,200	201	23060	7404 W SAGINAW HWY
040-010-300-125-00	DENSING LLC	413,600	413,600	201	23060	7330 W SAGINAW HWY
040-010-300-129-00	LANSING HOSPITALITY GROUP, L	1,231,200	1,231,200	201	23060	7326 W SAGINAW HWY
040-010-300-135-00	MERCURY PETROLEUM LLC	453,900	359,574	201	23060	7310 W SAGINAW HWY
040-010-300-154-00	MCDONALDS CORPORATION	706,200	679,774	201	23060	7240 W SAGINAW HWY
040-010-300-171-00	JK LANSING REAL ESTATE, LLC	738,800	738,800	201	23060	718 DELTA COMMERCE DR
040-010-300-191-00	7216 W SAGINAW LLC	537,300	537,300	201	23060	7216 W SAGINAW HWY
040-010-300-200-00	7200 W SAGINAW, LLC	290,200	290,200	201	23060	7200 W SAGINAW HWY
040-010-300-217-00	GOOD SHEPHERD LUTHERAN CH	0	0	201	23060	7000 W SAGINAW HWY
040-010-300-230-00	BERGMANN ASSOCIATES REALTY	647,400	647,400	201	23060	7050 W SAGINAW HWY
040-010-400-032-00	KOHL'S DEPARTMENT STORES, IN	1,898,200	1,898,200	201	23060	6528 W SAGINAW HWY
040-010-400-033-00	SC DEVELOPMENT I LLC	644,800	644,800	201	23060	6540 W SAGINAW HWY
040-010-400-050-00	HOUSING DEVELOPERS OF MI	196,000	180,326	202	23060	6998 W SAGINAW HWY
040-010-400-056-00	MICROMONT HOLDINGS 3, LLC	804,100	804,100	201	23060	6524 W SAGINAW HWY
040-010-400-076-00	MDC COAST 16, LLC	858,800	858,800	201	23060	6824 W SAGINAW HWY
040-010-400-085-01	DRAPER, WILLIAM & SHRINER, TA	248,800	240,125	201	23060	6604 W SAGINAW HWY
040-010-400-092-01	BROOKSIDE WEST, LLC	900,000	900,000	201	23060	707 BROOKSIDE DR



Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-010-400-111-00	TOPVALCO, INC	1,707,700	1,678,170	201	23060	6430 W SAGINAW HWY
040-010-400-190-00	PNC BANK NA	332,600	264,789	201	23060	6400 W SAGINAW HWY
040-011-300-080-00	VOLUNTEERS OF AMERICA MICH	0	0	001	33215	5900 W SAGINAW HWY
040-011-300-080-01	VOLUNTEERS OF AMERICA MICH	0	0	201	33215	5900 W SAGINAW HWY
040-011-300-091-00	JOHNATHAN CYPRIEN INVESTME	703,000	703,000	201	33215	5800 W SAGINAW HWY
040-011-300-100-00	GOODRICH QUALITY THEATERS I	381,800	381,800	201	33215	921 MALL DRIVE WEST
040-011-300-110-00	VOLUNTEERS OF AMERICA MICH	0	0	001	33215	MALL DRIVE WEST
040-011-300-132-00	VOLUNTEERS OF AMERICA MICH	0	0	001	33215	W SAGINAW HWY
040-011-300-140-00	LANSING SQUARE, LLC	815,100	815,100	201	33215	5924 W SAGINAW HWY
040-011-300-150-00	GFS MERGER I LLC	588,000	584,704	201	33215	5912 W SAGINAW HWY
040-011-300-200-00	VOLUNTEERS OF AMERICA MICH	0	0	001	33215	W SAGINAW HWY
040-011-400-055-00	LANSING ANCHOR ACQUISTION L	850,000	850,000	201	33215	5700 W SAGINAW HWY
040-011-400-061-00	FLAGSTAR BANK FSB	352,300	324,562	201	33215	5610 W SAGINAW HWY
040-011-400-076-00	LANSING MALL LLC	1,847,500	1,847,500	201	33215	5780 W SAGINAW HWY
040-011-400-084-01	FCPT HOLDINGS, LLC	1,073,400	1,073,400	201	33215	5796 W SAGINAW HWY
040-011-400-086-01	LANSING MALL LLC	4,967,500	4,967,500	201	33215	5330 W SAGINAW HWY
040-011-400-100-00	COMERICA BANK, A TEXAS BANK	364,900	297,569	201	33215	5510 W SAGINAW HWY
040-011-400-110-02	FCT HOLDINGS, LLC	616,000	616,000	201	33215	5400 W SAGINAW HWY
040-011-400-115-00	WEST SAGINAW ASSOCIATES	702,100	667,530	201	33215	5200 W SAGINAW HWY
040-011-400-121-02	LANSING MALL LLC	950,000	950,000	201	33215	5220 W SAGINAW HWY
040-011-400-122-00	LANSING MALL LLC	1,396,800	1,396,800	201	33215	5216 W SAGINAW HWY
040-011-400-123-00	FCPT HOLDINGS, LLC	746,200	746,200	201	33215	5212 W SAGINAW HWY
040-011-400-151-00	DEVELOPMENTS OF LANSING, LL	360,300	360,300	201	33215	5202 W SAGINAW HWY
040-011-400-152-00	MICHAEL DEVELOPMENTS, LLC	375,800	354,257	201	33215	5204 W SAGINAW HWY
040-012-300-151-00	BFS RETAIL & COMMERCIAL OPEI	251,500	219,636	201	33215	5110 W SAGINAW HWY
040-012-300-155-00	HBW PROPERTIES LLC	296,200	254,951	201	33215	5030 W SAGINAW HWY
040-012-300-160-00	LANSING MALL LLC	250,100	247,570	201	33215	5020 W SAGINAW HWY
040-012-300-165-00	LOS TRES AMIGOS WEST SAGINA	405,700	405,700	201	33215	5010 W SAGINAW HWY
040-012-300-170-00	5002 W SAGINAW HWY, LLC	924,100	924,100	201	33215	5002 W SAGINAW HWY
040-012-300-211-01	THE OASIS AT DELTA LLC	961,800	960,765	201	33215	852 ELMWOOD RD
040-012-300-213-00	REALTY INCOME CORPORATION	862,100	862,100	201	33215	730 ELMWOOD RD
040-012-300-214-00	MHR LANSING LLC	119,900	42,673	202	33215	ELMWOOD RD
040-012-300-270-00	APO PROPERTIES LLC	110,900	110,900	201	33215	914 ELMWOOD RD
040-012-300-300-00	EATON NURSERY SALES LLC	756,800	691,822	201	33215	4832 W SAGINAW HWY
040-012-300-325-00	HANDZON INVEST SAGINAW HWY	221,100	203,888	201	33215	4830 W SAGINAW HWY
040-012-300-330-00	PATRICKS NAILS AND SUPPLIES I	154,200	154,200	201	33215	4820 W SAGINAW HWY



Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-012-400-060-00	LPC PARTNERS, L.C	876,800	876,800	201	33215	4300 W SAGINAW HWY
040-013-200-002-00	HURAND-ROSENBAUM PARTNER:	298,500	270,297	201	33215	4421 W SAGINAW HWY
040-013-200-005-00	PAPA ART & GRANDMA BESS REA	537,200	497,984	201	33215	4359 W SAGINAW HWY
040-013-200-014-00	ARVANITES INVESTMENT GROUP	361,800	303,347	201	33215	4347 W SAGINAW HWY
040-013-200-021-00	O'REILLY AUTO ENTERPRISES LL	375,000	364,495	201	33215	4337 W SAGINAW HWY
040-013-200-035-00	BLAND CONSULTING LLC	174,800	174,800	201	33215	4025 W SAGINAW HWY
040-013-200-040-00	4021 WEST SAGINAW LLC	148,600	116,405	201	33215	4021 W SAGINAW HWY
040-014-100-100-01	BRIXMOR GA DELTA CENTER (MI)	5,913,000	5,913,000	201	33215	5843 W SAGINAW HWY
040-014-100-100-02	BRIXMOR GA DELTA CENTER (MI)	551,300	551,300	201	33215	5805 W SAGINAW HWY
040-014-100-222-00	40TH STREET PROPERTIES, LLC	611,600	509,592	201	23060	6209 W SAGINAW HWY
040-014-100-224-00	OPW I LLC	383,500	380,241	201	23060	6201 W SAGINAW HWY
040-014-100-226-00	PCM DEVELOPMENT LLC	380,800	379,414	201	23060	6145 W SAGINAW HWY
040-014-100-241-00	VENDRELL PROPERTIES, LLC	940,700	940,700	201	23060	6135 W SAGINAW HWY
040-014-200-005-00	CHEDDARS CASUAL CAFE	701,100	701,100	201	33215	5719 W SAGINAW HWY
040-014-200-015-01	API WEST SAGINAW LLC	3,233,000	3,033,899	201	33215	5625 W SAGINAW HWY
040-014-200-016-01	LEVINE INVESTMENTS LIMITED	613,300	613,300	201	33215	5617 W SAGINAW HWY
040-014-200-030-00	3HM LANSING LLC	236,100	236,100	201	33215	416 MALL DRIVE SOUTH
040-014-200-031-00	PCM DELTA PROPERTIES LLC	281,200	281,200	201	33215	5710 IVAN DR
040-014-200-032-00	PCM DELTA PROPERTIES LLC	84,900	84,900	202	33215	MALL DRIVE WEST
040-014-200-154-00	LANSING TOWNE CENTER PARTN	3,351,400	3,351,400	201	33215	5503 W SAGINAW HWY
040-014-200-190-00	HUMMEL, NICHOLAS	0	0	202	33215	W SAGINAW HWY
040-014-200-200-00	RECHOVOT, LLC	353,300	353,300	201	33215	5507 W SAGINAW HWY
040-014-200-205-00	TARGET CORPORATION	0	0	202	33215	W SAGINAW HWY
040-014-200-211-00	SFR PROPERTIES LLC	605,800	592,021	201	33215	5401 W SAGINAW HWY
040-014-200-230-00	IVANS CROSSING LLC	410,400	410,400	201	33215	5310 IVAN DR
040-014-200-231-00	GOODWILL INDUSTRIES OF CENT	0	0	201	33215	5353 W SAGINAW HWY
040-014-200-234-00	FIFTH THIRD BANK	543,600	485,834	201	33215	5117 W SAGINAW HWY
040-014-200-235-00	MEIJER INC	4,302,700	4,302,700	201	33215	5125 W SAGINAW HWY
040-014-200-236-00	ABRO, GHANIM & BATOUL	461,000	461,000	201	33215	5139 W SAGINAW HWY
040-015-100-001-00	DFCU FINANCIAL	344,900	344,900	201	23060	7525 W SAGINAW HWY
040-015-100-007-00	VIDHI 7 LLC	0	0	001	23060	7501 W SAGINAW HWY
040-015-100-012-00	FARM BUREAU LIFE INSURANCE C	5,792,600	5,792,600	201	23060	7373 W SAGINAW HWY
040-015-200-102-00	BROOKSIDE CROSSING LLC	0	0	001	23060	W SAGINAW HWY
040-015-200-102-01	BROOKSIDE CROSSING LLC	8,427,900	864,550	202	23060	W SAGINAW HWY
040-015-200-150-00	BROOKSIDE CROSSING LLC	13,100	9,987	402	23060	6801 W SAGINAW HWY
040-015-200-155-00	HENDERSON GLASS INC	127,400	40,671	402	23060	6721 W SAGINAW HWY



Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-015-200-161-00	LANSING LAND LLC	0	0	001	23060	6525 W SAGINAW HWY
040-015-200-161-01	LANSING LAND LLC	1,856,700	1,760,784	201	23060	6525 W SAGINAW HWY
040-015-200-166-00	ALE 3, LLC	205,000	176,343	201	23060	6515 W SAGINAW HWY
040-015-200-171-00	LANSING LAND, LLC	0	0	001	23060	6439 W SAGINAW HWY
040-015-200-176-00	LANSING LAND LLC	238,900	225,955	202	23060	6433 W SAGINAW HWY
040-015-200-215-00	CONSUMERS ENERGY COMPANY	60,300	50,297	301	23060	N CREYTS RD
040-015-200-220-00	WINDHAM MANAGEMENT LLC	976,100	976,100	201	23060	6421 W SAGINAW HWY
040-016-100-008-00	S & T MIGALDI LLC	947,200	947,200	201	23060	8741 W SAGINAW HWY
040-016-100-009-00	MICHIGAN STATE UNIVERSITY FC	968,700	963,890	201	23060	653 MIGALDI LN
040-016-100-013-00	WHME LLC	1,031,600	995,356	201	23060	644 MIGALDI LN
040-016-100-021-00	CEW LAND MANAGEMENT LLC	455,600	444,829	201	23060	8445 W SAGINAW HWY
040-016-100-025-00	LVV LANSING LLC	801,600	801,600	201	23060	8439 W SAGINAW HWY
040-016-100-040-00	MAIZE AND GREEN, INC	354,800	354,800	201	23060	8205 W SAGINAW HWY
040-016-100-045-00	CRACKER BARREL OLD COUNTY	981,400	785,189	201	23060	608 COMMERCIAL DR
040-016-100-046-00	DELTA 17 A LLC	2,900	2,900	202	23060	COMMERCIAL DRIVE
040-016-100-285-00	DELTA 17 A, LLC	2,895,500	2,895,500	201	23060	416 N MARKETPLACE BLVD
040-016-100-290-00	STEAK N SHAKE OPERATIONS INC	462,700	462,700	201	23060	522 N MARKETPLACE BLVD
040-016-100-296-00	NATIONAL RETAIL PROPERTIES L	514,800	514,800	201	23060	625 COMMERCIAL DR
040-016-100-297-00	HALLE PROPERTIES LLC	492,300	436,000	201	23060	650 N MARKETPLACE BLVD
040-016-100-298-00	BR OF WISCONSIN 5 LLC	561,400	530,612	201	23060	647 N MARKETPLACE BLVD
040-016-100-299-00	DELTA 17 A, LLC	1,279,900	1,279,900	201	23060	501 N MARKETPLACE BLVD
040-016-100-320-00	DELTA CHARTER TOWNSHIP	0	0	202	23060	8432 DELTA MARKET DR
040-016-200-044-00	SAGINAW ROAD INVESTMENT LLC	5,720,100	5,720,100	201	23060	633 N CANAL RD
040-042-500-011-00	TCC PROPERTY MANAGEMENT LI	280,100	280,100	201	33215	4440 W SAGINAW HWY
040-042-500-881-00	NBD BANK N A	260,700	254,992	201	33215	4530 W SAGINAW HWY
040-042-500-920-00	JONES DEVELOPMENT	118,600	107,665	201	33215	4510 W SAGINAW HWY
040-042-500-930-00	R & S DEVELOPMENT CO	153,900	135,125	201	33215	4500 W SAGINAW HWY
040-042-500-940-00	MARTIN TRUST, STANLEY L.	51,000	51,000	201	33215	715 ROBINS RD
040-042-501-270-00	JALEN ENTERPRISES LLC	248,500	248,500	201	33215	4710 W SAGINAW HWY
040-042-501-300-00	4608 WEST LLC	148,300	133,511	201	33215	4608 W SAGINAW HWY
040-042-501-310-00	PRICCO4600 LLC	90,400	90,400	201	33215	4600 W SAGINAW HWY
040-042-501-760-00	WHIDDON TRUST, TERRANCE & C	92,600	84,624	201	33215	4810 W SAGINAW HWY
040-042-501-780-00	TLP INVESTMENT PROPERTIES LI	164,200	164,200	201	33215	4800 W SAGINAW HWY
040-043-900-001-00	LANSING FARM PRODUCTS	284,400	271,580	201	33215	4209 W SAGINAW HWY
040-043-900-002-00	4037 W SAGINAW, LLC	611,100	487,600	201	33215	4037 W SAGINAW HWY
040-043-900-010-00	4021 WEST SAGINAW LLC	11,400	11,262	202	33215	N DIBBLE BLVD



Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-043-900-020-00	4021 WEST SAGINAW LLC	9,300	9,195	202	33215	N DIBBLE BLVD
040-043-900-030-00	4021 WEST SAGINAW LLC	8,900	8,782	202	33215	521 N DIBBLE BLVD
040-043-900-040-00	J E J HOLDINGS LLC	10,400	10,400	402	33215	N DIBBLE BLVD
040-045-900-070-00	ALEA PROPERTIES LLC	370,000	370,000	201	23060	7201 W SAGINAW HWY STE 325
040-045-900-096-00	STATE EMPLOYEES CREDIT UNIC	519,500	483,818	201	23060	7007 W SAGINAW HWY
040-045-900-099-00	SAGINAW PLAZA, LTD	2,906,400	2,733,188	201	23060	7109 W SAGINAW HWY
040-046-050-001-00	VIDHI 7 LLC	385,400	385,400	201	23060	7501 W SAGINAW HWY
040-046-050-002-00	VIDHI 7 LLC	1,351,900	659,789	201	23060	7501 W SAGINAW HWY
040-046-050-003-00	VIDHI 7 LLC	742,200	577,315	201	23060	7501 W SAGINAW HWY
040-047-300-020-00	SPAGNUOLO PLAZA, LLC	539,900	539,900	201	33215	5025 W SAGINAW HWY
040-047-300-040-00	SPAGNUOLO PLAZA, LLC	247,500	228,646	201	33215	5107 W SAGINAW HWY
040-047-400-015-00	ASTERA CREDIT UNION	822,600	778,629	201	33215	5615 W SAGINAW HWY
040-047-400-025-00	CASE CREDIT UNION	977,500	927,751	201	33215	5611 W SAGINAW HWY
040-047-400-030-00	MALY, RAYMOND J & CAROLYN E	310,600	305,235	201	33215	5601 W SAGINAW HWY
040-047-400-042-00	TARGET CORPORATION	2,068,500	2,068,500	201	33215	5609 W SAGINAW HWY
040-048-700-010-00	LETAVIS ENTERPRISES INC	478,100	319,565	201	23060	6219 W SAGINAW HWY
040-048-700-040-00	FRANGIE CREYTS PLAZA LLC	460,300	407,877	201	23060	6235 W SAGINAW HWY
040-048-700-060-00	FRANGIE CREYTS PLAZA LLC	593,800	522,502	201	23060	6323 W SAGINAW HWY
040-048-700-090-00	SPEEDWAY SUPERAMERICA LLC	459,600	423,763	201	23060	6329 W SAGINAW HWY
040-053-600-021-00	JAT BROTHERS LLC	208,200	202,622	201	33215	4819 W SAGINAW HWY
040-053-600-950-00	PHILLIPS-JOHNSON PROPERTIES	120,100	120,100	201	33215	4901 W SAGINAW HWY
040-053-600-990-00	FOUR M'S LLC	167,800	160,156	201	33215	4919 W SAGINAW HWY
040-053-601-030-00	FOUR M'S LLC	10,000	10,000	402	33215	IRIS AVE
040-053-601-960-00	JJ, LLC	632,400	632,400	201	33215	5001 W SAGINAW HWY
040-058-000-011-00	WEST SAGINAW INC	1,603,400	1,552,493	201	33215	4002 W SAGINAW HWY
040-058-000-050-00	CONSUMERS ENERGY COMPANY	41,200	39,246	201	33215	3922 W SAGINAW HWY
040-058-000-062-00	REALTY INCOME PROPERTIES 28	441,800	401,216	201	33215	3920 W SAGINAW HWY
040-058-000-081-00	MAGHSOODI, MASOOD & BEIGI, A	83,700	62,455	201	33215	713 N WAVERLY RD
040-058-000-090-00	ADAMS, KENNETH G	135,300	120,234	201	33215	3908 W SAGINAW HWY
040-058-000-100-00	DOBLE HOLDING LLC	150,700	136,622	201	33215	721 N WAVERLY RD
040-060-500-872-00	4220 SAGINAW LLC	77,900	77,900	201	33215	809 THOMAS L PKWY WEST
040-060-500-874-00	4220 SAGINAW LLC	46,000	46,000	201	33215	801 THOMAS L PKWY WEST
040-060-500-876-00	4220 SAGINAW LLC	156,700	150,649	201	33215	4220 W SAGINAW HWY
040-060-500-880-00	4200 W SAGINAW, LLC	242,500	242,500	201	33215	4200 W SAGINAW HWY
040-065-800-010-00	TRAN, LYNNE & NGUYEN, JOHNA	172,600	172,600	201	33215	4221 W SAGINAW HWY
040-065-800-020-00	YOUNGS BEAUTY INC	0	0	001	33215	4233 W SAGINAW HWY



Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-065-800-020-01	YOUNGS BEAUTY INC	117,000	117,000	201	33215	4239 W SAGINAW HWY
040-065-800-030-00	YOUNGS BEAUTY INC	0	0	001	33215	4239 W SAGINAW HWY
040-065-800-050-00	ALEXANDER TRUST, HELEN J	22,200	17,215	201	33215	4243 W SAGINAW HWY
040-065-800-060-00	ALEXANDER TRUST, HELEN J	40,000	36,619	201	33215	4251 W SAGINAW HWY
040-065-800-065-00	ALEXANDER TRUST, HELEN J	43,200	37,560	201	33215	640 RENKER RD
040-065-800-071-00	ADVALCO-SIMON, LLC	209,700	209,700	201	33215	4301 W SAGINAW HWY
040-065-800-092-00	LANSING BOARD OF WATER & LIC	0	0	202	33215	4323 W SAGINAW HWY
040-065-800-100-00	DEEHAN & BURCH LLC	113,500	106,853	201	33215	4309 W SAGINAW HWY
040-068-000-031-00	CENTRAL PHARMACY-WESTSIDE	89,700	89,700	201	33215	4801 W SAGINAW HWY
040-068-000-042-00	CENTRAL PHARMACY-WESTSIDE	7,600	7,020	402	33215	W SAGINAW HWY
040-068-001-035-00	PRM REAL ESTATE INVESTMENT	294,600	286,214	201	33215	4721 W SAGINAW HWY
040-068-001-070-00	OPE PROPERTIES LLC	121,600	111,051	201	33215	4607 W SAGINAW HWY
040-068-002-000-00	DELTA VENTURES LLC	428,500	428,500	201	33215	4601 W SAGINAW HWY
040-068-003-021-00	A & R ASSOCIATES	164,700	164,700	201	33215	4517 W SAGINAW HWY
040-068-003-050-00	WMCR HOLDING COMPANY LLC	264,400	251,186	201	33215	4509 W SAGINAW HWY
040-068-004-002-00	CFT NV DEVELOPMENTS LLC	376,800	370,218	201	33215	4433 W SAGINAW HWY
040-069-000-021-00	KARSH TRUST, MARSHALL	408,600	408,600	201	33215	4015 W SAGINAW HWY
040-069-000-030-00	SLEEPY HOLLOW VINEYARDS, LP	776,000	776,000	201	33215	3915 W SAGINAW HWY
040-069-000-062-00	WAVERLY ROAD PARTNERS, LLC	534,100	446,984	201	33215	603 N WAVERLY RD
040-069-000-067-00	CVSP EATON LLC	246,900	243,562	201	33215	632 N DIBBLE BLVD
040-074-500-010-00	F & J ASSOCIATES	454,100	420,125	201	33215	6101 W SAGINAW HWY
040-074-500-020-00	THE LANSING SAGINAW LLC	1,150,800	1,150,800	201	33215	6025 W SAGINAW HWY
040-074-500-030-00	BWAY, LLC	683,600	683,600	201	33215	6001 W SAGINAW HWY
040-076-600-010-00	RKG INC	190,100	174,164	201	33215	4230 W SAGINAW HWY
040-076-600-020-00	SAGINAW & CLARK, LLC	127,500	127,500	201	33215	4238 W SAGINAW HWY
040-076-600-030-00	SAGINAW HOME MANAGEMENT, I	94,500	94,500	201	33215	4244 W SAGINAW HWY
040-076-600-040-00	ADMIRAL REAL ESTATE I, LLC	116,600	99,245	201	33215	4306 W SAGINAW HWY
040-076-600-061-00	NORMAN HOLDINGS, LLC	599,700	591,770	201	33215	4324 W SAGINAW HWY
040-088-001-010-00	ABRAHAM WORTHMORE LLC	207,500	207,500	201	23060	6130 W SAGINAW HWY
040-088-001-020-00	JAYE SECOND FAMILY LTD PTNSI	29,200	29,200	202	23060	6142 W SAGINAW HWY
040-088-001-025-00	JAYE SECOND FAMILY LTD PTNSI	35,800	35,800	202	23060	W SAGINAW HWY
040-088-001-039-00	ORLER PROPERTIES, LLC	104,200	104,200	201	23060	6158 W SAGINAW HWY
040-088-001-041-00	G&G DEVELOPMENT GROUP LLC	175,000	175,000	201	23060	6206 W SAGINAW HWY
040-088-001-050-00	K & K MANAGEMENT OF DELTA TI	99,200	97,966	201	23060	6214 W SAGINAW HWY
040-088-001-060-00	GUPTA, JIYA LAL	24,800	12,081	202	23060	W SAGINAW HWY
040-088-001-070-00	GOLDEN PARTNERSHIP	750,300	708,445	201	23060	6240 W SAGINAW HWY



Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-088-002-013-00	BARYAMES DEVELOPMENT LLC	638,700	571,161	201	23060	6334 W SAGINAW HWY
040-088-005-010-00	BROADSTONE CWP MICHIGAN, LL	496,900	496,900	201	23060	6008 W SAGINAW HWY
040-088-005-030-00	SANNS DELTA LLC	274,500	257,792	201	23060	6020 W SAGINAW HWY

**Total Parcel Count:** 219



## Appendix J. Tables



Table 1A - TIF Capture Property

DELTA CROSSINGS

Summary of Capture Property Parcel Data Within the Delta Township  
Saginaw Highway Corridor Improvement Authority (CIA)

Real Property Parcel Data Values for: 2021 (as of 12/31/2020)

Excludes any Personal Property

Name of Property Owner	Address of Property (if available/ existing)	Summary of Building Uses	Parcel Identification Number (PIN)/ Tax Identification Number	Total Assessed Value (SEV) of Land & Building	Total Taxable Value of Land & Building	Taxable Value as % of Assessed Value (SEV)	Total Existing Land Area <sup>1</sup>		Land Value of All Existing Property			Land Improvements Value of Entire Parcel/ Property <sup>2</sup>		
							Acres (Available on Web site) <sup>1</sup>	Square Feet	True Cash Value	Assessed Value	Taxable Value	True Cash Value <sup>2</sup>	Assessed Value	Taxable Value
Unified Group LLC	8132 W Saginaw Hwy	Commercial - Improved	040-009-300-090-01	\$ 2,580,900	\$ 2,580,900	100.00%	27.570	1,200,949.20	\$ 4,503,600	\$ 2,251,800	\$ 2,251,800	\$ 658,200	\$ 329,100	\$ 329,100
Unified Group LLC	No Address; West Willow Hwy	Developmental - Vacant	040-009-100-047-00	\$ 412,400	\$ 132,017	32.01%	56.110	2,444,151.60	\$ 824,800	\$ 412,400	\$ 132,017	\$ -	\$ -	\$ -
Unified Group LLC	No Address; West Saginaw Hwy	Commercial Vacant - 100% Qualified Agricultural	040-009-300-033-01	\$ 7,048,900	\$ 284,288	4.03%	115.922	5,049,562.32	\$ 14,097,800	\$ 7,048,900	\$ 284,288	\$ -	\$ -	\$ -
-	-	-	TOTALS	\$ 10,042,200	\$ 2,997,205	-	199.6020	8,694,663	\$ 19,426,200	\$ 9,713,100	\$ 2,668,105	\$ 658,200	\$ 329,100	\$ 329,100

Notes:

1. For Parcel ID of 040-009-300-090-01, the "Total Net Acres" is 27.570 acres; the "Legal Description" specifies 28.14 acres [Gross land area].

2. For Parcel ID of 040-009-300-090-01, the True Cash Value (TCV) of the "Land Improvements Value" provided on the BS&A website was \$658,323 for each parcel, but \$123 was subtracted, resulting in a TCV of \$658,200, so that the Assessed and Taxable Value of Land and Land Improvements would equal the Total Assessed and Total Taxable Values.

Data Source: BS&A Web site

Prepared by: Advanced Redevelopment Solutions

Last Revised: 4/30/2021



Table 1B - TIF Capture Property

BROOKSIDE CROSSINGS

Summary of Capture Property Parcel Data Within the Delta Township  
Saginaw Highway Corridor Improvement Authority (CIA)

Real Property Parcel Data Values for: 2021 (as of 12/31/2020)

Excludes any Personal Property

Name of Property Owner	Address of Property (if available/ existing)	Summary of Building Uses	Parcel Identification Number (PIN)/ Tax Identification Number	Total Assessed Value (SEV) of Land & Building	Total Taxable Value of Land & Building	Taxable Value as % of Assessed Value (SEV)	Total Existing Land Area		Land Value of All Existing Property			Land Improvements Value of Entire Parcel/ Property		
							Acres (Available on Web site)	Square Feet	True Cash Value	Assessed Value	Taxable Value	True Cash Value	Assessed Value	Taxable Value
Brookside Crossing LLC	6801 W Saginaw	Vacant	040-015-200-150-00	\$ 13,100	\$ 9,987	76.24%	1.000	43,560.00	\$ 26,200	\$ 13,100	\$ 9,987	\$ -	\$ -	\$ -
Brookside Crossing LLC	Vacant - Saginaw: No Address	Vacant	040-015-200-102-01	\$ 8,427,900	\$ 864,550	10.26%	112.770	4,912,261.20	\$ 16,855,800	\$ 8,427,900	\$ 864,550	\$ -	\$ -	\$ -
-	-	-	TOTALS	\$ 8,441,000	\$ 874,537	-	113.7700	4,955,821	\$ 16,882,000	\$ 8,441,000	\$ 874,537	\$ -	\$ -	\$ -

Data Source: Township Assessor

Prepared by: Advanced Redevelopment Solutions

Last Revised: 8/17/2021



**Table 2 - Projects List**  
**ALLOWABLE PROJECTS AND ESTIMATED COSTS**  
**Delta Charter Township, Michigan**

Infrastructure located within Public Right-of-Ways and Easements	Delta Crossings Allowable Projects Estimates <sup>1</sup> 2020-2025	Lansing Mall Allowable Projects Estimates <sup>1</sup> 2022-2041	Township Allowable Projects Estimates <sup>1</sup> 2020-2041	Estimated Total <sup>1</sup>
<b>Site Preparation</b>	\$ 2,063,220	\$ -	\$ 20,000	\$ 2,083,220
Grading & Land Balancing (includes clearing & grubbing, cut and fill operations, etc.)				
Utility Relocation				
Easement Acquisition				
<b>Utilities and Communications</b>	\$ 5,593,888	\$ 2,750,000	\$ 302,400	\$ 8,646,288
Water (includes leads and taps)				
Sanitary (includes leads and taps)				
Storm (includes retention and detention systems)				
Electric				
Natural Gas				
Fiber/Broadband, Internet Connectivity, Telecommunications				
<b>Streets and Streetscapes</b>	\$ 5,343,949	\$ 250,000	\$ 1,832,700	\$ 7,426,649
Curb/Gutter				
Road Improvements (reconstruction and new construction)				
Street Signage and Wayfinding				
Traffic Signalization				
Sidewalk				
Street Lighting				
Public Art				
Comfort Items (seating, drinking fountain, etc)				
Landscaping & Irrigation				
<b>Mobility</b>	\$ 790,405	\$ -	\$ 802,300	\$ 1,592,705
Non-Motorized Connections (bike paths, walking trails, boardwalks, etc.)				
Public Transportation Facilities (transit stations, busing stops, etc.)				
Pedestrian Crossing & Safety Improvements (nonmotorized crossings, bridges, etc.)				
<b>Long-Term Maintenance Reserve</b>	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Infrastructure located within Public Right-of-Ways and Easements				
<b>Public Amenities</b>	\$ -	\$ -	\$ -	\$ -
Enhanced Public Services				
Development of Public Spaces (includes recreational areas, parks, etc.)				
Public Parking				
Gateway Improvements				
Beautification Activities				
<b>Infrastructure located within Public Right-of-Ways and Easements Subtotals</b>	<b>\$ 13,791,462</b>	<b>\$ 3,000,000</b>	<b>\$ 3,957,400</b>	<b>\$ 20,748,862</b>



Soft Costs	Delta Crossings Allowable Projects Estimates <sup>1</sup> 2020-2025	Lansing Mall Allowable Projects Estimates <sup>1</sup> 2022-2041	Township Allowable Projects Estimates <sup>1</sup> 2020-2041	Estimated Total <sup>1</sup>
<b>CIA Implementation</b>	\$ 151,000	\$ -	\$ 80,000	\$ 231,000
CIA and District Establishment				
Zoning Amendments				
Update Building Maintenance Code				
Promotions/Marketing Strategy				
<b>Professional Services</b>	\$ 295,231	\$ -	\$ 273,300	\$ 568,531
Environmental Engineering & Consulting				
Architectural				
Engineering & Professional Fees				
Project/Construction Management				
Project Management				
<b>Studies and Plans</b>	\$ 62,308	\$ -	\$ 660,000	\$ 722,308
Corridor Plan				
Market Studies				
Traffic Studies				
Non-motorized Feasibility Studies				
Business Attraction and Retention Strategy				
Wayfinding Plan				
Access Management and Streetscape Plan				
Design Guidelines				
Economic Impact Studies				
<b>Administration (2% to Township for CIA)</b>	\$ -	\$ -	\$ 876,760	\$ 876,760
Legal				
Accounting				
Communications				
Project Management				
<b>Fees</b>	\$ -	\$ -	\$ -	\$ -
<b>Permits</b>	\$ -	\$ -	\$ -	\$ -
<b>Insurance</b>	\$ -	\$ -	\$ -	\$ -
<b>Soft Costs Subtotals</b>	\$ 508,539	\$ -	\$ 1,890,060	\$ 2,398,599
<b>Other</b>	<b>Delta Crossings Allowable Projects Estimates <sup>1</sup> 2020-2025</b>	<b>Lansing Mall Allowable Projects Estimates <sup>1</sup> 2022-2041</b>	<b>Township Allowable Projects Estimates <sup>1</sup> 2020-2041</b>	<b>Estimated Total <sup>1</sup></b>
Contingency (10%) <sup>2</sup>	\$ -	\$ 300,000	\$ 497,070	\$ 797,070
Cost of Financing (4% Simple Interest) <sup>3</sup>		\$10,879,568		\$ 10,879,568
<b>Other Subtotals</b>		\$11,676,638		\$ 11,676,638
<b>GRAND TOTAL (all Categories)</b>		\$34,824,099		\$ 34,824,099

**Notes:**

1. A summary of the Projects and their estimated costs within each line item Category intended to be paid for with tax increment revenues from the TIF Capture Property are shown in this table. The costs projected in this table and the Plan may switch Categories as these are preliminary estimates. Costs may be adjusted and fall under a different Category so long as the Plan adjustments of Project costs stay within the Grand Total of all Categories. Estimated years shown for completion of Projects are years of completion by December 31 of that year.

2. Delta Crossings has already been designed and therefore no contingency has been allocated. Township contingency excluded from Administration.

3. Cost of Financing derived from all Projects in the list and calculated at 4% Simple Interest over a 20-Year term.

Last revised: 8/17/2021



Table 3A - Base Year/ Initial Taxable Value (ITV) Information

DELTA CROSSINGS  
Delta Charter Township, Michigan

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the CIA by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
Parcel No.	Address	Tax Parcel Number	Land	Land Improve-ments	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	BASE YEAR = 2021
1	8132 W Saginaw Hwy	040-009-300-090-01	\$ 2,251,800	\$ 329,100	\$ -	\$ 2,580,900	\$ -	\$ 2,580,900	\$ 139,263	\$ -	Actual Values for 2021 (as of 12/31/2020)
Personal Property	8132 W Saginaw Hwy	040-090-009-084-00	\$ -	\$ -	\$ -	\$ -	\$ 64,400	\$ 64,400	\$ -	\$ 2,702	Bulldozer on site as of 12/31/2020
2	No Address; West Willow Hwy	040-009-100-047-00	\$ 132,017	\$ -	\$ -	\$ 132,017	\$ -	\$ 132,017	\$ 7,124	\$ -	"
3	No Address; West Saginaw Hwy	040-009-300-033-01	\$ 284,288	\$ -	\$ -	\$ 284,288	\$ -	\$ 284,288	\$ 15,340	\$ -	"
<b>Totals</b>			\$ 2,668,105	\$ 329,100	\$ -	\$ 2,997,205	\$ 64,400	\$ 3,061,605	\$ 161,727	\$ 2,702	-
									<b>Real &amp; Personal Combined =</b>	<b>\$ 164,429</b>	

Last revised: 4/30/2021



Table 3B - Base Year/ Initial Taxable Value (ITV) Information

## BROOKSIDE CROSSINGS

## Delta Charter Township, Michigan

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the CIA by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
			Land	Land Improve-ments	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
1	6801 W Saginaw	040-015-200-150-00	\$ 9,987	\$ -	\$ -	\$ 9,987	\$ -	\$ 9,987	\$ 539	\$ -	Actual Values for 2021 (as of 12/31/2020)
2	Vacant - Saginaw: No Address	040-015-200-102-01	\$ 864,550	\$ -	\$ -	\$ 864,550	\$ -	\$ 864,550	\$ 46,650	\$ -	"
<b>Totals</b>			\$ 874,537	\$ -	\$ -	\$ 874,537	\$ -	\$ 874,537	\$ 47,189	\$ -	-
									<b>Real &amp; Personal Combined =</b>	<b>\$ 47,189</b>	

Last revised: 8/17/2021



**Table 4A - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)**  
**DELTA CROSSINGS**  
**Delta Charter Township, Michigan**

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property <sup>1</sup>	Millage Rate Paid on Commercial Personal Property <sup>1</sup>	Base Year	2021
				CIA Plan Year Number	0
-	<b>DELTA TOWNSHIP</b>	-	-	-	-
-	Operating	4.9287	4.9287		\$ 15,090
-	Paramedic	0.9896	0.9896		\$ 3,030
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>5.9183</i>	<i>5.9183</i>		<i>\$ 18,119</i>
-	<b>EATON COUNTY</b>	-	-	-	-
-	County Operating	5.2096	5.2096		\$ 15,950
-	County 911	0.9490	0.9490		\$ 2,905
-	County EATRAN	0.2497	0.2497		\$ 764
-	County Jail	0.6993	0.6993		\$ 2,141
-	County Juvenile	0.3496	0.3496		\$ 1,070
-	County Med Care	0.1248	0.1248		\$ 382
-	County Road	1.4985	1.4985		\$ 4,588
-	<b>LIBRARY</b>	-	-	-	-
-	Delta District Library	1.0000	1.0000		\$ 3,062
-	<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>	-	-	-	-
-	Eaton RESA School Operating	0.1786	0.1786		\$ 547
-	Eaton RESA Special Education	2.6850	2.6850		\$ 8,220
-	Eaton RESA Vocational Education	0.8947	0.8947		\$ 2,739
-	<b>COMMUNITY COLLEGE</b>	-	-	-	-
-	Lansing Community College	3.7777	3.7777		\$ 11,566
-	<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-	-
-	Grand Ledge School District - Debt	5.6300	5.6300		\$ 17,237
-	Grand Ledge School District - Building & Site (Sinking Fund)	0.7944	0.7944		\$ 2,432
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>24.0409</i>	<i>24.0409</i>		<i>\$ 73,604</i>
-	<b>Total Local: Annual</b>	<b>29.9592</b>	<b>29.9592</b>		<b>\$ 91,723</b>
-	<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 18,370
-	Grand Ledge Local School Operating - LSO	18.0000	6.0000		\$ 54,336
-	<b>Total State &amp; Local School: Annual</b>	<i>24.0000</i>	<i>12.0000</i>		<b>\$ 72,706</b>
-	<b>TOTAL LOCAL AND STATE &amp; LOCAL SCHOOL: ANNUAL</b>	<b>53.9592</b>	<b>41.9592</b>		<b>\$ 164,429</b>

**Notes:**

1 The most current available millage rates are utilized (Summer & Winter - 2020).

Last revised: 8/17/2021



**Table 4B - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value**

**BROOKSIDE CROSSINGS**

**Delta Charter Township, Michigan**

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property <sup>1</sup>	Millage Rate Paid on Commercial Personal Property <sup>1</sup>	Base Year	2021
				CIA Plan Year Number	0
-	<b>DELTA TOWNSHIP</b>	-	-	-	-
-	Operating	4.9287	4.9287		\$ 4,310
-	Paramedic	0.9896	0.9896		\$ 865
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>5.9183</i>	<i>5.9183</i>		<i>\$ 5,176</i>
-	<b>EATON COUNTY</b>	-	-	-	-
-	County Operating	5.2096	5.2096		\$ 4,556
-	County 911	0.9490	0.9490		\$ 830
-	County EATRAN	0.2497	0.2497		\$ 218
-	County Jail	0.6993	0.6993		\$ 612
-	County Juvenile	0.3496	0.3496		\$ 306
-	County Med Care	0.1248	0.1248		\$ 109
-	County Road	1.4985	1.4985		\$ 1,310
-	<b>LIBRARY</b>	-	-	-	-
-	Delta District Library	1.0000	1.0000		\$ 875
-	<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>	-	-	-	-
-	Eaton RESA School Operating	0.1786	0.1786		\$ 156
-	Eaton RESA Special Education	2.6850	2.6850		\$ 2,348
-	Eaton RESA Vocational Education	0.8947	0.8947		\$ 782
-	<b>COMMUNITY COLLEGE</b>	-	-	-	-
-	Lansing Community College	3.7777	3.7777		\$ 3,304
-	<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-	-
-	Grand Ledge School District - Debt	5.6300	5.6300		\$ 4,924
-	Grand Ledge School District - Building & Site (Sinking Fund)	0.7944	0.7944		\$ 695
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>24.0409</i>	<i>24.0409</i>		<i>\$ 21,025</i>
	<b>Total Local: Annual</b>	<b>29.9592</b>	<b>29.9592</b>		<b>\$ 26,200</b>
-	<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 5,247
-	Grand Ledge Local School Operating - LSO	18.0000	6.0000		\$ 15,742
-	<b>Total State &amp; Local School: Annual</b>	<b>24.0000</b>	<b>12.0000</b>		<b>\$ 20,989</b>
-	<b>TOTAL LOCAL AND STATE &amp; LOCAL SCHOOL: ANNUAL</b>	<b>53.9592</b>	<b>41.9592</b>		<b>\$ 47,189</b>

Notes:

1 The most current available millage rates are utilized (Summer & Winter - 2020).

Last revised: 8/17/2021



Table 5A - Estimated Projected Future Taxable Value (PFTV) Information										DELTA CROSSINGS		BASE YEAR OF CIA PLAN	FIRST YEAR OF TAX CAPTURE																				
Delta Charter Township, Michigan										Tax Year	Calendar/ Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
										FYE	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042		
										CIA Plan Year Number	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Estimated Percentage (%) Change In Future Taxable Values (FTV) of Building(s) & Land Improvements (excludes any Personal Property): In Year after 100% of construction is completed on each Phase (as shown below)											0.00%	0.00%	0.00%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	
Estimated Percentage (%) Change In Future Taxable Values (FTV) of Land shown below: In Year after "Land" is transferred/ sold and Assessed at full Assessed Value (as shown below).											0.00%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	
Phase No.	Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements, & Land Upon 100% completion of construction on each Phase	FTV	TCV	Notes	Tax Year																												
					2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041								
					% Completed by 12/31/20	% Completed by 12/31/21	% Completed by 12/31/22	% Completed by 12/31/23	% Completed by 12/31/24	% Completed by 12/31/25	% Completed by 12/31/26																						
1	Retail Strip (Large)	\$ 6,655,338	\$ 13,310,676	For the Base Year 2021 only, 100% of the Land Value for Phase 1 is provided under "Existing Taxable Value (ETV) of Land" below.	0%	80%	100%	100%	100%	100%	100%	-	5,324,270	6,655,338	6,771,141	6,888,959	7,008,827	7,130,780	7,254,856	7,381,090	7,509,521	7,640,187	7,773,126	7,908,379	8,045,984	8,185,985	8,328,421	8,473,335	8,620,771	8,770,773	8,923,384	9,078,651	
1	Casual Restaurant	\$ 783,573	\$ 1,567,146		0%	80%	100%	100%	100%	100%	100%	100%	-	626,858	783,573	797,207	811,078	825,191	839,549	854,158	869,020	884,141	899,525	915,177	931,101	947,302	963,785	980,555	997,616	1,014,975	1,032,636	1,050,603	1,068,884
1	Mixed Use Strip (Small)	\$ 584,419	\$ 1,168,838		0%	80%	100%	100%	100%	100%	100%	100%	-	467,535	584,419	594,588	604,934	615,460	626,169	637,064	648,149	659,427	670,901	682,574	694,451	706,535	718,828	731,336	744,061	757,008	770,180	783,581	797,215
1	Land Improvements	\$ 979,988	\$ 1,959,976		33.58%	90%	100%	100%	100%	100%	100%	100%	329,100	881,989	979,988	997,040	1,014,388	1,032,039	1,049,996	1,068,266	1,086,854	1,105,765	1,125,006	1,144,581	1,164,496	1,184,759	1,205,373	1,226,347	1,247,685	1,269,395	1,291,483	1,313,954	1,336,817
1	Land	\$ 2,251,780	\$ 4,503,560		100%	100%	100%	100%	100%	100%	100%	100%	-	2,290,961	2,330,823	2,371,380	2,412,642	2,454,622	2,497,332	2,540,786	2,584,995	2,629,974	2,675,736	2,722,294	2,769,662	2,817,854	2,866,884	2,916,768	2,967,520	3,019,155	3,071,688	3,125,135	3,179,513
Phase 1 Subtotal		\$ 11,255,098	\$ 22,510,196	-	-	-	-	-	-	-	-	329,100	9,591,614	11,334,141	11,531,356	11,732,001	11,936,138	12,143,827	12,355,129	12,570,109	12,788,828	13,011,354	13,237,752	13,468,089	13,702,433	13,940,856	14,183,426	14,430,218	14,681,304	14,936,759	15,196,658	15,461,080	
2	Membership Warehouse	\$ 2,575,077	\$ 5,150,154	-	0%	50%	100%	100%	100%	100%	100%	-	1,287,538	2,575,077	2,619,883	2,665,469	2,711,848	2,759,035	2,807,042	2,855,884	2,905,577	2,956,134	3,007,570	3,059,902	3,113,144	3,167,313	3,222,424	3,278,495	3,335,540	3,393,579	3,452,627	3,512,703	
2	Membership Fuel Station	\$ 248,425	\$ 496,849	-	0%	50%	100%	100%	100%	100%	100%	-	124,212	248,425	252,747	257,145	261,619	266,172	270,803	275,515	280,309	285,186	290,148	295,197	300,333	305,559	310,876	316,285	321,789	327,388	333,084	338,880	
2	Major Retail Store	\$ 2,277,226	\$ 4,554,452	-	0%	50%	100%	100%	100%	100%	100%	-	1,138,613	2,277,226	2,316,850	2,357,163	2,398,178	2,439,906	2,482,360	2,525,553	2,569,498	2,614,207	2,659,694	2,705,973	2,753,057	2,800,960	2,849,697	2,899,282	2,949,729	3,001,054	3,053,273	3,106,400	
2	Sit Down Restaurant	\$ 754,797	\$ 1,509,594	-	0%	50%	100%	100%	100%	100%	100%	-	377,398	754,797	767,930	781,292	794,887	808,718	822,790	837,106	851,672	866,491	881,568	896,907	912,513	928,391	944,545	960,980	977,701	994,713	1,012,021	1,029,630	
2	Fast Food Restaurant	\$ 186,318	\$ 372,637	-	0%	50%	100%	100%	100%	100%	100%	-	93,159	186,318	189,560	192,859	196,215	199,629	203,102	206,636	210,232	213,890	217,611	221,398	225,250	229,169	233,157	237,214	241,341	245,541	249,813	254,160	
2	Bank	\$ 289,311	\$ 578,622	-	0%	50%	100%	100%	100%	100%	100%	-	144,656	289,311	294,345	299,467	304,678	309,979	315,373	320,860	326,443	332,123	337,902	343,782	349,763	355,849	362,041	368,341	374,750	381,270	387,904	394,654	
2	Land Improvements	\$ 795,673	\$ 1,591,345	-	0%	60%	100%	100%	100%	100%	100%	-	477,404	795,673	809,517	823,603	837,934	852,514	867,347	882,439	897,794	913,415	929,309	945,479	961,930	978,667	995,696	1,013,021	1,030,648	1,048,581	1,066,827	1,085,389	
2	Land	\$ 1,961,069	\$ 3,922,138	-	0%	100%	100%	100%	100%	100%	100%	-	1,961,069	1,995,192	2,029,908	2,065,228	2,101,163	2,137,724	2,174,920	2,212,764	2,251,266	2,290,438	2,330,291	2,370,838	2,412,091	2,454,061	2,496,762	2,540,206	2,584,405	2,629,374	2,675,125	2,721,672	
Phase 2 Subtotal		\$ 9,087,896	\$ 18,175,792	-	-	-	-	-	-	-	-	-	5,604,050	9,122,018	9,280,742	9,442,226	9,606,521	9,773,675	9,943,737	10,116,758	10,292,789	10,471,884	10,654,094	10,839,476	11,028,083	11,219,971	11,415,199	11,613,823	11,815,904	12,021,500	12,230,675	12,443,488	
3a	Multi-Family	\$ 12,266,667	\$ 24,533,333	-	0%	0%	50%	100%	100%	100%	100%	-	-	6,133,333	12,266,667	12,480,107	12,697,260	12,918,193	13,142,969	13,371,657	13,604,324	13,841,039	14,081,873	14,326,898	14,576,186	14,829,811	15,087,850	15,350,379	15,617,475	15,889,219	16,165,692	16,446,975	
3a	Land Improvements	\$ 1,594,625	\$ 3,189,251	-	0%	0%	60%	100%	100%	100%	100%	-	-	956,775	1,594,625	1,622,372	1,650,601	1,679,322	1,708,542	1,738,231	1,768,516	1,799,289	1,830,596	1,862,449	1,894,855	1,927,826	1,961,370	1,995,498	2,030,219	2,065,545	2,101,486	2,138,052	
3a	Land	\$ 2,742,173	\$ 5,484,346	-	0%	100%	100%	100%	100%	100%	100%	-	2,742,173	2,789,887	2,838,431	2,887,819	2,938,067	2,989,190	3,041,202	3,094,119	3,147,956	3,202,731	3,258,458	3,315,155	3,372,839	3,431,526	3,491,235	3,551,982	3,613,787	3,676,667	3,740,641	3,805,728	
Phase 3a Subtotal		\$ 16,603,465	\$ 33,206,930	-	-	-	-	-	-	-	-	-	2,742,173	9,879,995	16,699,723	16,990,298	17,285,929	17,586,704	17,892,713	18,204,046	18,520,797	18,843,058	19,170,928	19,504,502	19,843,880	20,189,164	20,540,455	20,897,859	21,261,482	21,631,431	22,007,818	22,390,754	
3b	Farm & Home Retail	\$ 2,779,430	\$ 5,558,860	-	0%	0%	50%	100%</																									



Table 5B - Estimated Projected Future Taxable Value (PFTV) Information  
BROOKSIDE CROSSINGS  
Delta Charter Township, Michigan

Table SB - Estimated Projected Future Taxable Value (PFTV) Information														BASE YEAR OF CIA PLAN	FIRST YEAR OF TAX CAPTURE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
BROOKSIDE CROSSINGS Delta Charter Township, Michigan																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
		Tax Year	=	Calendar/ Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
				FYE	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
				CIA Plan Year Number	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
	Estimated Percentage (%) Change In Future Taxable Values (FTV) of Building(s) & Land Improvements (excludes any Personal Property): In Year the % of construction is completed on each Phase (as shown below)														0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	

Notes:

All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

The CIA Plan will also capture all Personal Property taxes allowed for tax capture. No estimates of the Future Assessed Value (FAV) of Personal Property are provided because the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

Last revised: 8/17/2021



**Table 6A - Estimated Tax Capture & Impact on Taxing Jurisdictions: With 20% Tax Pass-Through**

**DELTA CROSSINGS**  
Delta Charter Township, Michigan

[illegible]

Notes:

The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Assumes that for the duration of the CIA PI tax capture period, for any millages allowed for Tax Capture, the CIA will capture the percentage of Tax Capture/ Millages shown in " % of Millage Rate Allowed for Capture by CIA," with the difference returned to the individual Taxing Jurisdictions . For any Millages not allowed for Tax Capture, 100% of the Taxes Paid will be returned to the individual Taxing Jurisdictions.







Table 7A - Taxes Returned/Gained to Taxing Jurisdictions (TJs) Excluding Base Year Taxes Paid

DELTA CROSSINGS  
Delta Charter Township, Michigan

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJ) <sup>1</sup>	Calendar/ Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Taxes Returned / Gained During CIA Plan Tax Capture Period		
		CIA Year Number	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
			Amount Returned to TJ because Tax Capture is Not Allowed <sup>2</sup>																							
			Amount Returned / Gained to TJ because of 20% Pass-Through Tax Sharing <sup>3</sup>																							
-	DELTA TOWNSHIP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	Operating		0	17,237	36,416	54,504	67,679	84,060	92,699	94,364	96,058	97,782	99,536	101,321	103,136	104,983	106,863	108,774	110,720	112,699	114,712	116,761	118,845	\$ 1,839,148		
-	Paramedic		-	3,461	7,312	10,943	13,589	16,878	18,612	18,947	19,287	19,633	19,985	20,343	20,708	21,079	21,456	21,840	22,231	22,628	23,032	23,444	23,862	\$ 369,270		
-	Subtotal of Local Government Unit (LGU): Annual		0	20,697	43,728	65,447	81,268	100,938	111,311	113,311	115,345	117,415	119,522	121,664	123,844	126,062	128,319	130,615	132,950	135,327	137,744	140,204	142,707	\$ 2,208,418		
-	Local Government Unit (LGU): Cumulative		0	20,697	64,426	129,873	211,141	312,078	423,389	536,700	652,045	769,460	888,982	1,010,646	1,134,490	1,260,552	1,388,871	1,519,486	1,652,436	1,787,763	1,925,507	2,065,711	2,208,418	-		
-	EATON COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	County Operating		0	18,219	38,492	57,610	71,536	88,851	97,982	99,742	101,533	103,355	105,209	107,095	109,014	110,967	112,953	114,974	117,030	119,122	121,250	123,415	125,618	\$ 1,943,966		
-	County 911		(0)	3,319	7,012	10,494	13,031	16,185	17,849	18,169	18,496	18,828	19,165	19,509	19,858	20,214	20,576	20,944	21,319	21,700	22,087	22,482	22,883	\$ 354,120		
-	County EATRAN		(0)	873	1,845	2,761	3,429	4,259	4,696	4,781	4,867	4,954	5,043	5,133	5,225	5,319	5,414	5,511	5,609	5,710	5,812	5,915	6,021	\$ 93,176		
-	County Jail		-	2,446	5,167	7,733	9,602	11,927	13,152	13,389	13,629	13,874	14,123	14,376	14,633	14,895	15,162	15,433	15,709	15,990	16,276	16,566	16,862	\$ 260,944		
-	County Juvenile		0	1,223	2,583	3,866	4,801	5,962	6,575	6,693	6,814	6,936	7,060	7,187	7,316	7,447	7,580	7,716	7,854	7,994	8,137	8,282	8,430	\$ 130,454		
-	County Med Care		-	436	922	1,380	1,714	2,128	2,347	2,389	2,432	2,476	2,520	2,566	2,612	2,658	2,706	2,754	2,804	2,854	2,905	2,957	3,009	\$ 46,569		
-	County Road		-	5,241	11,072	16,571	20,577	25,557	28,184	28,690	29,205	29,729	30,263	30,805	31,357	31,919	32,490	33,071	33,663	34,264	34,877	35,499	36,133	\$ 559,166		
-	LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	Delta District Library		-	3,497	7,389	11,058	13,732	17,055	18,808	19,146	19,490	19,839	20,195	20,557	20,926	21,300	21,682	22,070	22,464	22,866	23,274	23,690	24,113	\$ 373,151		
-	INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	Eaton RESA School Operating		(0)	3,123	6,598	9,875	12,262	15,230	16,795	17,097	17,404	17,717	18,034	18,358	18,687	19,021	19,362	19,708	20,061	20,419	20,784	21,155	21,533	\$ 333,224		
-	Eaton RESA Special Education		-	46,950	99,192	148,460	184,346	228,965	252,496	257,033	261,648	266,344	271,121	275,982	280,927	285,958	291,077	296,284	301,583	306,973	312,458	318,038	323,714	\$ 5,009,549		
-	Eaton RESA Vocational Education		(0)	15,645	33,053	49,470	61,428	76,296	84,137	85,649	87,187	88,751	90,343	91,963	93,611	95,287	96,993	98,728	100,494	102,290	104,118	105,977	107,869	\$ 1,669,290		
-	COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	Lansing Community College		-	13,211	27,912	41,776	51,874	64,429	71,051	72,327	73,626	74,947	76,292	77,659	79,051	80,467	81,907	83,372	84,863	86,380	87,923	89,494	91,091	\$ 1,409,652		
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	Grand Ledge School District - Debt		-	98,446	207,990	311,296	386,544	480,103	529,443	538,955	548,632	558,479	568,496	578,688	589,057	599,606	610,339	621,259	632,369	643,672	655,172	666,872	678,776	\$ 10,504,194		
-	Grand Ledge School District - Building & Site (Sinking Fund)		0	13,891	29,348	43,924	54,542	67,743	74,705	76,047	77,413	78,802	80,216	81,654	83,117	84,605	86,120	87,660	89,228	90,823	92,446	94,096	95,776	\$ 1,482,155		
-	Subtotal of Non-LGU Local: Annual		0	226,520	478,573	716,276	889,418	1,104,691	1,218,220	1,240,107	1,262,375	1,285,031	1,308,080	1,331,531	1,355,390	1,379,663	1,404,360	1,429,486	1,455,049	1,481,057	1,507,517	1,534,438	1,561,828	\$ 24,169,609		
-	Non-LGU Local: Cumulative		0	226,520	705,093	1,421,369	2,310,787	3,415,478	4,633,698	5,873,805	7,136,180	8,421,211	9,729,291	11,060,822	12,416,211	13,795,875	15,200,235	16,629,720	18,084,769	19,565,826	21,073,343	22,607,782	24,169,609	-		
-	Total Local Tax Capture: Annual		0	247,217	522,301	781,724	970,685	1,205,629	1,329,531	1,353,418	1,377,720	1,402,446	1,427,602	1,453,195	1,479,234	1,505,726	1,532,678	1,560,100	1,587,999	1,616,383	1,645,262	1,674,642	1,704,534	\$ 26,378,027		
-	Total Local Tax Capture: Cumulative		0	247,217	769,518	1,551,242	2,521,927	3,727,556	5,057,087	6,410,505	7,788,225	9,190,671	10,618,273	12,071,468	13,550,702	15,056,427	16,589,106	18,149,206	19,737,205	21,353,589	22,998,850	24,673,493	26,378,027	-		
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	State Education Tax - SET		(0)	104,916	221,658	331,754	411,947	511,655	564,237	574,375	584,688	595,181	605,857	616,719	627,769	639,012	650,451	662,088	673,928	685,974	698,230	710,698	723,384	\$ 11,194,523		
-	Grand Ledge Local School Operating - LSO		-	315,521	665,748	996,036	1,136,800	1,236,293	1,294,227	1,317,692	1,341,565	1,365,854	1,390,565	1,415,707	1,441,285	1,467,309	1,493,786	1,520,723	1,548,129	1,576,012	1,604,380	1,633,242	1,662,605	\$ 26,423,480		
-	Total State & Local School: Annual		(0)	420,437	887,407	1,327,790	1,548,748	1,747,948	1,858,464	1,892,066	1,926,254	1,961,035	1,996,422	2,032,425	2,069,055	2,106,321	2,144,236	2,182,811	2,222,057	2,261,986	2,302,610	2,343,940	2,385,990	\$ 37,618,002		
-	Total State & Local School: Cumulative		(0)	420,437	1,307,844	2,635,634	4,184,381	5,932,329	7,790,794	9,682,860	11,609,114	13,570,149	15,566,571	17,598,997	19,668,051	21,774,373	23,918,609	26,101,420	28,323,477	30,585,463	32,888,073	35,232,013	37,618,002	-		
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL		\$ 0	\$ 667,654	\$ 1,409,708	\$ 2,109,514	\$ 2,519,433	\$ 2,953,577	\$ 3,187,995	\$ 3,245,484	\$ 3,303,974	\$ 3,363,481	\$ 3,424,024	\$ 3,485,620	\$ 3,548,288	\$ 3,612,047	\$ 3,676,915	\$ 3,742,911	\$ 3,810,056	\$ 3,878,369	\$ 3,947,871	\$ 4,018,582	\$ 4,090,524	\$ 63,996,030		
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE		\$ 0	\$ 667,654	\$ 2,077,362	\$ 4,186,876	\$ 6,706,309	\$ 9,659,886	\$ 12,847,880	\$ 16,093,365	\$ 19,397,339	\$ 22,760,820	\$ 26,184,844	\$ 29,670,465	\$ 33,218,753	\$ 36,830,800	\$ 40,507,715	\$ 44,250,626	\$ 48,060,682	\$ 51,939,052	\$ 55,886,923	\$ 59,905,506	\$ 63,996,030	-		

Notes:

<sup>1</sup> The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

<sup>2</sup> Amount Returned to TJ because Tax Capture is Not Allowed: Intermediate School Districts (ISD) / Regional Educational Service Agency (RESA), Local School Millages, State School Millages.

<sup>3</sup> Amount Returned to TJ because of 20% Pass-Through Tax Sharing: Delta Township, Eaton County, Library, Community College.



Table 7B - Taxes Returned/Gained to Taxing Jurisdictions (TJs) Excluding Base Year Taxes Paid

BROOKSIDE CROSSINGS  
Delta Charter Township, Michigan

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJ) <sup>1</sup>	Calendar/ Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Taxes Returned / Gained During CIA Plan Tax Capture Period
		CIA Year Number	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
			Amount Returned to TJ because Tax Capture is Not Allowed <sup>2</sup>																					
			Amount Returned / Gained to TJ because of 20% Pass-Through Tax Sharing <sup>3</sup>																					
-	DELTA TOWNSHIP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Operating	-	-	15	30	46	62	5,533	5,645	5,758	5,873	5,990	14,436	14,702	14,973	15,248	15,528	35,241	35,869	36,508	37,158	37,820	59,479	\$ 345,913
-	Paramedic	-	-	3	6	9	12	1,111	1,133	1,156	1,179	1,203	2,898	2,952	3,006	3,062	3,118	7,076	7,202	7,330	7,461	7,594	11,942	\$ 69,454
-	Subtotal of Local Government Unit (LGU): Annual	-	-	18	36	55	74	6,644	6,778	6,914	7,052	7,193	17,334	17,654	17,979	18,310	18,646	42,317	43,071	43,838	44,619	45,414	71,421	\$ 415,367
-	Local Government Unit (LGU): Cumulative	-	-	18	54	109	183	6,828	13,606	20,520	27,572	34,765	52,099	69,753	87,731	106,041	124,687	167,004	210,075	253,913	298,532	343,946	415,367	-
-	EATON COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	County Operating	-	-	16	32	48	65	5,849	5,966	6,086	6,208	6,332	15,258	15,540	15,826	16,117	16,413	37,249	37,913	38,589	39,276	39,975	62,868	\$ 365,628
-	County 911	-	-	3	6	9	12	1,065	1,087	1,109	1,131	1,153	2,779	2,831	2,883	2,936	2,990	6,785	6,906	7,029	7,155	7,282	11,452	\$ 66,604
-	County EATRAN	-	-	1	2	2	3	280	286	292	298	303	731	745	759	773	787	1,785	1,817	1,850	1,883	1,916	3,013	\$ 17,525
-	County Jail	-	-	2	4	6	9	785	801	817	833	850	2,048	2,086	2,124	2,163	2,203	5,000	5,089	5,180	5,272	5,366	8,439	\$ 49,079
-	County Juvenile	-	-	1	2	3	4	392	400	408	417	425	1,024	1,043	1,062	1,082	1,101	2,500	2,544	2,590	2,636	2,683	4,219	\$ 24,536
-	County Med Care	-	-	0	1	1	2	140	143	146	149	152	366	372	379	386	393	892	908	924	941	958	1,506	\$ 8,759
-	County Road	-	-	5	9	14	19	1,682	1,716	1,751	1,786	1,821	4,389	4,470	4,552	4,636	4,721	10,714	10,905	11,100	11,297	11,499	18,084	\$ 105,170
-	LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Delta District Library	-	-	3	6	9	12	1,123	1,145	1,168	1,192	1,215	2,929	2,983	3,038	3,094	3,151	7,150	7,278	7,407	7,539	7,673	12,068	\$ 70,183
-	INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Eaton RESA School Operating	-	-	3	5	8	11	1,003	1,023	1,043	1,064	1,085	2,615	2,664	2,713	2,763	2,813	6,385	6,499	6,615	6,733	6,852	10,777	\$ 62,674
-	Eaton RESA Special Education	-	-	41	82	125	168	15,072	15,375	15,684	15,997	16,317	39,320	40,045	40,783	41,533	42,297	95,991	97,702	99,443	101,214	103,016	162,010	\$ 942,213
-	Eaton RESA Vocational Education	-	-	14	27	42	56	5,022	5,123	5,226	5,331	5,437	13,102	13,344	13,590	13,840	14,094	31,986	32,556	33,136	33,727	34,327	53,985	\$ 313,966
-	COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing Community College	-	-	11	23	35	47	4,241	4,326	4,413	4,502	4,591	11,064	11,268	11,476	11,687	11,902	27,011	27,493	27,982	28,481	28,988	45,588	\$ 265,132
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Grand Ledge School District - Debt	-	-	86	173	262	352	31,604	32,239	32,886	33,544	34,213	82,448	83,968	85,515	87,088	88,689	201,276	204,864	208,515	212,228	216,007	339,708	\$ 1,975,664
-	Grand Ledge School District - Building & Site (Sinking Fund)	-	-	12	24	37	50	4,459	4,549	4,640	4,733	4,828	11,633	11,848	12,066	12,288	12,514	28,400	28,907	29,422	29,946	30,479	47,933	\$ 278,769
-	Subtotal of Non-LGU Local: Annual	-	-	197	398	602	809	72,718	74,181	75,669	77,183	78,723	189,708	193,206	196,765	200,386	204,069	463,127	471,382	479,781	488,327	497,021	781,651	\$ 4,545,902
-	Non-LGU Local: Cumulative	-	-	197	595	1,197	2,006	74,724	148,905	224,574	301,757	380,479	570,187	763,393	960,158	1,160,543	1,364,613	1,827,739	2,299,122	2,778,903	3,267,230	3,764,250	4,545,902	-
-	Total Local Tax Capture: Annual	-	-	215	434	657	883	79,363	80,959	82,583	84,235	85,916	207,042	210,859	214,743	218,695	222,716	505,443	514,453	523,620	532,946	542,434	853,072	\$ 4,961,268
-	Total Local Tax Capture: Cumulative	-	-	215	649	1,306	2,189	81,552	162,511	245,094	329,329	415,244	622,286	833,145	1,047,889	1,266,584	1,489,300	1,994,743	2,509,196	3,032,816	3,565,762	4,108,196	4,961,268	-
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	State Education Tax - SET	-	-	91	184	279	375	33,681	34,358	35,047	35,748	36,462	87,866	89,486	91,135	92,812	94,518	214,504	218,328	222,218	226,176	230,203	362,034	\$ 2,105,504
-	Grand Ledge Local School Operating - LSO	-	-	274	553	836	1,125	101,042	103,074	105,141	107,245	109,385	263,598	268,459	273,404	278,435	283,554	643,512	654,983	666,654	678,528	690,608	1,086,101	\$ 6,316,511
-	Total State & Local School: Annual	-	-	365	737	1,115	1,499	134,723	137,432	140,189	142,993	145,846	351,464	357,945	364,538	371,247	378,071	858,017	873,311	888,872	904,704	920,811	1,448,135	\$ 8,422,014
-	Total State & Local School: Cumulative	-	-	365	1,102	2,217	3,716	138,439	275,871	416,060	559,053	704,899	1,056,363	1,414,308	1,778,847	2,150,093	2,528,165	3,386,181	4,259,493	5,148,365	6,053,069	6,973,879	8,422,014	-
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	-	-	\$ 580	\$ 1,171	\$ 1,772	\$ 2,383	\$ 214,086	\$ 218,391	\$ 222,771	\$ 227,228	\$ 231,762	\$ 558,506	\$ 568,804	\$ 579,282	\$ 589,942	\$ 600,787	\$ 1,363,460	\$ 1,387,764	\$ 1,412,492	\$ 1,437,650	\$ 1,463,245	\$ 2,301,207	\$ 13,383,283
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE	-	-	\$ 580	\$ 1,751	\$ 3,523	\$ 5,905	\$ 219,991	\$ 438,382	\$ 661,153	\$ 888,381	\$ 1,120,143	\$ 1,678,649	\$ 2,247,454	\$ 2,826,736	\$ 3,416,677	\$ 4,017,464	\$ 5,380,924	\$ 6,768,689	\$ 8,181,181	\$ 9,618,830	\$ 11,082,075	\$ 13,383,283	-

Notes:

<sup>1</sup> The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

2 Amount Returned to TJ because Tax Capture is Not Allowed: Intermediate School Districts (ISD) / Regional Educational Service Agency (RESA), Local School Millages, State School Millages.

3 Amount Returned to TJ because of 20% Pass-Through Tax Sharing: Delta Township, Eaton County, Library, Community College.



Table 8A - Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period

## DELTA CROSSINGS

## Delta Charter Township, Michigan

Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit (because CIA Tax Capture is not allowed)	Taxes Paid on Base Year Taxable Value/ Initial Taxable Value	Taxes Passed-through to each Taxing Jurisdiction	Total
Percentage to Taxing Unit	-	100%		20%	
<b>DELTA TOWNSHIP</b>					
Operating	\$ 9,195,741	\$ -	\$ 301,795	\$ 1,839,148	\$ 2,140,943
Paramedic	\$ 1,846,350	\$ -	\$ 60,595	\$ 369,270	\$ 429,865
<b>EATON COUNTY</b>				-	
County Operating	\$ 9,719,831	\$ -	\$ 318,995	\$ 1,943,966	\$ 2,262,961
County 911	\$ 1,770,600	\$ -	\$ 58,109	\$ 354,120	\$ 412,229
County EATRAN	\$ 465,879	\$ -	\$ 15,290	\$ 93,176	\$ 108,465
County Jail	\$ 1,304,722	\$ -	\$ 42,820	\$ 260,944	\$ 303,764
County Juvenile	\$ 652,268	\$ -	\$ 21,407	\$ 130,454	\$ 151,860
County Med Care	\$ 232,846	\$ -	\$ 7,642	\$ 46,569	\$ 54,211
County Road	\$ 2,795,832	\$ -	\$ 91,756	\$ 559,166	\$ 650,923
<b>LIBRARY</b>					
Delta District Library	\$ 1,865,754	\$ -	\$ 61,232	\$ 373,151	\$ 434,383
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>					
Eaton RESA School Operating	\$ 333,224	\$ 333,224	\$ 10,936	\$ -	\$ 344,160
Eaton RESA Special Education	\$ 5,009,549	\$ 5,009,549	\$ 164,408	\$ -	\$ 5,173,957
Eaton RESA Vocational Education	\$ 1,669,290	\$ 1,669,290	\$ 54,784	\$ -	\$ 1,724,074
<b>COMMUNITY COLLEGE</b>					
Lansing Community College	\$ 7,048,258	\$ -	\$ 231,317	\$ 1,409,652	\$ 1,640,968
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>					
Grand Ledge School District - Debt	\$ 10,504,194	\$ 10,504,194	\$ 344,737	\$ -	\$10,848,931
Grand Ledge School District - Building & Site (Sinking Fund)	\$ 1,482,155	\$ 1,482,155	\$ 48,643	\$ -	\$ 1,530,798
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>					
State Education Tax - SET	\$ 11,194,523	\$ 11,194,523	\$ 367,393	\$ -	\$11,561,915
Grand Ledge Local School Operating - LSO	\$ 26,423,480	\$ 26,423,480	\$ 1,086,722	\$ -	\$27,510,201
<b>Totals</b>	<b>\$ 93,514,494</b>	<b>\$ 56,616,414</b>	<b>\$ 3,288,579</b>	<b>\$ 7,379,616</b>	<b>\$67,284,609</b>

Last revised: 9/6/2021



Table 8B - Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period

## BROOKSIDE CROSSINGS

## Delta Charter Township, Michigan

Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit (because CIA Tax Capture is not allowed)	Taxes Paid on Base Year Taxable Value/ Initial Taxable Value	Taxes Passed-through to each Taxing Jurisdiction	Total
Percentage to Taxing Unit	-	100%		20%	
<b>DELTA TOWNSHIP</b>					
Operating	\$ 1,729,566	\$ -	\$ 86,207	\$ 345,913	\$ 432,120
Paramedic	\$ 347,268	\$ -	\$ 17,309	\$ 69,454	\$ 86,762
<b>EATON COUNTY</b>				-	
County Operating	\$ 1,828,139	\$ -	\$ 91,120	\$ 365,628	\$ 456,747
County 911	\$ 333,020	\$ -	\$ 16,599	\$ 66,604	\$ 83,203
County EATRAN	\$ 87,624	\$ -	\$ 4,367	\$ 17,525	\$ 21,892
County Jail	\$ 245,396	\$ -	\$ 12,231	\$ 49,079	\$ 61,311
County Juvenile	\$ 122,681	\$ -	\$ 6,115	\$ 24,536	\$ 30,651
County Med Care	\$ 43,794	\$ -	\$ 2,183	\$ 8,759	\$ 10,942
County Road	\$ 525,850	\$ -	\$ 26,210	\$ 105,170	\$ 131,380
<b>LIBRARY</b>					
Delta District Library	\$ 350,917	\$ -	\$ 17,491	\$ 70,183	\$ 87,674
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>					
Eaton RESA School Operating	\$ 62,674	\$ 62,674	\$ 3,124	\$ -	\$ 65,798
Eaton RESA Special Education	\$ 942,213	\$ 942,213	\$ 46,963	\$ -	\$ 989,175
Eaton RESA Vocational Education	\$ 313,966	\$ 313,966	\$ 15,649	\$ -	\$ 329,615
<b>COMMUNITY COLLEGE</b>					
Lansing Community College	\$ 1,325,660	\$ -	\$ 66,075	\$ 265,132	\$ 331,207
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>					
Grand Ledge School District - Debt	\$ 1,975,664	\$ 1,975,664	\$ 98,473	\$ -	\$ 2,074,137
Grand Ledge School District - Building & Site (Sinking Fund)	\$ 278,769	\$ 278,769	\$ 13,895	\$ -	\$ 292,663
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>					
State Education Tax - SET	\$ 2,105,504	\$ 2,105,504	\$ 104,944	\$ -	\$ 2,210,448
Grand Ledge Local School Operating - LSO	\$ 6,316,511	\$ 6,316,511	\$ 314,833	\$ -	\$ 6,631,344
<b>Totals</b>	<b>\$ 18,935,215</b>	<b>\$ 11,995,299</b>	<b>\$ 943,786</b>	<b>\$ 1,387,983</b>	<b>\$14,327,069</b>

Last revised: 9/6/2021



## Appendix K. Meeting Minutes



## **CHARTER TOWNSHIP OF DELTA**

In compliance with Governor Whitmer's Michigan Public 254 of 2020, this meeting was conducted via Zoom Webinar Platform

### **TOWNSHIP BOARD REGULAR MEETING MINUTES FOR MONDAY, FEBRUARY 15, 2021**

#### **I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

#### **II. OPENING CEREMONIES – Pledge of Allegiance**

#### **III. ROLL CALL**

Members Present: Supervisor Kenneth R. Fletcher, Treasurer Dennis R. Fedewa, Clerk Mary R. Clark, Trustee Fonda J. Brewer, Andrea Cascarilla, Trustee Karen J. Mojica, and Trustee Elizabeth S. Bowen

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Chief Gregg Ginebaugh, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Lt. Ross Tyrrell, Utilities Director Rick Kane, and Department Assistant-Managers Office Mary Worland

#### **IV. PRESENTATIONS AND PROCLAMATIONS**

#### **V. SET/ADJUST AGENDA**

TRUSTEE CASCARILLA MOVED TO APPROVE THE AGENDA AS PRESENTED.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

#### **VI. PUBLIC HEARINGS**

##### **1. Hearing of Necessity for Otis Street Streetlight District**

OTIS STREET RESIDENTS IN FAVOR OF AND OPPOSED TO THE NEW STREET LIGHT SPOKE TO THE BOARD.



JANET SCARBOROUGH - 4202 OTIS  
DAREN FERDEN - 4114 OTIS  
BRIT SLOCUM - 304 HARVEST  
LISA EMERSON – 4241 OTIS

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD DECLARE ITS INTENT TO PROCEED WITH THE INSTALLATION OF STREET LIGHTS IN THE DISTRICT KNOWN AS OTIS STREET.

FURTHER, THE BOARD DECLARES THAT SUFFICIENT PETITIONS WERE SUBMITTED TO PROCEED WITH SAID IMPROVEMENTS.

FURTHER, THAT THE BOARD APPROVE THE PLANS AND ESTIMATE OF COSTS FOR THE PROPOSED PROJECT.

FURTHER, THE BOARD OF TRUSTEES HEREBY APPROVES THE SAID SPECIAL ASSESSMENT DISTRICT AND DETERMINES THAT THE TERM OF ITS EXISTENCE SHALL BE IN PERPETUITY.

FURTHER, THE SUPERVISOR IS DIRECTED TO PREPARE A SPECIAL ASSESSMENT ROLL FOR THE SAID SPECIAL ASSESSMENT DISTRICT WHICH SHALL BE FILED WITH THE TOWNSHIP CLERK.

FURTHER, THAT THE PUBLIC HEARING FOR OBJECTIONS TO THE SPECIAL ASSESSMENT ROLL IS SET FOR MONDAY, MARCH 8, 2021 at 6:00 PM AT THE DELTA TOWNSHIP ADMINISTRATION BUILDING OR THROUGH ZOOM AS DICTATED BY STATE OF MICHIGAN DHHS ORDER.

FURTHER, COSTS MAY BE INCREASED BY THE UTILITY COMPANY OVER TIME TO REFLECT INCREASES IN ELECTRICAL RATES.

FURTHER, THE CLERK IS DIRECTED TO PUBLISH NOTICE OF THE PUBLIC HEARING IN THE NEWSPAPER AND NOTIFY THE AFFECTED PROPERTY OWNERS. THE CLERK SHALL NOTIFY ALL PROPERTY OWNERS THAT THEY MUST APPEAL AT THE PUBLIC HEARING OR FILE A WRITTEN PROTEST OBJECTING TO SAID SPECIAL ASSESSMENT IN ORDER TO FURTHER APPEAL TO THE MICHIGAN TAX TRIBUNAL.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **VII. COMMUNICATIONS**

### **2. Appointment by Treasurer Fedewa**

## **VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)***



**IX. INTRODUCTION OF ORDINANCES**

**X. PASSAGE OF ORDINANCES**

**XI. CONSENT AGENDA –**

TRUSTEE BREWER REQUESTED AGENDA ITEM NUMBER SEVEN BE MOVED TO ITEMS OF BUSINESS.

TRUSTEE BREWER MOVED TO APPROVE THE AMENDED AGENDA.

TREASURER FEDEWA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

**3. Bills and Financial Transactions**

Bonds/Debt Payments	\$	
Payroll & Related	\$	359,646.46
Refunds	\$	265.73
Tax Distributions	\$	1,160,121.40
Vendor Claims	\$	749,667.50
Total	\$	2,269,701.09

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**4. Minutes**



- a. February 1, 2021 Regular Board Minutes
- b. February 11, 2021 COW Minutes

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**5. Purchase Approval Request for Two Stryker LUCAS Chest Compressions Devices**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD AUTHORIZE TOWNSHIP MANAGER BRIAN REED TO AUTHORIZE THE PURCHASE OF THE TWO STRYKER MEDICAL LUCAS 3 CHEST COMPRESSION SYSTEMS WITH FOUR-YEAR ON-SITE MAINTENANCE IN THE AMOUNT OF \$31,073.34.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**6. MERS Credited Service – Ken Barnes**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE FOLLOWING:

AS PROVIDED BY THE MERS PLAN DOCUMENT, THE TWENTY-FIVE (25) MONTHS ADDITIONAL CREDITED SERVICE IS GRANTED THIS MEMBER BY RESOLUTION ADOPTED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF DELTA AT ITS MEETING ON FEBRUARY 15, 2021. IT IS UNDERSTOOD THAT CALCULATION OF THE ACTUARIAL COST IS BASED ON THE ASSUMPTIONS PROVIDED AND APPROVED BY THE MERS RETIREMENT BOARD ON THE DATE THE CALCULATION WAS PREPARED. ACTUAL, FUTURE EVENTS AND EXPERIENCE MAY RESULT IN CHANGES DIFFERENT FROM THOSE ASSUMED, AND LIABILITY DIFFERENT FROM THAT ESTIMATED, AND

FURTHERMORE, THE PURCHASE OF SERVICE CREDIT DOES NOT AFFECT VESTING FOR RETIREE HEALTH INSURANCE, AND

FINALLY, THE EMPLOYEE (KENNETH BARNES) WILL BE RESPONSIBLE AND IS REQUIRED TO PAY THE FULL COST OF THE PURCHASE FOR THE CREDITED SERVICE.



TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION**

### **7. Set a public hearing for the creation of a Corridor Improvement Authority**

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE FOLLOWING:

**WHEREAS**, THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ., (THE “ACT”) AUTHORIZES THE TOWNSHIP TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA (REFERRED TO HEREAFTER AS “DEVELOPMENT AREA”), PROVIDED CERTAIN CRITERIA REQUIRED BY THE ACT HAVE BEEN MET, FOR THE PURPOSE OF CORRECTING AND PREVENTING DETERIORATION IN BUSINESS DISTRICTS, AND ENCOURAGING AND PROMOTING ECONOMIC GROWTH; AND

**WHEREAS**, THE TOWNSHIP HAS IDENTIFIED AN AREA WITHIN THE TOWNSHIP WHICH IT PROPOSES BE DESIGNATED AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; AND

**WHEREAS**, IN ORDER TO COMPLY WITH THE REQUIREMENTS OF THE ACT, THE TOWNSHIP BOARD WISHES TO EXPRESS ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA, TO DETERMINE CERTAIN CRITERIA REQUIRED BY THE ACT ARE MET WITH RESPECT TO THE PROPOSED AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA AND TO SET A PUBLIC HEARING REGARDING THE ESTABLISHMENT OF THE AUTHORITY AND DESIGNATION OF THE DEVELOPMENT AREA; THEREFORE

### **RESOLVED:**

1. THAT THE TOWNSHIP BOARD INTENDS TO ESTABLISH THE SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY (THE “AUTHORITY”) PURSUANT TO THE ACT; AND

2. THAT THE TOWNSHIP BOARD FURTHER INTENDS TO ESTABLISH AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA TO INCLUDE ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND



3. THAT WITH RESPECT TO THE DEVELOPMENT AREA THE FOLLOWING CRITERIA, AS REQUIRED BY THE ACT, ARE MET:

- (A) IS ADJACENT TO OR IS WITHIN 500 FEET OF A ROAD CLASSIFIED AS AN ARTERIAL OR COLLECTOR ACCORDING TO THE FEDERAL HIGHWAY ADMINISTRATION MANUAL "HIGHWAY FUNCTIONAL CLASSIFICATION - CONCEPTS, CRITERIA AND PROCEDURES".
- (B) CONTAINS AT LEAST 10 CONTIGUOUS PARCELS OR AT LEAST 5 CONTIGUOUS ACRES.
- (C) MORE THAN 1/2 OF THE EXISTING GROUND FLOOR SQUARE FOOTAGE IN THE DEVELOPMENT AREA IS CLASSIFIED AS COMMERCIAL REAL PROPERTY UNDER SECTION 34C OF THE GENERAL PROPERTY TAX ACT, 1893 PA 206, MCL 211.34C.
- (D) RESIDENTIAL USE, COMMERCIAL USE, OR INDUSTRIAL USE HAS BEEN ALLOWED AND CONDUCTED UNDER THE ZONING ORDINANCE OR CONDUCTED IN THE ENTIRE DEVELOPMENT AREA, FOR THE IMMEDIATELY PRECEDING 30 YEARS.
- (E) IS PRESENTLY SERVED BY MUNICIPAL WATER OR SEWER.
- (F) IS ZONED TO ALLOW FOR MIXED USE THAT INCLUDES HIGH-DENSITY RESIDENTIAL USE.
- (G) THE MUNICIPALITY AGREES TO ALL OF THE FOLLOWING:
- (H) TO EXPEDITE THE LOCAL PERMITTING AND INSPECTION PROCESS IN THE DEVELOPMENT AREA.
- (I) TO MODIFY ITS MASTER PLAN TO PROVIDE FOR WALKABLE NONMOTORIZED INTERCONNECTIONS, INCLUDING SIDEWALKS AND STREETSCAPES THROUGHOUT THE DEVELOPMENT AREA.

4. THAT A PUBLIC HEARING WILL BE HELD ON MONDAY, MARCH 15, 2021, AT 6:00 P.M. AT THE DELTA TOWNSHIP HALL (ZOOM INFORMATION TO BE PROVIDED), TO CONSIDER THE ESTABLISHMENT OF THE AUTHORITY AND THE DESIGNATION OF THE DEVELOPMENT AREA; AND

5. THAT IN ACCORDANCE WITH THE ACT, NOTICE OF THE PUBLIC HEARING SHALL BE GIVEN BY

- (A) PUBLICATION OF A NOTICE OF PUBLIC HEARING TWICE IN LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS, NOR MORE THAN 40 DAYS BEFORE THE HEARING,
- (B) MAILING A NOTICE OF PUBLIC HEARING BY FIRST-CLASS MAIL TO
- (C) THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA,



(D) THE GOVERNING BODY OF EACH TAXING JURISDICTION  
LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA  
AND

(E) THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20  
DAYS BEFORE THE HEARING AND

(F) POSTING NOTICE OF THE PUBLIC HEARING IN AT LEAST 20  
CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED  
QUALIFIED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE  
HEARING.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

**8. Referral of West Lansing Retail Development III, LLC Rezoning Request  
in Case No. 02-21-03**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD REFER  
THE WEST LANSING RETAIL DEVELOPMENT III, LLC REQUEST TO  
REZONE 44.49 ACRES IN SECTION 9 OF THE TOWNSHIP FROM C,  
COMMERCIAL, AND AG2, AGRICULTURAL/RESIDENTIAL, TO RM,  
MULTIPLE FAMILY RESIDENTIAL, AS DESCRIBED IN CASE NO. 02-21-03,  
TO THE PLANNING COMMISSION FOR THE PURPOSES OF HOLDING A  
PUBLIC HEARING ON THE MATTER AND SUBMITTING A  
RECOMMENDATION TO THE TOWNSHIP BOARD.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED  
7-0.

**9. Local Recommendation for Approval of Off-Premises Tasting Room for  
Sanctuary Spirits, LLC in partnership with Board and Brush Creative  
Studio**

TRUSTEE MOJICA MOVED THAT THE DELTA TOWNSHIP BOARD  
RECOMMEND THE APPLICATION OF SANCTUARY BREWERY, LLC (DOING  
BUSINESS AS SANCTUARY SPIRITS, LLC) FOR THE PURPOSE OF AN OFF-  
PREMISES TASTING ROOM LOCATED AT 723 BROOKSIDE DRIVE,  
LANSING, MI 48917 IN PARTNERSHIP WITH CRAFTED LIFE CREATIONS,  
LLC (DOING BUSINESS AS BOARD AND BRUSH CREATIVE STUDIO) FOR  
APPROVAL BY THE MICHIGAN LIQUOR CONTROL COMMISSION.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.



**XV. MANAGER’S REPORT – Brian Reed, Township Manager**

- Manager Reed thanked Department Assistant Mary Worland for her help with the liquor license research.
- Auditors began the Townships audit today. They should be finished with the onsite work by the end of the week.
- Property taxes are due tomorrow.
- Several businesses in Delta were awarded Michigan’s Going PRO Talent Fund grant. The grants go to employers to assist in training, developing, and retaining current and newly hired employees. Companies in Delta who were awarded the grant were Air Lift Company, Bridgewater Interiors, Liquid Web, Magna Dexsys, and Trouble Shooters for a combined total amount of \$277,000 in funding.
- Thursday, Manager Reed will be attending the Zoom hearing to close out the Board of Water and Light franchise fee discussion.

**XVI. COMMITTEE OF THE WHOLE**

**10. Strategic Planning Update**

Manager Reed presented additional proposed dates for strategic planning to the Board. Consensus of the Board was to schedule strategic planning on May 14 and 15 of 2021.

**XVII. PUBLIC COMMENTS**

**XVIII. CLOSED SESSION**

**XIX. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 7:00 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK



## **CHARTER TOWNSHIP OF DELTA**

In compliance with Governor Whitmer's Michigan Public 254 of 2020, this meeting was conducted via Zoom Webinar Platform

### **TOWNSHIP BOARD REGULAR MEETING MINUTES FOR MONDAY, MARCH 15, 2021**

#### **I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

#### **II. OPENING CEREMONIES – Pledge of Allegiance**

#### **III. ROLL CALL**

Members Present: Supervisor Kenneth R. Fletcher (Delta Twp), Clerk Mary R. Clark (Delta Twp), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Lansing, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Chief Gregg Ginebaugh, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Lt. Ross Tyrrell, Utilities Director Rick Kane, IT Director Dave Marquette, Library Director Mary Rzepczynski, and Department Assistant-Managers Office Mary Worland

#### **IV. PRESENTATIONS AND PROCLAMATIONS**

#### **V. SET/ADJUST AGENDA**

TRUSTEE BOWEN REQUESTED THE COMMITTEE OF THE WHOLE ITEMS BE REMOVED FROM THE AGENDA AND PRESENTED AT A LATER DATE.

TRUSTEE BOWEN MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

#### **VI. PUBLIC HEARINGS**



### **1. Saginaw Highway Corridor Improvement Authority Public Hearing**

Suzanne Schultz from progressive AE presented information on the Saginaw Highway Corridor Improvement Authority prior to the opening of the public hearing.

RESIDENTS IN FAVOR OF AND OPPOSED TO THE SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY SPOKE TO THE BOARD.

DAN STOCKWELL  
JAKE WINDER  
RHONDA OSTRANDER  
GREG FLORIAN  
SCOTT MCCLURE  
NATHAN  
KANRE & ROB  
MARK BENTON  
KRISTEN HEINE  
SEAN REED  
TRACEY & BILL RAU  
JON & SUSAN ROGOZINSKI  
RON CLARK  
ARNOLD WEINFELD  
MATT PONTIFEX  
STEVE CLAYWELL  
DOUG KOSINSKI

## **VII. COMMUNICATIONS**

### **2. WWTP Update**

### **3. Thank You from Ingham County Sheriff Re: Leslie Brush Fire Response**

## **VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)***

Scott McClure, Said the board needs to understand that there was not ample opportunity for residents to be heard at the planning commission. Believes residents should be given more than three minutes to be heard.

Mike Killingsworth, Said it's difficult to obtain information from the township to the point foia requests are being made and it taking weeks to receive the information. Also wondered about Sharp Park and what the Townships plan was for the potholes near the entrance.



**IX. INTRODUCTION OF ORDINANCES**

**4. Introduction of Proposed Zoning Ordinance Amendments Pertaining to Maximum Permitted Parking, Section 11.01 C. 7., in Case No. 02-21-04.**

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE PROPOSED ZONING ORDINANCE TEXT AMENDMENTS PREPARED BY STAFF PERTAINING AND RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION, TO THE MAXIMUM PERMITTED PARKING LANGUAGE IN SECTION 11.01 C. &., AS DESCRIBED IN CASE NO. 2-21-04.

IT WAS FURTHER MOVED THAT THE AMENDMENTS BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE APRIL 19, 2021 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**X. PASSAGE OF ORDINANCES**

**XI. CONSENT AGENDA –**

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA.

TRUSTEE BOWEN SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

**5. Bills and Financial Transactions**

Bonds/Debt Payments	\$	281,700.00
Payroll & Related	\$	362,362.86
Refunds	\$	1,037.93



Tax Distributions	\$	1,421,937.44
Vendor Claims	\$	1,206,533.64
Total	\$	3,273,571.87

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **6. Minutes**

- a. March 1, 2021 Regular Board Minutes**
- b. March 8, 2021 Committee of the Whole Minutes**

TRUSTEE BREWER MOVED TO APPROVE THE MINUTES AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **7. Approve an Interlocal Agreement with The City of East Lansing For As-Needed On-Call Building and Trades Inspection Services**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SHARED SERVICES AGREEMENT FOR THE CITY OF EAST LANSING FOR THE PURPOSE OF AS-NEEDED, ON-CALL BUILDING AND TRADES INSPECTION SERVICES.

IT WAS FURTHER MOVED THAT THE DELTA TOWNSHIP BOARD AUTHORIZE THE TOWNSHIP MANAGER TO SIGN THE SHARED SERVICES AGREEMENT ON BEHALF OF THE TOWNSHIP.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **8. DNR Grant Project Agreements – Trust Fund Grants**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR TRUST FUND GRANT 19-0068 (HUNTER'S ORCHARD PARK PATHWAY) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$225,000 AND THE TOWNSHIP WOULD HAVE TO PROVIDE A MATCH OF \$225,000.

IT WAS FURTHER MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR TRUST FUND GRANT 17-0069



(DELTA MILLS PLAYGROUND RESTROOM RENOVATIONS) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$50,000 AND THE TOWNSHIP WILL PROVIDE A MATCH OF \$85,000.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION**

**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

**9. Introduction of West Lansing Retail Development III, LLC Rezoning Request in Case No. 02-21-03**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE THE WEST LANSING RETAIL DEVELOPMENT III, LLC REQUEST TO REZONE 44.49 ACRES IN SECTION 9 OF THE TOWNSHIP FROM C, COMMERCIAL, AND AG2, AGRICULTURAL/RESIDENTIAL, TO RM, MULTIPLE FAMILY RESIDENTIAL, AS DESCRIBED IN CASE NO. 02-21-03.

IT WAS FURTHER MOVED THAT THE AMENDMENTS BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE APRIL 19, 2021 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**10. Local State of Emergency Declaration**

SUPERVISOR FLETCHER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE RESOLUTION TO DECLARE A STATE OF EMERGENCY WITH AN ABUNDANCE OF CAUTION IN REGARD TO PUBLIC HEALTH CONCERNS WITH THE COVID-19 PANDEMIC, THUS PROVIDING THE CONTINUED OPTION TO HOLD PUBLIC MEETINGS VIRTUALLY UNDER THE MICHIGAN OPEN MEETINGS ACT.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XV. MANAGER'S REPORT – Brian Reed, Township Manager**

- Some township employees over the age of 50 have been vaccinated against COVID-19 as well as several employees who have volunteered at



Eaton County vaccination clinics. Beginning April 5, anyone 16 and older will be eligible to get vaccinated against COVID-19.

- Restaurant week started today and has received positive feedback in the community. The event has also picked up quite a bit of media attention. Manager Reed thanked Mr. Collin Mays for his work in putting together the event.
- The American Rescue Plan Act was signed last week. The act will direct funds to local government. The last estimate for Delta Township was in excess of \$3 million, though this number is subject to change. There are various ways local government may spend the funds such as investing in water and sewer infrastructure.
- Some long-term employees are departing with Delta. Heather Bouck has been with the township for over 17 years. Heather is leaving for Mount Pleasant, MI as their new Deputy Clerk. Also, the Assistant Fire Chief Mike Roman is retiring at the end of April.
- The Fire Department has been involved in a weeklong Emergency Exercise called Rising Waters. Fire Chief Gregg Ginebaugh provided an update on the exercise.

#### **XVI. COMMITTEE OF THE WHOLE**

#### **XVII. PUBLIC COMMENTS**

Kris Krstovski, It is not the developers intention to destroy the woods or ponds. What they are proposing does not eliminate the ponds as those are governed and controlled by the county and are there for a reason. They plan to create a community style type of multi-family development to include single ranches and townhomes, single levels, more appealing than the current redwood development. A neighborhood design with pedestrian walkways that travel from Saginaw Hwy up to Willow Hwy. Mr. Krstovski also mentioned a few businesses the development is bringing in such as Bob's Discount Furniture, BJ's Wholesale, Sierra Trading Post, Hobby Lobby, TJMaxx, Texas Roadhouse, and many more.

Ravinder, Inquired about pathway connections to downtown Grand Ledge and downtown Lansing.

Mark Benton, Wanted to let Treasurer Fedewa know that it wasn't Kohls that is going out of business but Klingmans.

#### **XVIII. CLOSED SESSION**

#### **XIX. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 7:24 PM.



CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK



## **CHARTER TOWNSHIP OF DELTA**

In compliance with the Michigan Open Meetings Act (PA 267 of 1976) Sec. 15.263  
this meeting is being conducted via Zoom Webinar Platform

### **TOWNSHIP BOARD REGULAR MEETING MINUTES FOR MONDAY, MAY 17, 2021**

#### **I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

#### **II. OPENING CEREMONIES – Pledge of Allegiance**

#### **III. ROLL CALL**

Members Present: Supervisor Kenneth R. Fletcher (Delta Twp), Clerk Mary R. Clark (Delta Twp), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Delta, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Lt. Ross Tyrrell, Utilities Director Rick Kane, Building Director Matt Leach, Planner Matt McKernan, Assistant Planning Director David Waligora, and Department Assistant-Managers Office Mary Worland

#### **IV. PRESENTATIONS AND PROCLAMATIONS**

#### **V. SET/ADJUST AGENDA**

TRUSTEE CASCARILLA MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

TRUSTEE BREWER SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

#### **VI. PUBLIC HEARINGS**

#### **VII. COMMUNICATIONS**

#### **VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)***



Ron Clark, With Nixon Road Holding Company stated he was available to answer any questions regarding Wind Trace Subdivision plat issues.

**IX. INTRODUCTION OF ORDINANCES**

**X. PASSAGE OF ORDINANCES**

**XI. CONSENT AGENDA –**

TRUSTEE BOWEN REQUESTED AGENDA ITEM NUMBER FOUR BE MOVED TO ITEMS OF BUSINESS.

CLERK CLARK MOVED TO APPROVE THE AMENDED AGENDA.

TRUSTEE MOJICA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

**1. Bills and Financial Transactions**

Bonds/Debt Payments	\$	
Payroll & Related	\$	411,005.42
Refunds	\$	2,076.87
Tax Distributions	\$	
Vendor Claims	\$	544,331.11
Total	\$	957,413.40

CLERK CLARK MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.



## **2. DNR Grant Project Agreements – Trust Fund Land Acquisition Grants**

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR THE AGREEMENT FOR TRUST FUND GRANT 20-0105 (ELMWOOD ROAD LAND ACQUISITION) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$30,000 AND THE TOWNSHIP WILL PROVIDE A MATCH OF \$10,000.

IT WAS FURTHER MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR THE TRUST FUND GRANT 20-0108 (NORTH CANAL ROAD LAND ACQUISITION) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$75,000 AND THE TOWNSHIP WILL PROVIDE A MATCH OF \$25,000.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **3. Extension of Tentative Preliminary Plat Approval for the Wind Trace Subdivision**

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD GRANT A TWO-YEAR EXTENSION, VALID UNTIL JUNE 7, 2023, OF THE TENTATIVE APPROVAL OF THE PRELIMINARY PLAT FOR LOTS 1 - 153 IN THE WIND TRACE DEVELOPMENT; AS ILLUSTRATED ON A DRAWING DATED 5/19/16, REVISION DATE 04/04/21 PREPARED BY KEBS, INC.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION**

### **4. Introduction of Rezoning of 120+ acres at the Northwest Corner of Creyts/Mt Hope**

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE STERLING DEVELOPMENT COMPANY'S REQUEST TO REZONE THE PROPERTIES DESCRIBED IN CASE NO. 04-21-05 FROM C-COMMERCIAL, TO I-INDUSTRIAL. I FURTHER MOVE THAT THE REZONING REQUEST BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE JUNE 7 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.



**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

**5. 2021 Fire Station #1 Re-Roof Bid Results and Recommendation for Award**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPT THE BID FROM ROOFING INNOVATION FOR THE 2021 FIRE STATION #1 RE-ROOF PROJECT IN THE AMOUNT OF \$154,780.00. I FURTHER MOVE THAT THE TOWNSHIP MANAGER BE AUTHORIZED AND DIRECTED TO EXECUTE THE NECESSARY DOCUMENTS RELATED TO THE AFOREMENTIONED PROJECT.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**6. Final Consideration of the Delta Crossings Phase 1, Texas Roadhouse Drive-Up/ Drive-Through Special Land Use Request**

TRUSTEE MOJICA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT REQUEST FOR A DRIVE-UP/DRIVE THROUGH, AS DESCRIBED IN CASE NO. 01-21-01, WHICH WILL BE LOCATED ON A PORTION OF PARCEL NO 040-009-300-090-01, FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR SPECIAL LAND USES FOUND IN SECTION 7.03 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.
2. THE REQUEST CAN MEET THE SPECIFIC STANDARDS FOR A DRIVE-THROUGH IN SECTION 8.23 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.
3. THE USE IS CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.
4. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**7. Echo Valley East Subdivision Tentative Preliminary Plat Review**



CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE TENTATIVE REVIEW OF THE PRELIMINARY PLAT FOR THE ECHO VALLEY EAST SUBDIVISION AS ILLUSTRATED ON A DRAWING PREPARED BY ROWE PROFESSIONAL SERVICES, DATED 3/24/21, SUBJECT TO THE FOLLOWING:

1. FINAL APPROVAL OF THE STORM DRAINAGE SYSTEM SHALL BE OBTAINED FROM THE EATON COUNTY DRAIN COMMISSIONER.
2. FINAL APPROVAL FOR THE PROPOSED LOCAL STREET ARRANGEMENTS SHALL BE OBTAINED FROM THE EATON COUNTY ROAD COMMISSION.
3. FINAL APPROVAL OF THE PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL BE OBTAINED FROM THE TOWNSHIP ENGINEERING AND UTILITIES DEPARTMENTS.
4. APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF TOWNSHIP FIRE DEPARTMENT.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

#### **8. CIA Final Consideration**

TRUSTEE CASCARILLA MOVED TO APPROVE THE FOLLOWING RESOLUTION:

CHARTER TOWNSHIP OF DELTA  
RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY  
CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, THE TOWNSHIP BOARD BY RESOLUTION ADOPTED FEBRUARY 15, 2021 DECLARED ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA ("DEVELOPMENT AREA"), FINDING CERTAIN REQUIRED CRITERIA HAD BEEN MET WITH RESPECT TO THE PROPOSED QUALIFIED DEVELOPMENT AREA PURSUANT TO THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ.,(THE "ACT"); AND

WHEREAS, PURSUANT TO THE ACT, A PUBLIC HEARING WAS HELD ON MARCH 15, 2021 ON THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY AND THE DEFINED DEVELOPMENT AREA



BOUNDARIES, NOTICE OF WHICH, AS REQUIRED BY THE ACT, WAS PUBLISHED TWICE IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS NOR MORE THAN 40 DAYS BEFORE THE HEARING; A NOTICE OF PUBLIC HEARING WAS SENT BY FIRST-CLASS MAIL TO THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA, THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING; AND NOTICE OF THE PUBLIC HEARING WAS POSTED IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING.

WHEREAS, ALL INTERESTED PERSONS WERE GIVEN THE OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING; AND

WHEREAS, THE TOWNSHIP BOARD HAS DETERMINED TO PROCEED WITH THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY, THE ESTABLISHMENT OF THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD HEREBY CREATES THE “DELTA TOWNSHIP WEST SAGINAW CORRIDOR IMPROVEMENT AUTHORITY” (THE “AUTHORITY”) PURSUANT TO THE ACT; AND
2. THAT THE AUTHORITY SHALL BE A PUBLIC BODY CORPORATE WHICH SHALL POSSESS ALL THE POWERS NECESSARY TO CARRY OUT THE PURPOSES OF ITS CREATION. THE ENUMERATION OF A POWER IN THIS RESOLUTION OR IN THE ACT SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE GENERAL POWERS OF THE AUTHORITY; AND
3. THAT THE TOWNSHIP BOARD HEREBY ESTABLISHES THE “WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT QUALIFIED DEVELOPMENT AREA” (THE “DEVELOPMENT AREA”) WHERE THE AUTHORITY SHALL EXERCISE ITS POWERS AS PROVIDED BY THE ACT, WHICH CONSISTS OF PROPERTY LOCATED WITHIN THE TOWNSHIP AND INCLUDES ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND
4. THAT THE AUTHORITY SHALL BE UNDER THE SUPERVISION AND CONTROL OF A BOARD (THE “BOARD”) CONSISTING OF (A) THE SUPERVISOR OR HIS OR HER DESIGNEE AND (B) EIGHT MEMBERS APPOINTED BY THE SUPERVISOR AND APPROVED BY THE TOWNSHIP



BOARD (THE “APPOINTED MEMBERS”). APPOINTED MEMBERS SHALL BE NAMED LATER; AND

6. THAT UPON ADOPTION OF THIS RESOLUTION, THE TOWNSHIP CLERK IS DIRECTED TO FILE A CERTIFIED COPY WITH THE MICHIGAN SECRETARY OF STATE AND PUBLISH A COPY IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP; AND

7. THAT ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith SHALL BE AND THE SAME ARE HEREBY RESCINDED.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 5-2 (BOWEN AND BREWER NAY)

**XV. MANAGER’S REPORT – Brian Reed, Township Manager**

- Tomorrow evening is the Townships first Music in the Park at Sharp Park at 7pm.
- In June is the Daddy-Daughter Dance and the Mother-Son Dance at Mt Hope Park this year.
- Waiting for responses from the Board for the Lansing Regional Chamber event on June 10<sup>th</sup>.
- Governor Whitmer declared this week EMS Week. Appreciate the work done by our Paramedics and Firefighters during this past year.
- Received final federal guidance on ARP funds. Will bring ideas to the board.

**XV. COMMITTEE OF THE WHOLE**

**XVII. PUBLIC COMMENTS**

**XVIII. CLOSED SESSION**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD CONVENE IN CLOSED SESSION AT THE REQUEST OF THE TOWNSHIP MANAGER UNDER THE OPEN MEETINGS ACT (ACT 267 OF 1976), SECTION 15.268 (A) TO CONSIDER A PERIODIC PERSONNEL EVALUATION OF BRIAN T. REED, TOWNSHIP MANAGER AT 7:12 PM

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

TRUSTEE BREWER MOVED TO COME OUT OF CLOSED SESSION AT 7:57 PM.



TRUSTEE CASCARILLA SUPPORTED THE MOTION. MOTION PASSED 7-0.

**XIX. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 7:58 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK



## **CHARTER TOWNSHIP OF DELTA**

In compliance with the Michigan Open Meetings Act (PA 267 of 1976) Sec. 15.263  
this meeting is being conducted via Zoom Webinar Platform

### **TOWNSHIP BOARD REGULAR MEETING MINUTES FOR MONDAY, JUNE 7, 2021**

#### **I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

#### **II. OPENING CEREMONIES – Pledge of Allegiance**

#### **III. ROLL CALL**

Members Present: Supervisor Kenneth R. Fletcher (Delta Twp), Clerk Mary R. Clark (Mount Pleasant, MI), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Delta, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Utilities Director Rick Kane, Building Director Matt Leach, IT Director Dave Marquette, Fire Chief Gregg Ginebaugh, and Department Assistant-Managers Office Mary Worland

#### **IV. PRESENTATIONS AND PROCLAMATIONS**

#### **V. SET/ADJUST AGENDA**

TRUSTEE CASCARILLA MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

#### **VI. PUBLIC HEARINGS**

#### **VII. COMMUNICATIONS**



1. Eaton County Dispatch Annual Report
2. WWTP Update
3. New Comcast Government Affairs Liaison for Comcast Xfinity is Ben Miller.

**VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA** *(maximum two minutes)*

**IX. INTRODUCTION OF ORDINANCES**

**X. PASSAGE OF ORDINANCES**

**XI. CONSENT AGENDA –**

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA.

TRUSTEE BOWEN SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

**4. Bills and Financial Transactions**

Bonds/Debt Payments	\$	
Payroll & Related	\$	761,394.38
Refunds	\$	2,383.63
Tax Distributions	\$	
Vendor Claims	\$	1,166,823.04
Total	\$	1,930,601.05

CLERK CLARK MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.



TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**5. Minutes**

- a. **May 03, 2021 Regular Meeting**
- b. **May 10, 2021 Committee of the Whole Meeting**
- c. **May 14, 2021 Special Board Meeting – Strategic Planning**
- d. **May 15, 2021 Special Board Meeting – Strategic Planning**
- e. **May 17, 2021 Regular Board Meeting**

**6. Redwood Living Multiple Family Residential Development West Willow Highway, East of I69/96 Utility Agreement**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MUNICIPAL UTILITY AGREEMENT SUBMITTED BY REDWOOD LIVING FOR THE EXTENSION OF THE PUBLIC WATER AND SANITARY SEWER MAINS TO SERVE THE PROPOSED REDWOOD LIVING MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT PROJECT. IT WAS FURTHER MOVED THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO SIGN THE AGREEMENT ON BEHALF OF THE TOWNSHIP.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED.

**XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION**

**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

**7. Adopt Revised Resolution to Establish the West Saginaw Corridor Improvement Authority (CIA) Development Area along West Saginaw Highway from Broadbent to Waverly Road**

CLERK CLARK MOVED TO APPROVE THE FOLLOWING RESOLUTION:

CHARTER TOWNSHIP OF DELTA  
RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY  
CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, THE TOWNSHIP BOARD BY RESOLUTION ADOPTED FEBRUARY 15, 2021 DECLARED ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA



(“DEVELOPMENT AREA”), FINDING CERTAIN REQUIRED CRITERIA HAD BEEN MET WITH RESPECT TO THE PROPOSED DEVELOPMENT AREA PURSUANT TO THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ., (THE “ACT”); AND

WHEREAS, PURSUANT TO THE ACT, A PUBLIC HEARING WAS HELD ON MARCH 15, 2021 ON THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY AND THE DEFINED DEVELOPMENT AREA BOUNDARIES, NOTICE OF WHICH, AS REQUIRED BY THE ACT, WAS PUBLISHED TWICE IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS NOR MORE THAN 40 DAYS BEFORE THE HEARING; A NOTICE OF PUBLIC HEARING WAS SENT BY FIRST-CLASS MAIL TO THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA, THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING; AND NOTICE OF THE PUBLIC HEARING WAS POSTED IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING.

WHEREAS, ALL INTERESTED PERSONS WERE GIVEN THE OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING; AND

WHEREAS, THE TOWNSHIP BOARD HAS DETERMINED TO PROCEED WITH THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY, THE ESTABLISHMENT OF THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD HEREBY CREATES THE “DELTA TOWNSHIP WEST SAGINAW CORRIDOR IMPROVEMENT AUTHORITY” (THE “AUTHORITY”) PURSUANT TO THE ACT; AND
2. THAT THE AUTHORITY SHALL BE A PUBLIC BODY CORPORATE WHICH SHALL POSSESS ALL THE POWERS NECESSARY TO CARRY OUT THE PURPOSES OF ITS CREATION. THE ENUMERATION OF A POWER IN THIS RESOLUTION OR IN THE ACT SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE GENERAL POWERS OF THE AUTHORITY; AND
3. THAT THE TOWNSHIP BOARD HEREBY ESTABLISHES THE “WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT DEVELOPMENT AREA” (THE “DEVELOPMENT AREA”) WHERE THE AUTHORITY SHALL EXERCISE



ITS POWERS AS PROVIDED BY THE ACT, WHICH CONSISTS OF PROPERTY LOCATED WITHIN THE TOWNSHIP AND INCLUDES ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND

4. THAT THE AUTHORITY SHALL BE UNDER THE SUPERVISION AND CONTROL OF A BOARD (THE “BOARD”) CONSISTING OF (A) THE SUPERVISOR OR HIS OR HER DESIGNEE AND (B) EIGHT MEMBERS APPOINTED BY THE SUPERVISOR AND APPROVED BY THE TOWNSHIP BOARD (THE “APPOINTED MEMBERS”). APPOINTED MEMBERS SHALL BE NAMED LATER; AND

5. THAT UPON ADOPTION OF THIS RESOLUTION, THE TOWNSHIP CLERK IS DIRECTED TO FILE A CERTIFIED COPY WITH THE MICHIGAN SECRETARY OF STATE AND PUBLISH A COPY IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP; AND

6. THAT ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith SHALL BE AND THE SAME ARE HEREBY RESCINDED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 5-2 (BOWEN AND BREWER NAY)

**8. Case No. 05-09-06: Final Consideration of the Delta Crossings Phase 2, Consumers Credit Union (Bank) Drive-Up/ Drive-Through, Special Land Use Request**

TRUSTEE BOWEN MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT REQUEST FOR A BANK DRIVE-UP/ DRIVE-THROUGH, AS DESCRIBED IN CASE NO. 05-09-06, WHICH IS TO BE LOCATED ON A PORTION OF PARCEL NO 040-009-300-033-01, FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR SPECIAL LAND USES FOUND IN SECTION 7.03 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

2. THE REQUEST CAN MEET THE SPECIFIC STANDARDS FOR A DRIVE-THROUGH IN SECTION 8.23 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

3. THE USE IS CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.



4. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

AND SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE PROPERTY OWNER CREATES A NEW PARCEL MATCHING THE LEGAL DESCRIPTION PROVIDED ON THE SITE PLAN.

2. THE APPLICANT MEETS ALL REQUIREMENTS FOR SITE PLAN APPROVAL STATED IN THE 2017 ZONING ORDINANCE.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**9. Final Consideration of Sterling Group Rezoning Request in Case No. 04-21-05**

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE REZONING REQUEST FOR THE PROPERTY DESCRIBED IN CASE NO.04-21-05 (PARCEL NOS. 040-022-400-043-00, 040-022-400-045-00), LOCATED IN SECTION 22, FROM C-COMMERCIAL TO I-INDUSTRIAL FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR AMENDMENTS TO THE OFFICIAL ZONING MAP FOUND IN SECTION 16.04(B) OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

2. THE USE IS GENERALLY CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.

3. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**10. Mt. Hope Highway Resurfacing with Bike Lanes Road Improvement Agreement**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MT. HOPE HIGHWAY BETWEEN NIXON ROAD AND I-96/I-69 OVERPASS ROAD IMPROVEMENT AGREEMENT WITH EATON COUNTY ROAD COMMISSION FOR THE ESTIMATED AMOUNT OF \$316,200 AND IT WAS FURTHER MOVED THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO EXECUTE THE AGREEMENT.



TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

#### **11. Annual Evaluation of Manager Brian Reed**

SUPERVISOR FLETCHER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SATISFACTORY ANNUAL EVALUATION OF MANAGER BRIAN T. REED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

### **XV. MANAGER’S REPORT – Brian Reed, Township Manager**

- June 15 at 10:30AM is the Ribbon Cutting ceremony for the Waverly Pathway project.
- The Waverly Pathway Project is in the running for the Michigan Municipal League Community Excellence Award. Manager Reed reminded everyone to vote.
- Finished interviews on qualifications-based proposals that were received for the Sheriff Substation. Will bring to the Board for a recommendation at a later date.
- Received 30% design for the wastewater treatment plant project.
- Tonight is the Mother-Son Dance at Mt. Hope Park
- Reminder of the Annual Chamber Dinner on Thursday.
- Matt Hannahs gave an update on Eaton County Road Commission projects.

### **XV. COMMITTEE OF THE WHOLE**

#### **12. Request to Donate Land to The Township**

Manager Reed gave the Board a brief background on the request to donate land. Consensus of the Board was to move forward with accepting the land donation offer located on N Waverly Rd (parcel 23-040-001-200-066-00) and owned by Robert & Shirley Worgul.

### **XVI. PUBLIC COMMENTS**

Dan Stockwell, thanked the board for the dedication ceremony for the Waverly Pathway project and informed the Board that many local trail users will be in attendance of the event. Mr. Stockwell also mentioned the Tri-County Bicycle Association is sponsoring a memorial ride that will begin at Mt. Hope Park on June 13.



**XVIII. CLOSED SESSION**

**XIX. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 6:44 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK



## Appendix L. Saginaw Corridor Improvement Authority FAQs





**CHARTER TOWNSHIP OF DELTA  
CORRIDOR IMPROVEMENT AUTHORITY (CIA) ALONG SAGINAW HIGHWAY  
FREQUENTLY ASK QUESTIONS (FAQ) - CIA INTRODUCTION**

Delta Charter Township is setting the stage for improvements in the coming years. At its February 1, 2021 meeting, the Township Board approved a motion to establish the Saginaw Highway Corridor Improvement Authority (CIA) from Broadbent to Waverly Road and to direct staff to prepare the necessary documentation and resolutions for the boards consideration and adoption to formally begin the CIA process and to set the required public hearing. At the Township's Board meeting on February 15, 2021, the public hearing was set for March 15, 2021 at 6:00pm.

The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

**Frequently Asked Questions (FAQ)**

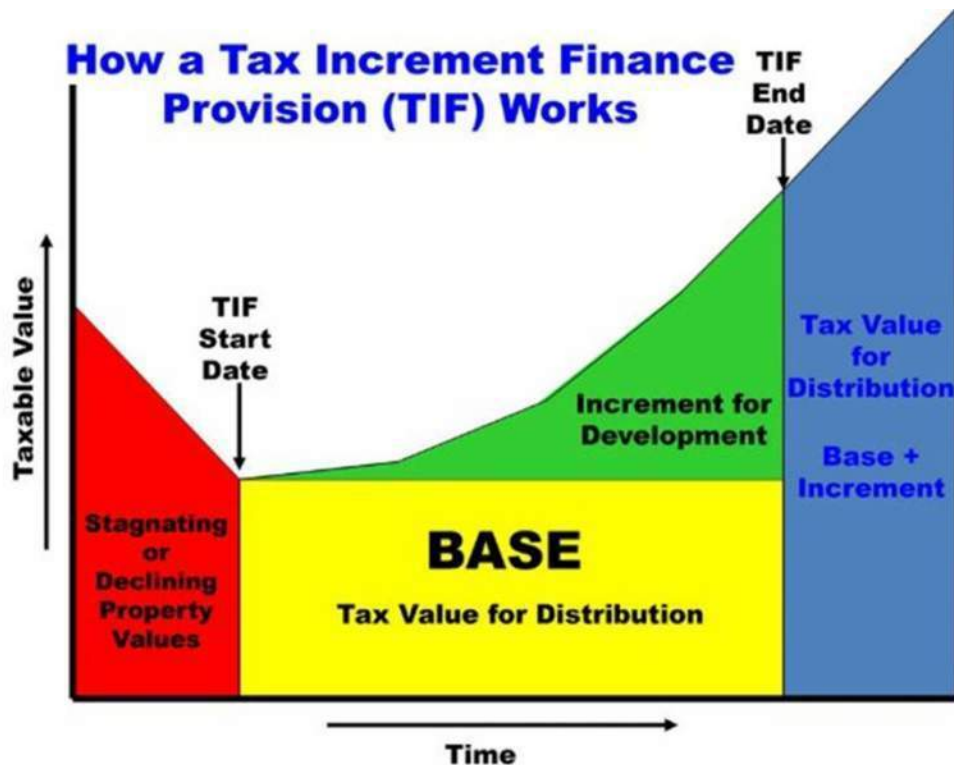
**What is a Corridor Improvement Authority (CIA)?**

The purpose of the Corridor Improvement Authority Act (Part 6 of Public Act 57 of 2018, the Recodified Tax Increment Financing Act {formerly known as Act 280 of the Michigan Public Acts of 2005}) is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development by correcting and preventing deterioration in business districts and encouraging and promoting economic growth. The act in which this is created is similar to Downtown Development Authorities.

**What is a Development and Tax Increment Financing Plan?**

A Development and Tax Increment Financing Plan describes the types of activities the CIA can participate in as well as how those activities are financed. The plan covers a defined period of time (usually between 20-30 years) and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. It is important to note that *TIF is not a new tax nor does it raise any property owners' taxes*. Rather, it establishes a base year for taxable values (i.e., 2021), and conditions if values increase above the 2021 values within the District as time progresses, the CIA can capture those value increases to fund public improvements within the District that would otherwise be apportioned to taxing jurisdictions over the defined period of time (again, usually between 20-30 years).





#### What are the benefits?

- ***Provides development incentives requiring no tax increases:*** Properties are assessed and taxed the same, as such TIF is not a new tax nor does it raise any property owners' taxes. Taxpayers will not see any changes to their tax bill unless your parcel increases in value, as can happen normally year to year. Where and to whom you pay your taxes remains the same. The annual incremental increases in tax revenue (shown in **Green** above) of properties in the development area are captured by the CIA to finance projects in the development area.
- ***Locally controlled:*** The CIA Board, which is made up of property owners and residents in the CIA development area, determine the best utilization of the TIF funds.
- ***Encourages private investment and development:*** The CIA can utilize TIF funds to offset infrastructure improvements in the district to facilitate redevelopment.
- ***New incremental revenue is reinvested into the District:*** TIF funds are only utilized within the CIA development area as a means to correct and prevent deterioration of the business district, encourage the redevelopment of the area and promote economic growth.

#### What types of improvements could be included in the development area?

The types of improvements could include sidewalks/pathways, streetlights, streetscape improvements, façade improvements, parking, landscaping, infrastructure (i.e., roads, water, sewer, storm, gas, electric), planning/zoning related studies, design and engineering, enhanced public services, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this CIA development area.

#### Where could the improvements be made?

Improvements conducted under the Saginaw Highway CIA can occur within the projected development boundaries. For a map of the proposed development area, visit the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

#### What is the process for this Corridor Improvement Authority (CIA / Authority)?

The CIA process can be best described in two Parts.



- ***Part I: Establishing a CIA and Its Boundaries***

- ✓ Declare intent to establish a Corridor Improvement Authority (CIA / Authority), describe its proposed development area boundaries, and set a public hearing.
- ✓ Publish, post, and mail notices of public hearing.
- ✓ Hold public hearing.
- ✓ Adopt a resolution to establish Authority.
- ✓ File and publish adopted resolution.
- ✓ Appoint members to the Authority.

- ***Part II: : Establishing a Tax Increment Financing (TIF) and Development Plan***

- ✓ Determine if a Tax Increment Financing (TIF) Plan is necessary and if so, create one.
- ✓ Prepare a Development Plan.
- ✓ Publish, post and mail notices of public hearing.
- ✓ Meet with taxing jurisdictions.
- ✓ Hold public hearing.
- ✓ Opt-out period for governing bodies of the taxing jurisdiction.
- ✓ Adoption of TIF and Development Plan by resolution.

**Who decides how the monies are spent?**

An appointed board oversees the administration of funds. The Board consists of the chief executive officer of the municipality and not less than 5, or more than 9 members as determined by the Township Board. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the CIA development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area. Applicants will be screened by Township administration before an appointment by the Township Board. An online application will be made available through the Township website and posted at [www.deltami.gov/CIA](http://www.deltami.gov/CIA). A budget for the CIA will be prepared annually and approved by the Township Board.



## Appendix M. Resolution to Set Public Hearing on Plan Adoption



## PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on October 4, 2021:

### **16. Set the Public Hearing for Delta Township Saginaw CIA Development TIF Plan**

SUPERVISOR KENNETH FLETCHER MOVED THAT THE DELTA TOWNSHIP BOARD SET THE PUBLIC HEARING DATE FOR THE DEVELOPMENT AND TIF PLANS FOR MONDAY, NOVEMBER 15, 2021, AT 6:00 P.M. PER THE ATTACHED RESOLUTION.

TRUSTEE ANDREA CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 5-1.

#### **DELTA CHARTER TOWNSHIP RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL AND ADOPTION OF A CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCING AND DEVELOPMENT PLAN**

BOARDMEMBER SUPERVISOR KENNETH FLETCHER, SUPPORTED BY BOARDMEMBER TRUSTEE ANDREA CASCARILLA, MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION:

**WHEREAS**, THE RECODIFIED TAX INCREMENT FINANCING ACT, PUBLIC ACT 57 OF 2018 (THE "ACT"), AUTHORIZED THE TOWNSHIP TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY (THE "CIA") AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA PROVIDED CERTAIN CRITERIA REQUIRED BY THE ACT HAD BEEN MET FOR THE PURPOSE OF CORRECTING AND PREVENTING DETERIORATION IN BUSINESS DISTRICTS, ENCOURAGING HISTORIC PRESERVATION AND PROMOTING ECONOMIC GROWTH; AND

**WHEREAS**, AT THE TIME THE CIA WAS CREATED, THE TOWNSHIP BOARD ALSO ESTABLISHED PURSUANT TO THE PROVISIONS OF THE ACT THE INITIAL BOUNDARIES OF THE CIA DISTRICT, KNOWN AS DELTA CHARTER TOWNSHIP CIA DISTRICT; AND

**WHEREAS**, THE ACT ALLOWS FOR A NEW METHOD OF FINANCING ACTIVITIES ASSOCIATED WITH THE CONTINUED GROWTH, MAINTENANCE, ADMINISTRATION, AND PROGRAMMING OF THE CIA DISTRICT WITHIN DELTA CHARTER TOWNSHIP; AND



**WHEREAS**, THE CIA FOUND THAT IT WAS NECESSARY FOR THE ACHIEVEMENT OF THE PURPOSES OF THE ACT, TO PREPARE A TAX INCREMENT FINANCING PLAN ("TIF") AND DEVELOPMENT PLAN, (TOGETHER, THE "PLAN"), WHICH IT RECOMMENDED TO THE TOWNSHIP BOARD FOR CONSIDERATION AND APPROVAL; AND

**WHEREAS**, THE TOWNSHIP BOARD DESIRES TO SET THE TIME AND DATE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL AND ADOPTION OF THE PLAN, AS REQUIRED BY THE ACT.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. THAT IN ACCORDANCE WITH THE ACT, NOTICE BE GIVEN AND A PUBLIC HEARING HELD ON THE APPROVAL AND ADOPTION OF THE PLAN, ON NOVEMBER 15, 2021, AT 6:00 P.M., LOCAL TIME, IN THE TOWNSHIP BOARD CHAMBERS, DELTA CHARTER TOWNSHIP, 7710 WEST SAGINAW HIGHWAY, LANSING, MICHIGAN 48917.

2. THAT ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith SHALL BE, AND THE SAME ARE HEREBY, RESCINDED.

YEAS: BOARDMEMBERS – SUPERVISOR KENNETH FLETCHER, CLERK MARY R CLARK, TRUSTEE BETH BOWEN, TRUSTEE ANDREA CASCARILLA, TRUSTEE KAREN MOJICA

NAYS: BOARDMEMBERS – TRUSTEE FONDA BREWER

ABSTAIN: BOARDMEMBERS - NONE

ABSENT: BOARDMEMBERS – TREASURER DENNIS FEDEWA

**RESOLUTION DECLARED ADOPTED.**

DATED: OCTOBER 4, 2021

  
TOWNSHIP BOARD SECRETARY

**CERTIFICATION**

I, THE UNDERSIGNED DULY QUALIFIED AND ACTING SECRETARY OF THE TOWNSHIP BOARD OF DELTA CHARTER TOWNSHIP, (THE TOWNSHIP BOARD), DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND COMPLETE COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP BOARD AT A REGULAR MEETING HELD ON OCTOBER 4, 2021, AND THAT PUBLIC NOTICE OF SAID MEETING WAS GIVEN PURSUANT TO, AND IN COMPLIANCE WITH, ACT 267 OF THE PUBLIC ACTS OF MICHIGAN OF 1976, AS AMENDED.



DATED: OCTOBER 4, 2021

  
\_\_\_\_\_  
MARY R. CLARK DELTA TOWNSHIP CLERK

CHARTER TOWNSHIP OF DELTA

  
MARY R. CLARK, TOWNSHIP CLERK

cc: Manager



## Appendix N. Required Notices & Affidavits



AFFIDAVIT OF PUBLICATION  
LSJ MEDIA  
300 S. Washington Square, Suite 300, Lansing, MI 48933

State of Michigan, County of Macomb } ss

IN THE MATTER OF:

DELTA CHARTER TOWNSHIP  
7710 W. SAGINAW HWY.  
LANSING, MI 48917

Being duly sworn, says that he/she is authorized by the publisher of  
Lansing State Journal, to swear that a certain notice, a copy of which is  
annexed here to, was published in the following publication:

1. Published in the English language for the dissemination of general and/or legal news, and
2. Has a bonfide list of paying customers or has been published at least once a week in the same community without interruption for at least 2 years, and
3. Has been established, published and circulated at least once a week without interruption for at least one (1) year in the community where the publication is to occur.

Lansing State Journal, 10/17/21, 11/06/21

  
Tyna Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF  
November, 2021

  
GINA ANNE HUFF  
Notary Public State of Michigan  
County of Livingston  
My commission expires March 9, 2023

Acting in the County of Macomb

0004959860, LSJ-L03676

LSJ-LSJ-Lansing State Journal

CHARTER TOWNSHIP OF DELTA  
7710 W. Saginaw Highway  
Lansing, Michigan 48917  
(517) 323-8500

CHARTER TOWNSHIP OF DELTA  
NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION  
OF A TAX INCREMENT FINANCING AND DEVELOPMENT PLAN OF THE  
DELTA TOWNSHIP SAGINAW HIGHWAY CORRIDOR IMPROVEMENT  
AUTHORITY

On Monday, November 15, 2021, at or after 6:00 p.m., in Public Meeting Room A of the Delta Administration Building, 7710 West Saginaw Highway, Lansing, MI 48917, the Delta Township Board will conduct a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act (PA 57 of 2018).

The boundaries of the district and development area established by the Township Board is in the area generally described as follows. The proposed Plan adoption would not change or alter the boundaries of the development area:

The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917. The Development Plan affects the entirety of the development area and serves as a guide for future public infrastructure projects within the Saginaw Highway Corridor. (The Proposed Development area of the CIA District is depicted on the first map.)

The Tax Increment Financing (TIF) Plan provides for the use of part of the captured assessed value on two major sites along the corridor. The generalized areas of these properties include the two properties shown on the TIF Capture map commonly described as the Delta Crossings property (just west of the freeway) and the Brookside Crossings property (Creys and Saginaw). No other locations along the corridor are included within the tax capture area. (The Proposed TIF Capture areas are included on the second map.)

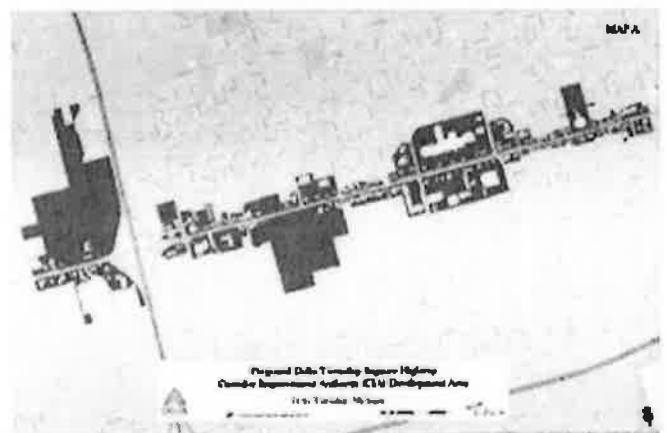
The public hearing will take place on Monday, November 15, 2021, at or after 6:00 p.m. during the regular Township Board meeting. Maps, plats, and a description of the Plan will be available for public inspection at the Township Clerk offices and online at [www.deltami.gov/CIA](http://www.deltami.gov/CIA). No families or individuals would be displaced as a result of the Plan adoption. All aspects of the Plan will be open for discussion at the public hearing. At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage is subject to capture under the CIA Plan shall be afforded an opportunity to be heard on its proposed adoption.

For more information, please visit [www.deltami.gov/CIA](http://www.deltami.gov/CIA) or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to [clerk@deltami.gov](mailto:clerk@deltami.gov).

MARY R. CLARK

DELTA TOWNSHIP CLERK

MAP A  
MAP OF PROPOSED DEVELOPMENT AREA FOR DELTA TOWNSHIP  
SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT





## Classifieds

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Lansing State Journal reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Lansing State Journal shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

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NEW YORK: A New York State Police officer is seeking information about a woman who was last seen in the city in 1975. The woman, who is believed to be in her late 20s or early 30s, is described as being of average height and weight, with dark hair and eyes. She is believed to be of Italian descent. The officer, who is not named, is currently assigned to the New York State Police's New York City Office. He is seeking information about the woman's whereabouts and any contact with her. The woman is believed to be a missing person. The officer is currently working on the case and is seeking information from anyone who has any information about the woman. The officer is currently working on the case and is seeking information from anyone who has any information about the woman. The officer is currently working on the case and is seeking information from anyone who has any information about the woman.

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 MARY R. CLARK  
 DELTA TOWNSHIP CLERK  
 MAP 4  
 MAP OF PROPOSED DEVELOPMENT AREA FOR DELTA TOWNSHIP  
 RICHMOND HIGHWAY CORRIDOR INVOLVING ALBERTA, L.L.  

Proposed Delta Township Subdivisions  
 Based on Subdivision of 1/4 Section 36  
 East of Highway 20  
 Delta Township, Alberta

 MAP 5  
 MAP OF PROPOSED TIP CACULATED AREAS FROM CIA DISTRICT  

Proposed Delta Township Subdivisions  
 Based on Subdivision of 1/4 Section 36  
 East of Highway 20  
 Delta Township, Alberta

**CHARTER TOWNSHIP OF DELTA**  
7705 St. Augustine Highway  
Lansing, Michigan 48177  
(313) 753-6000

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the Public Accuracy Test for the November 3, 2003, Grand Jurors School System PLEBISCITE is scheduled for Tuesday, November 3, 2003, at 10:00 a.m. at the Charter Township of Delta, Office of the Charter Mayor, 7705 St. Augustine Highway, Lansing, Michigan, 48177.

The Public Accuracy Test is conducted to determine both the election process and the accuracy of the voter list. The test is open to all voters in the Charter Township of Delta. The test is open to all voters in the Charter Township of Delta. The test is open to all voters in the Charter Township of Delta.

Associations for disabled persons are available for voters in the Charter's Office. The Charter's Office is located at 7705 St. Augustine Highway, Lansing, Michigan, 48177. The Charter's Office is located at 7705 St. Augustine Highway, Lansing, Michigan, 48177. The Charter's Office is located at 7705 St. Augustine Highway, Lansing, Michigan, 48177.

Monday, November 3rd from 8:00 a.m. to 5:00 p.m. is the deadline to request an absentee ballot. Absentee ballots will be mailed to voters on Monday, November 3, 2003. Absentee ballots will be mailed to voters on Monday, November 3, 2003. Absentee ballots will be mailed to voters on Monday, November 3, 2003.

**MARY R. CLARK**  
7705 St. Augustine Highway  
Lansing, Michigan 48177  
Phone: (313) 753-6000  
Fax: (313) 753-6000

**NOTICE OF PUBLIC HEARINGS**  
**ONONDAGA TOWNSHIP BOARD OF SUPERVISORS SPECIAL**  
**ASSESSMENT DISTRICT**

**TO: THE RESIDENTS, PROPERTY OWNERS AND PARTIES IN INTEREST IN LAND WITHIN ONONDAGA TOWNSHIP, INGHAM COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:**

The Township Board of Onondaga Township will conduct the public hearings of the Onondaga Township Holt, 4756 Bohlwald Road, Onondaga, Michigan 49757, for the purpose of (1) October 16, 2023, of 6:30 p.m., to hear objections to the proposed emergency improvements and services, proposed special assessment district for the provision of emergency fire and emergency services, and proposed emergency improvements and services. At this public hearing the Township Board will consider any objections, revisions, and amendments to the proposed emergency fire and emergency improvements and services, estimate of costs, or special assessment district. The proposed emergency improvements or services and the proposed emergency improvements or services described below and may be examined by appointment (call 517-268-2454) of the Onondaga Township Holt during any business day. The Township Board will consider any objections, revisions, and amendments to the proposed emergency improvements and services, estimated costs, and special assessment district, and the public hearing below will be conducted to consider the special assessment roll proposed to be levied upon the benefiting properties within the special assessment district.

(7) October 27, 2027, at 6:30 p.m., to hear objections to the proposed special assessment roll. At this special hearing, the Township Board will consider any objections, revisions, corrections, additions, deletions, or changes to the proposed special assessment roll. The proposed special assessment roll would assess the cost of the emergency improvements and services against the amount of the special assessment levied on the property in the assessment district of a uniform rate of 1.8 mills (\$1.80 per \$1,000 taxable value). The proposed special assessment roll will be subject to the approval of the Township Board and the Board of the Oronodoo Township Hall during ordinary business hours or at the public hearing.

**Proposed Emergency Improvements and Services:** These include the operation and maintenance of fire protection, street lighting, police and sheriff's department services, schools, garbage collection, water and sewer services, and maintenance of roads and buildings, vehicles, and equipment.

**Emergency Services:** The Township Board may elect to pay for the purchase of emergency service vehicles, equipment and apparatus, in order to provide fire protection service within the Oronodoo Township.

**Proposed Special Assessment District:** This includes all real property within Oronodoo Township.

**Estimated Cost of Emergency Improvements and Services:** The Township Board estimates that the proposed emergency improvements and services during the first year (2023) is approximately \$155,000.00, with projected yearly cost increases estimated at 3% per year. The Township Board estimates that the cost of the emergency improvements and services within the special assessment district. The Township Board will re-determine the costs and amount to be levied for emergency improvements and services in the special assessment district at the public hearing. The Township Board will be notified by mail of the public hearing. If the Township Board is notified by mail; provided that, if an increase in the costs or proposed levy in any year exceed the estimated amount, the Township Board will be notified by mail of the public hearing by mail to the property owners within the district.

The question of raising money for emergency improvement and services by special assessment will be submitted to the electors of the Township if the owners of at least 10 percent of the land within the special assessment district petition for action on the question.

The owner or any person having an interest in property within the proposed district may file a written objection with the Michigan Tax Tribunal within thirty (30) days after confirmation of the special assessment roll. However, appearance at or protest at the public hearing on the special assessment roll will constitute a waiver of the right to file an objection with the Michigan Tax Tribunal. An owner or other party of interest in the property may (1) appear in person at the hearing, or his or her agent may (1) appear in person at the hearing, or protest the special assessment, or (2) file his or her appearance or protest by letter before the close of the hearing.

The Township Board shall maintain a record of parties who appear to protest at the hearings. If a hearing is terminated without a decision, the Township Board shall make every effort to be heard, a party whose appearance was recorded shall be considered to have protested the special assessment in person.

If any person has a disability and requires accommodations participate in a public hearing, please notify the Township Board of Trustees prior to the hearing via phone at (517) 428-2654 (Michigan Relay Service at 7-1-1 TOD) or e-mail at [clerk@onsodagotownship.mi.gov](mailto:clerk@onsodagotownship.mi.gov)

Marla Seavolt  
Ontonagon Township Clerk  
4755 Baldwin Road  
Ontonagon, MI 49764  
(517) 428-2654  
[clerk@onsodagotownship.mi.gov](mailto:clerk@onsodagotownship.mi.gov)

Published: October 8 and 17, 2021  
Mailed: October 8, 2021  
L.S.J.-494513 10/08/2021, 10/17/2021

# The Classifieds

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Legal Notices

**CHARTER TOWNSHIP OF DELTA**  
1710 Mt. Saginaw Highway  
Lansing, MI 48217  
(313) 224-6017

**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A TAX INCREMENT FINANCING AND DEVELOPMENT PLAN OF THE DELTA TOWNSHIP SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY**

On Monday, November 15, 2021, at or after 6:00 a.m., in Public Meeting Room A at the Delta Administration Building, 1710 West Saginaw Highway, Lansing, MI 48217, the Charter Township Board will conduct a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CTIA) Board Tax Increment Financing and Development Plan (TIF Plan) under the Michigan Tax Increment Financing Act (PA 52 of 2013).

The boundaries of the district and development area established by the Township Board in the area previously described in the plan. The proposed plan adoption would not change or alter the boundaries of the development area.

The general boundaries of the proposed development area include an area bounded by West Saginaw Highway from Grandwood Road to Mount Pleasant Road. A map of the proposed development area is available in the Delta Township website at [www.delta-twp.com/CIA](http://www.delta-twp.com/CIA) and is available for review in the Township Clerk's Office, 1710 West Saginaw Highway, Lansing, MI 48217. The development plan affects the entirety of the development area and serves as a basis for future public infrastructure projects within the Saginaw Highway Corridor from Proposed Development Area of the CIA District.

The Tax Increment Financing (TIF) Plan provides for the use of most of the captured increased value on two other sites along the corridor. The captured value of these properties include the two properties shown on the TIF Capture map currently described by the Delta Township property (just east of the freeway) and the Saginaw Crossing property (Crested Hill development). The other properties in the corridor are included within the development area. (The Proposed TIF Capture areas are included on the second map).

The public hearing will take place on Monday, November 15, 2021, at or after 6:00 a.m. During the regular Township Board meeting. Those who wish to be heard at the public hearing will be required to appear in person at the Township Clerk's Office and submit a written request for the public hearing. All requests for the public hearing will be accepted as a result of the public hearing. All requests for the public hearing will be accepted as a result of the public hearing. All requests for the public hearing will be accepted as a result of the public hearing.

For more information, please contact the Township Clerk at (313) 224-6017. If you are interested in this matter, please contact the Township Clerk at (313) 224-6017. If you are interested in this matter, please contact the Township Clerk at (313) 224-6017. If you are interested in this matter, please contact the Township Clerk at (313) 224-6017.

**MARY E. CLARK**  
DELTA TOWNSHIP CLERK

**MAP A**  
MAP OF PROPOSED DEVELOPMENT AREA FOR DELTA TOWNSHIP SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY

**MAP B**  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT

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Delta Township <editor+deltami.gov@ccsend.com>  
To Alannah Doak

Reply Reply All Forward ...

Fri 10/29/2021 3:50 PM

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### Delta Township Board to Hold Public Hearing on Saginaw Hwy Corridor Improvement Authority (CIA) TIF & Development Plan

On Monday, November 15, 2021, at or after 6:00 p.m., in Public Meeting Room A of the Delta Administration Building, 7710 West Saginaw Highway, Lansing, MI 48917, the Delta Township Board will conduct a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act (PA 57 of 2018). The Plan is available for public inspection at the Township Clerk's office, as well as the link below.

Proposed TIF & Development Plan

Proposed TIF Capture Areas

Public Hearing Notice

### WASTEWATER TREATMENT PLANT

### COMMUNITY SPOTLIGHT

Jim Ponscheck

#### Delta Township Job Opportunities

##### Human Resources Director

- Under the direction of the Township Manager, the Director of Human Resources plans and coordinates human resource management activities of the Township to maximize the strategic use of human resources and maintain functions such as employee compensation, recruitment, personnel policies, and regulatory compliance. The salary range for the Human Resources Director is \$82,033 - \$106,646 DOQ, plus exceptional benefits including a defined contribution retirement plan.

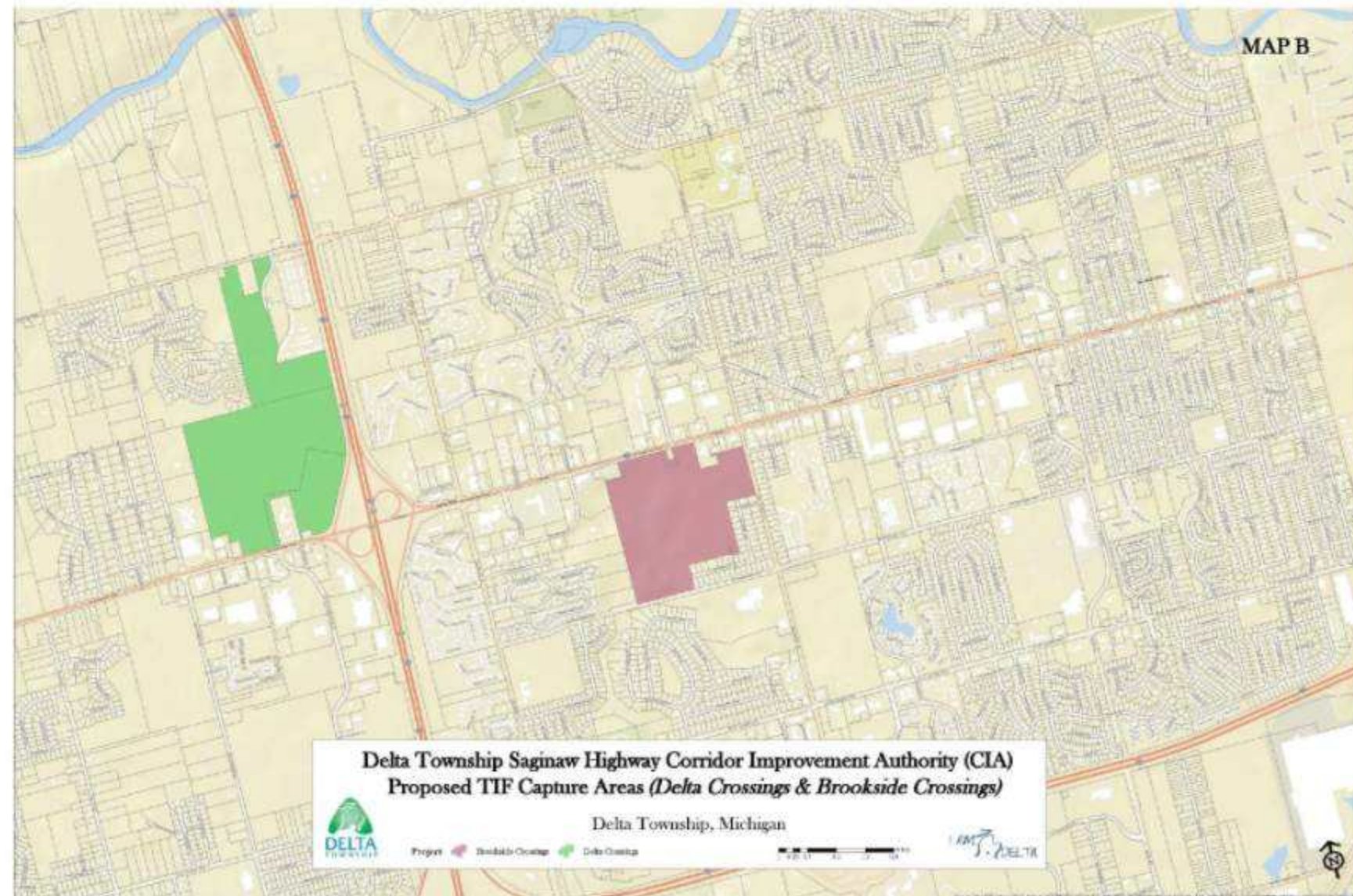
Please send resume and cover letter to Courtney Nicholls, Delta Township, 7710 W. Saginaw Hwy., Lansing, MI 48917, or email to [cnicholls@deltami.gov](mailto:cnicholls@deltami.gov). Application packets will be reviewed beginning November 22, 2021, however, the position will remain open until filled. Candidates selected for an interview will be asked to complete a formal application including an



## UPCOMING PUBLIC HEARING

On Monday, November 15, 2021, at or after 6:00 p.m., in Public Meeting Room A of the Delta Administration Building, 7710 West Saginaw Highway, Lansing, MI 48917, the Delta Township Board of Trustees will conduct a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act (PA 57 of 2018). The Plan is available for public inspection at the Township Clerk's office, as well as the link below.

- [Proposed Tax Increment Financing and Development Plan \(PDF\)](#)
- [Public Hearing Notice Tax Increment Financing and Development Plan \(PDF\)](#)





Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Delta Township Library  
Business/Finance Director  
5130 Davenport Dr.  
Lansing, MI 48917

To whom it may concern:

On November 15, 2021, the Delta Township Board will hold a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act, PA 57 of 2018. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road.

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You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the Proposed Tax Increment Financing and Development Plan.

Respectfully yours,

Brian Reed  
Township Manager



**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A**  
**TAX INCREMENT FINANCING AND DEVELOPMENT PLAN OF THE DELTA**  
**TOWNSHIP SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY**

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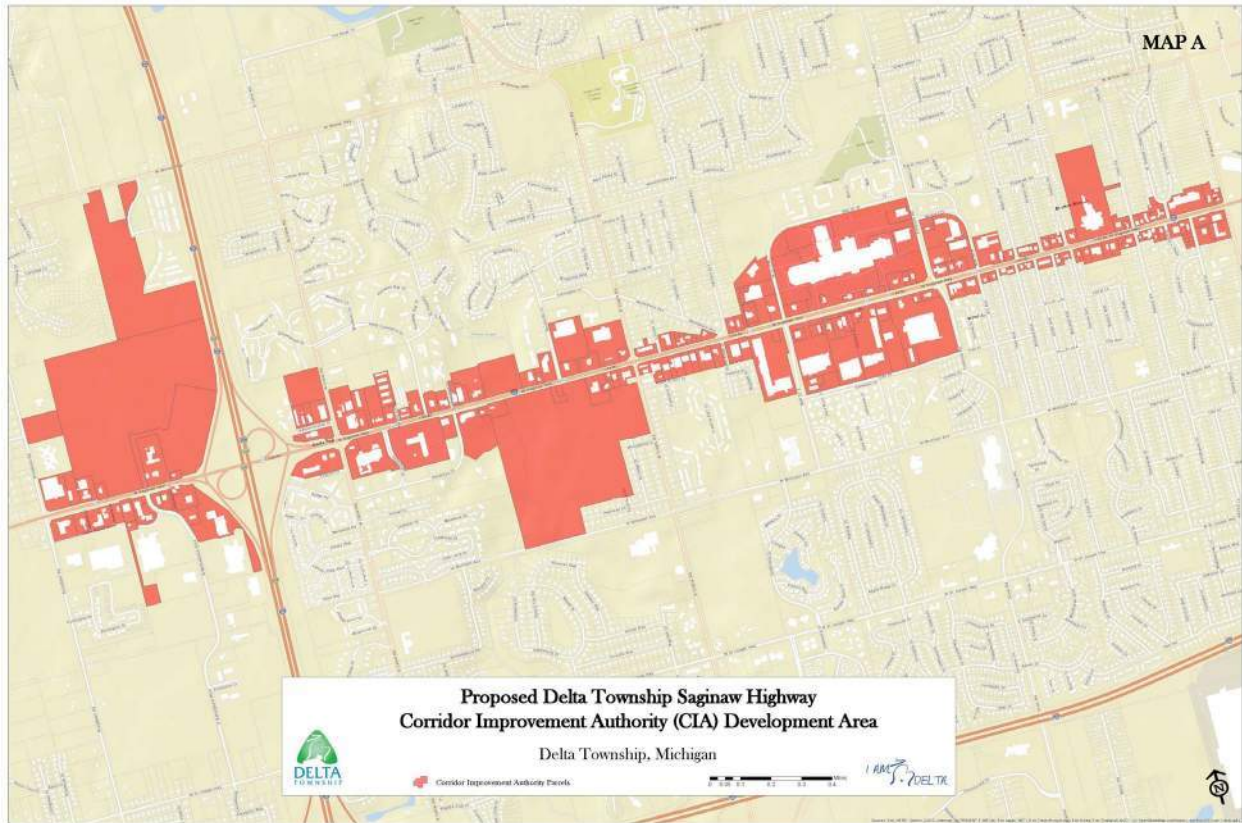
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**MARY R. CLARK**

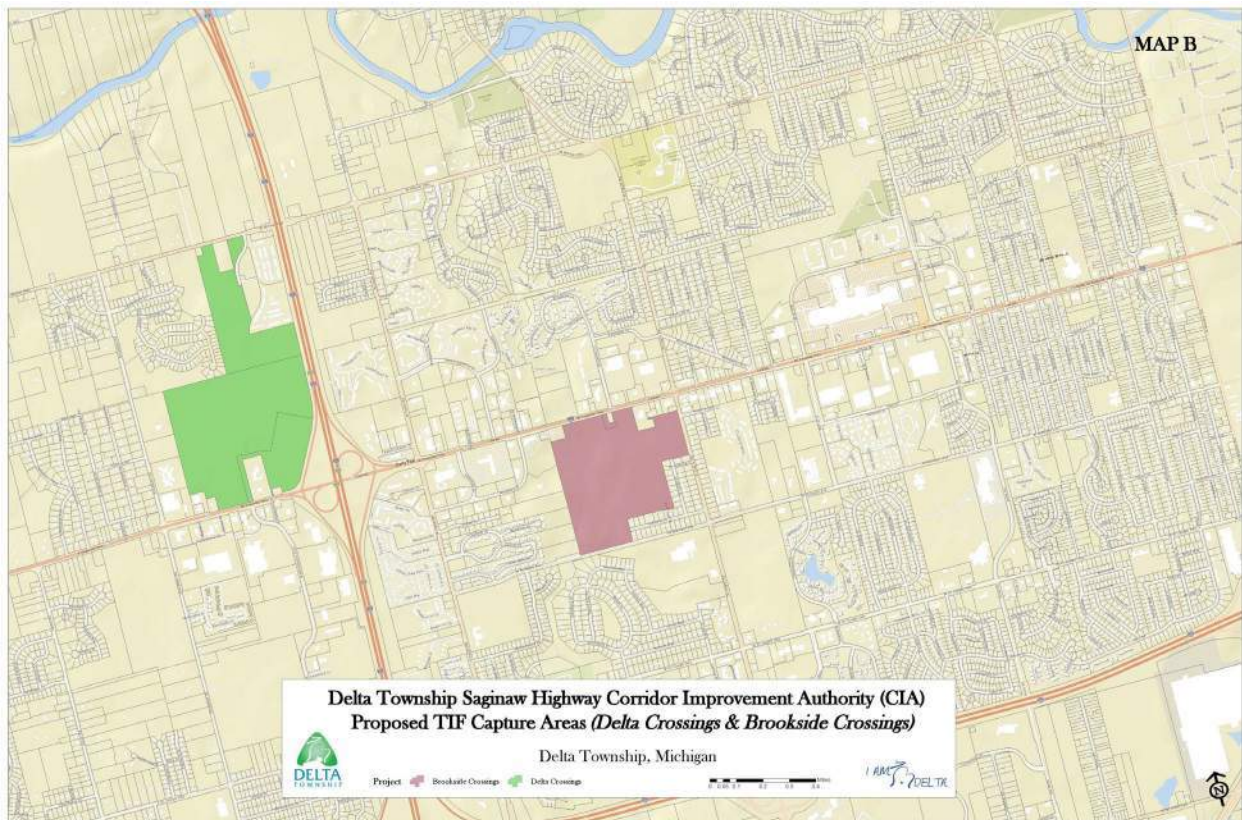
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MAP A  
MAP OF PROPOSED DEVELOPMENT AREA FOR DELTA TOWNSHIP SAGINAW  
HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT





Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Eaton County Clerk  
Diana Bosworth, County Clerk  
1045 Independence Blvd. #105  
Charlotte, MI 48813

Dear Clerk Bosworth:

On November 15, 2021, the Delta Township Board will hold a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act, PA 57 of 2018. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road.

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Respectfully yours,

Brian Reed  
Township Manager



**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A**  
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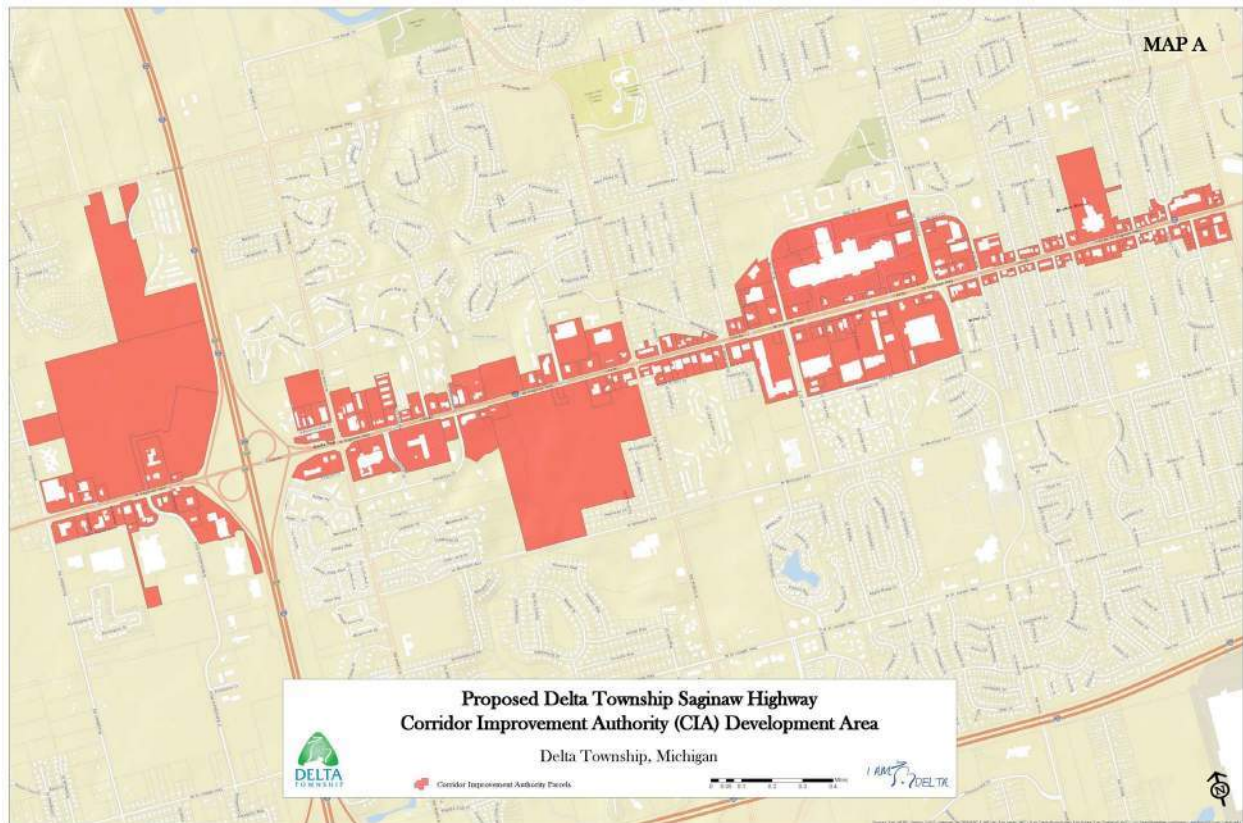
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**MARY R. CLARK**

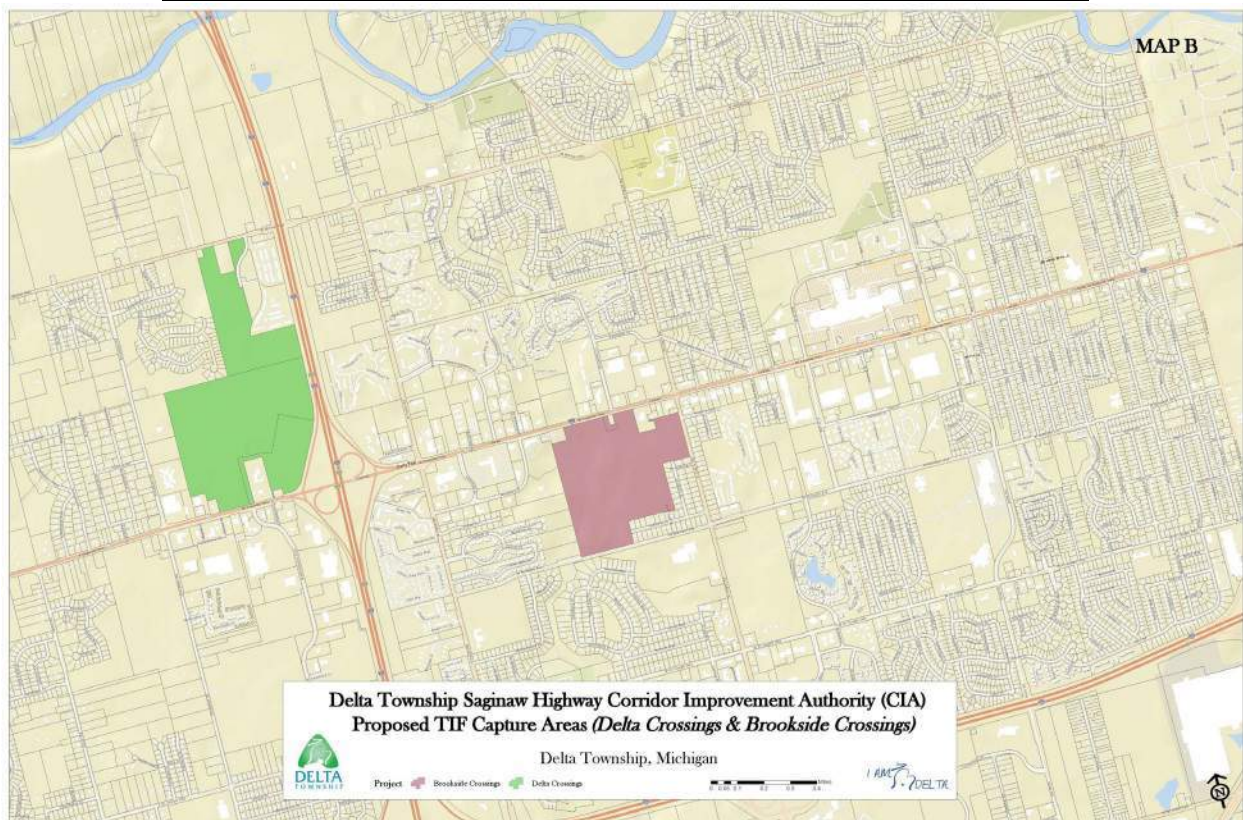
**DELTA TOWNSHIP CLERK**



MAP A  
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HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT





Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Eaton County Controller's Office  
John Fuentes, Controller  
1045 Independence Blvd. #105  
Charlotte, MI 48813

Dear John Fuentes:

On November 15, 2021, the Delta Township Board will hold a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act, PA 57 of 2018. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road.

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Respectfully yours,

Brian Reed  
Township Manager



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**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A**  
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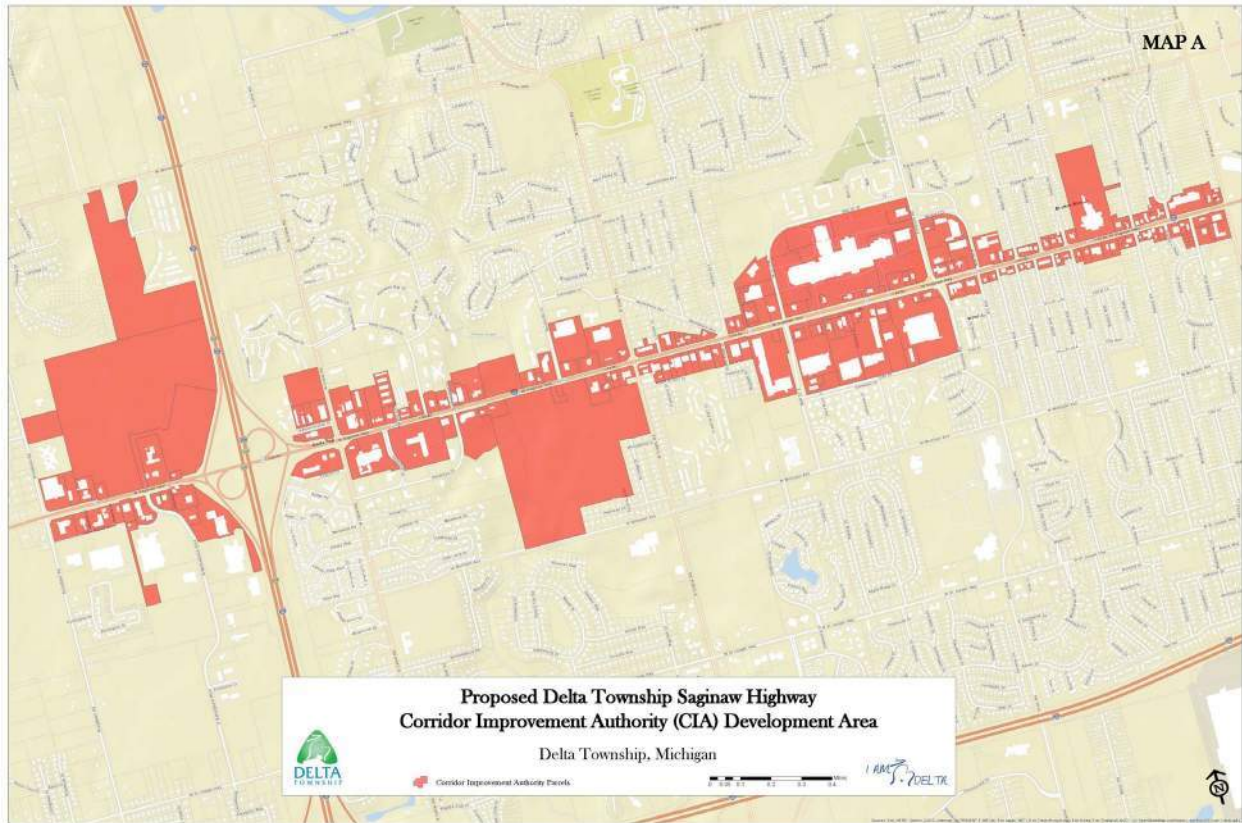
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**MARY R. CLARK**

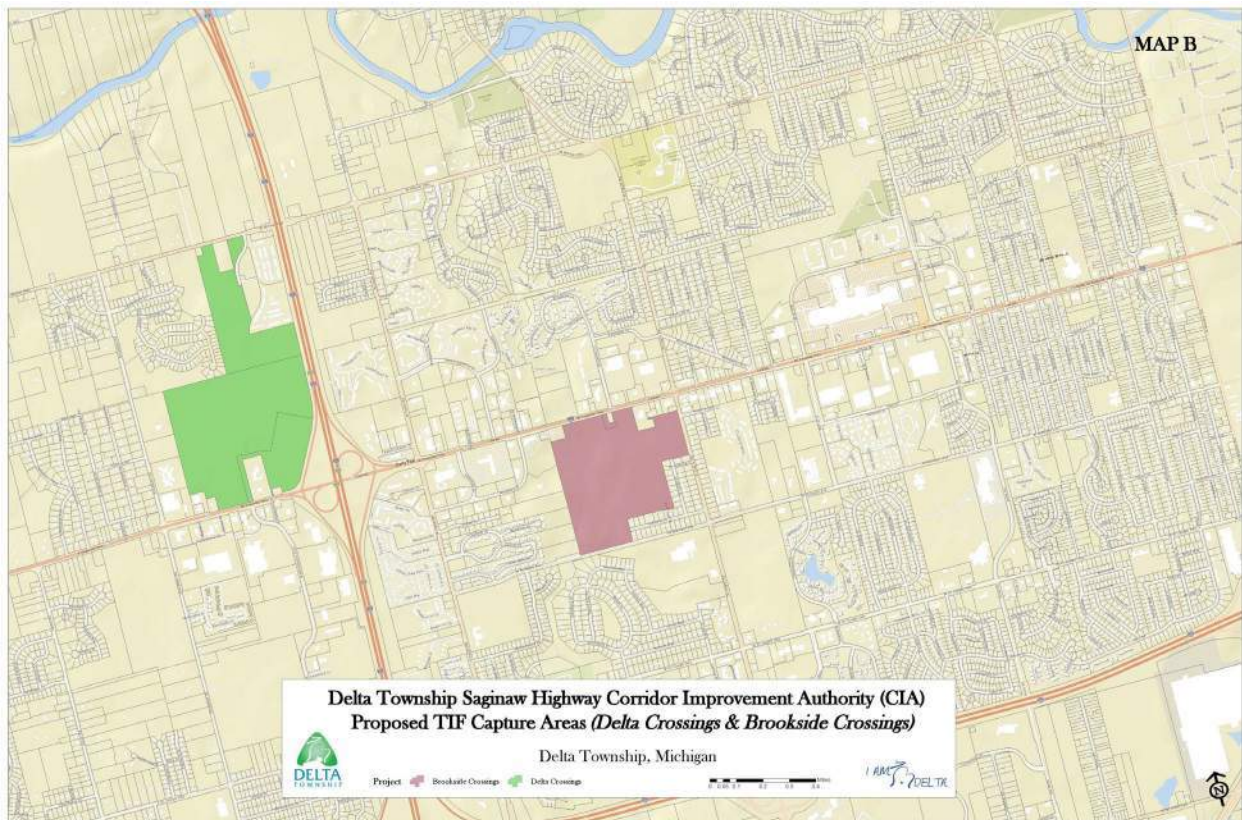
**DELTA TOWNSHIP CLERK**



MAP A  
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HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT





Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
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Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Eaton County Equalization Dept.  
Tim Vandermark, Director  
1045 Independence Blvd. #105  
Charlotte, MI 48813

Dear Tim Vandermark:

On November 15, 2021, the Delta Township Board will hold a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act, PA 57 of 2018. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road.

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Respectfully yours,

Brian Reed  
Township Manager



**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A**  
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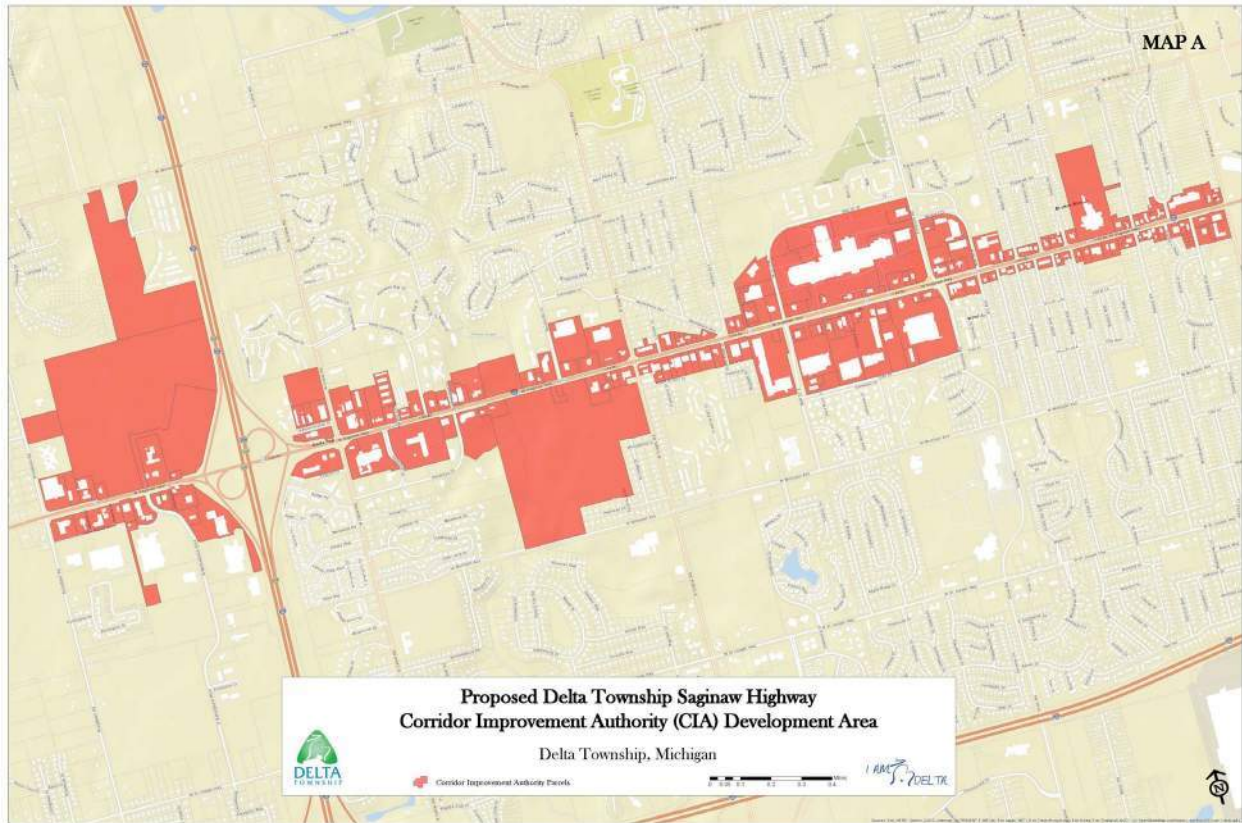
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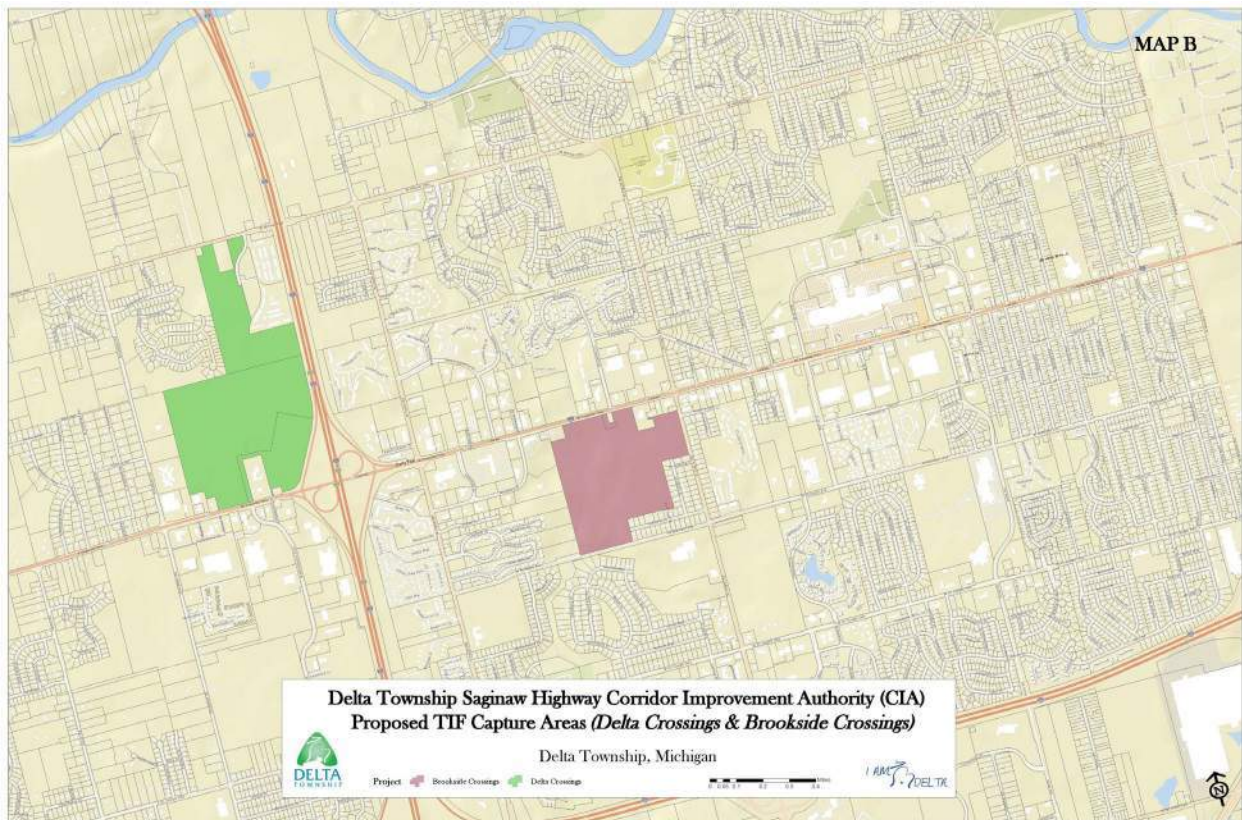
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HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
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Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
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Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Eaton County Intermediate School  
Business Office  
1790 E. Packard Hwy.  
Charlotte, MI 48813

To whom it may concern:

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Township Manager



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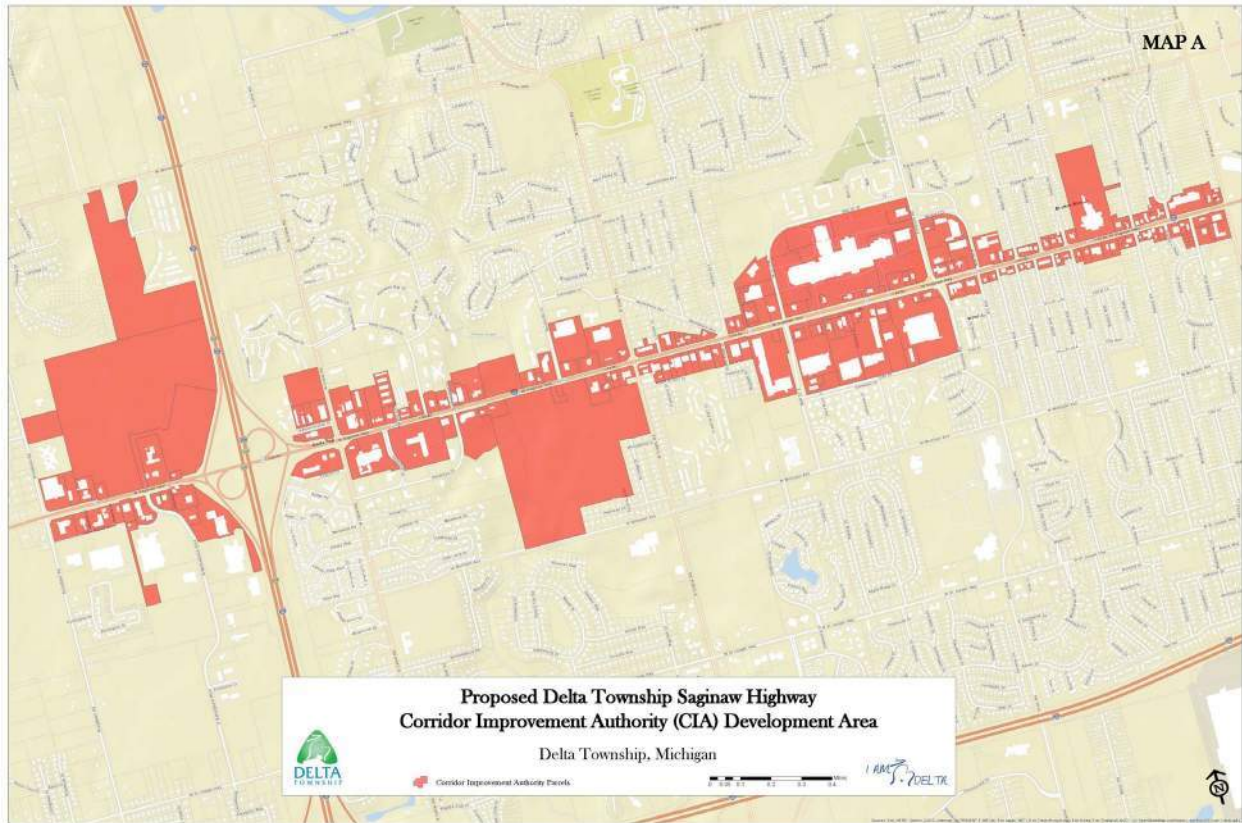
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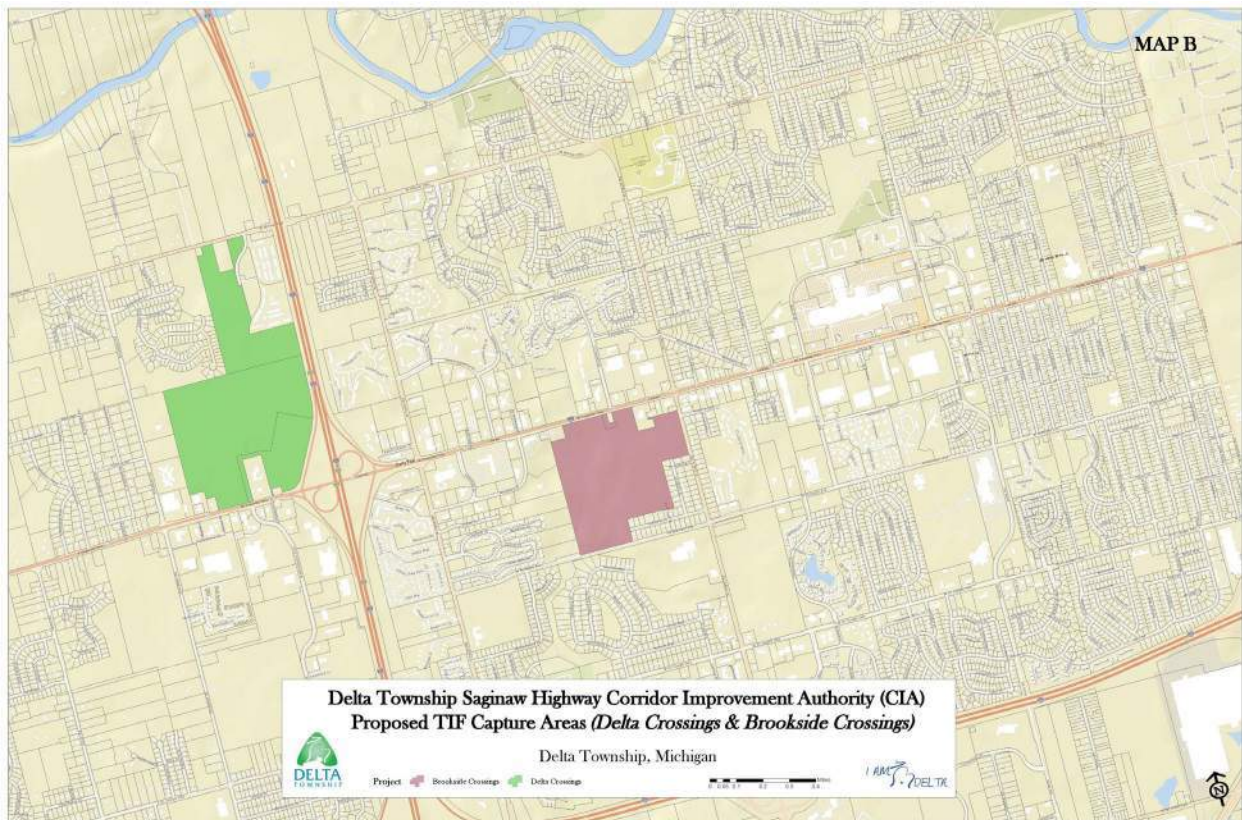
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Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Grand Ledge Public Schools  
Director of Business/Finance  
220 Lamson St.  
Grand Ledge, MI 48837

To whom it may concern:

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Brian Reed  
Township Manager



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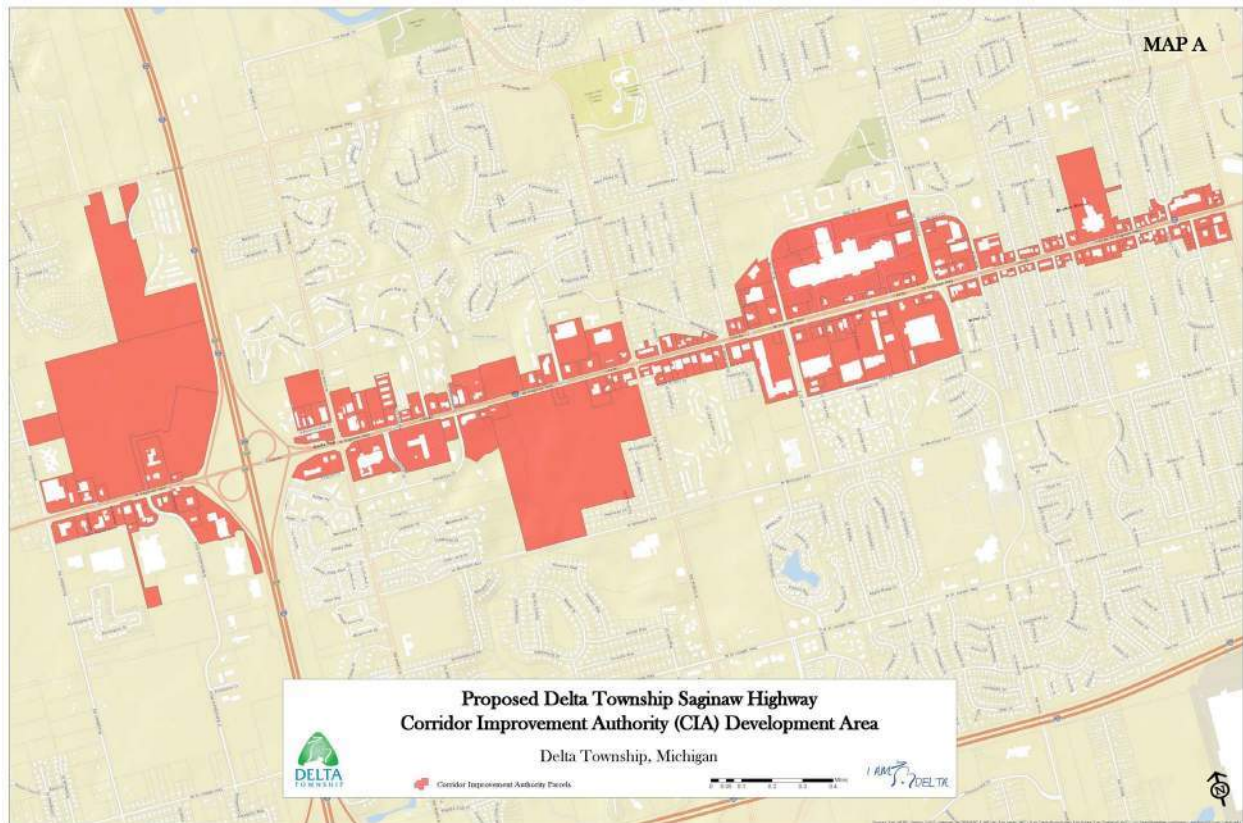
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**MARY R. CLARK**

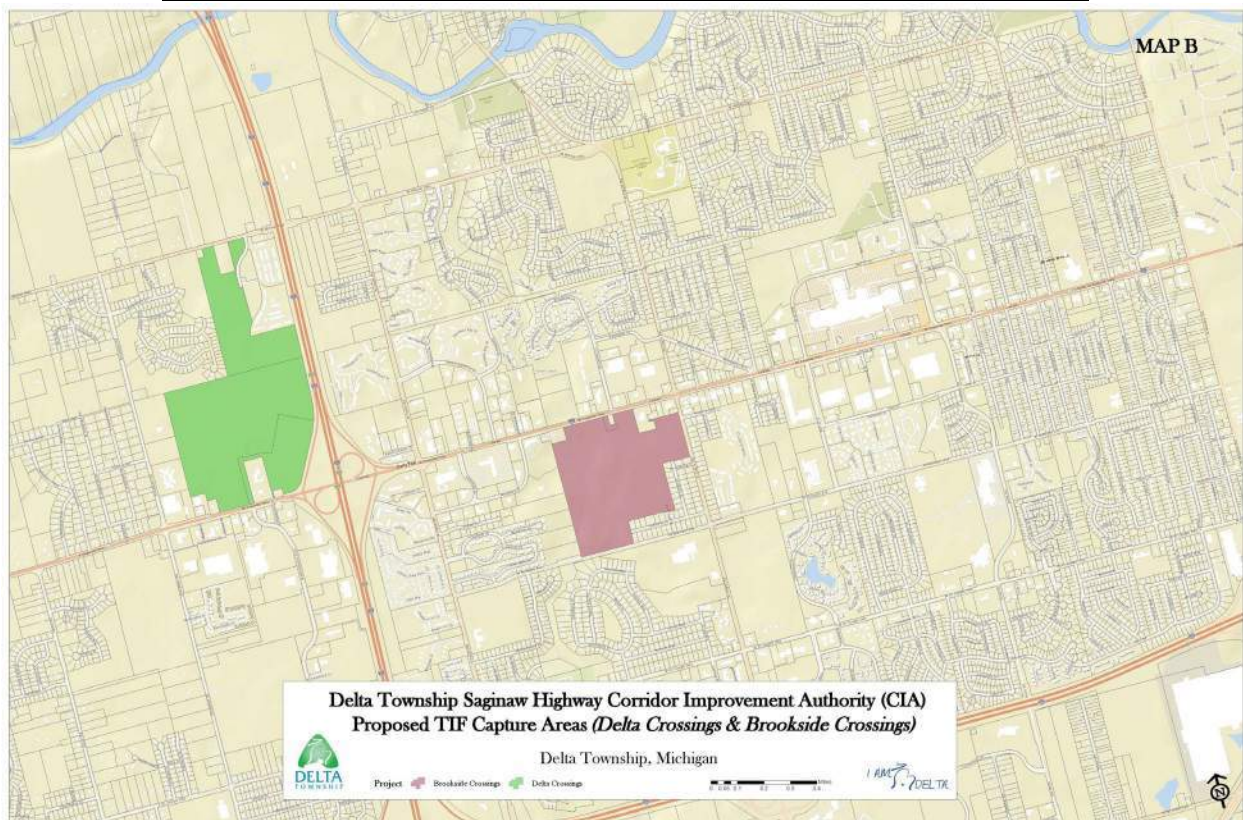
**DELTA TOWNSHIP CLERK**



MAP A  
MAP OF PROPOSED DEVELOPMENT AREA FOR DELTA TOWNSHIP SAGINAW  
HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT





Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Holt Public Schools  
Administrative Offices  
5780 W. Holt Road  
Holt, MI 48842

To whom it may concern:

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Respectfully yours,

Brian Reed  
Township Manager



**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A**  
**TAX INCREMENT FINANCING AND DEVELOPMENT PLAN OF THE DELTA**  
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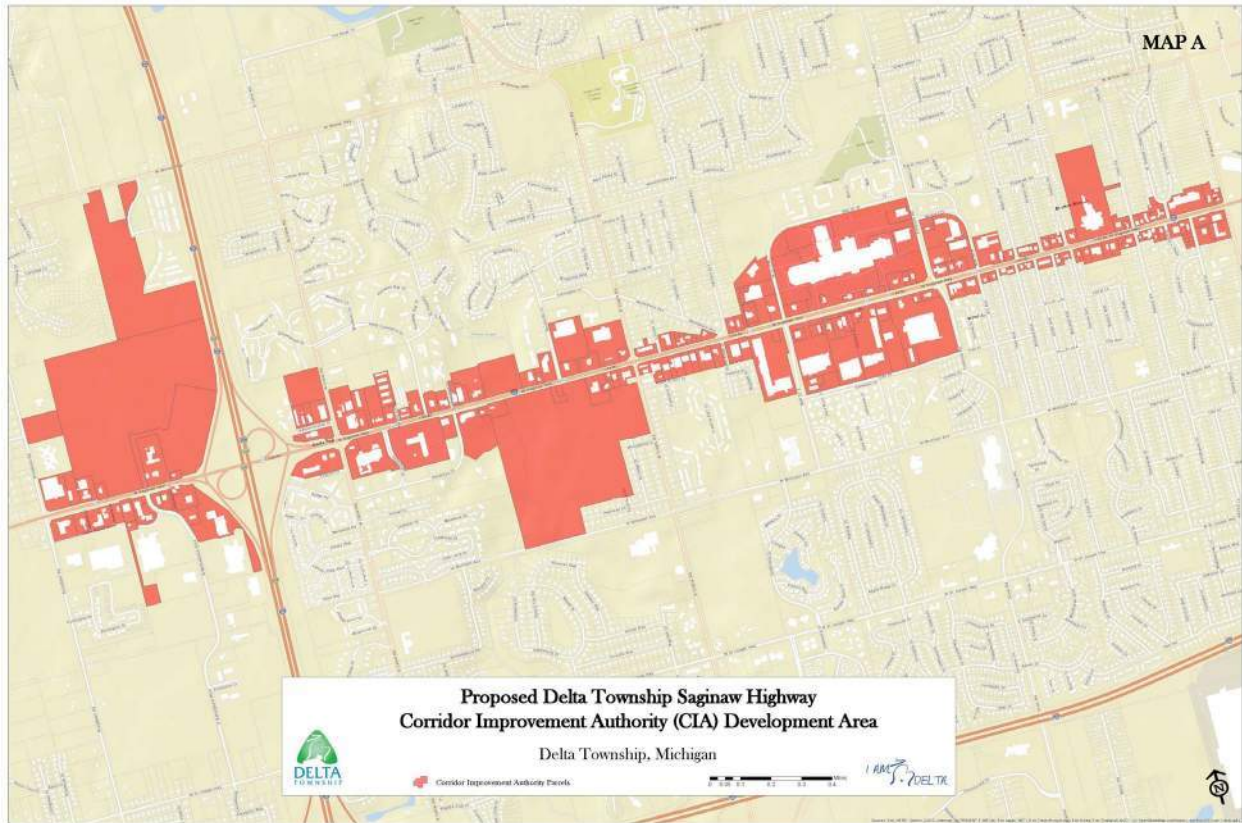
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**MARY R. CLARK**

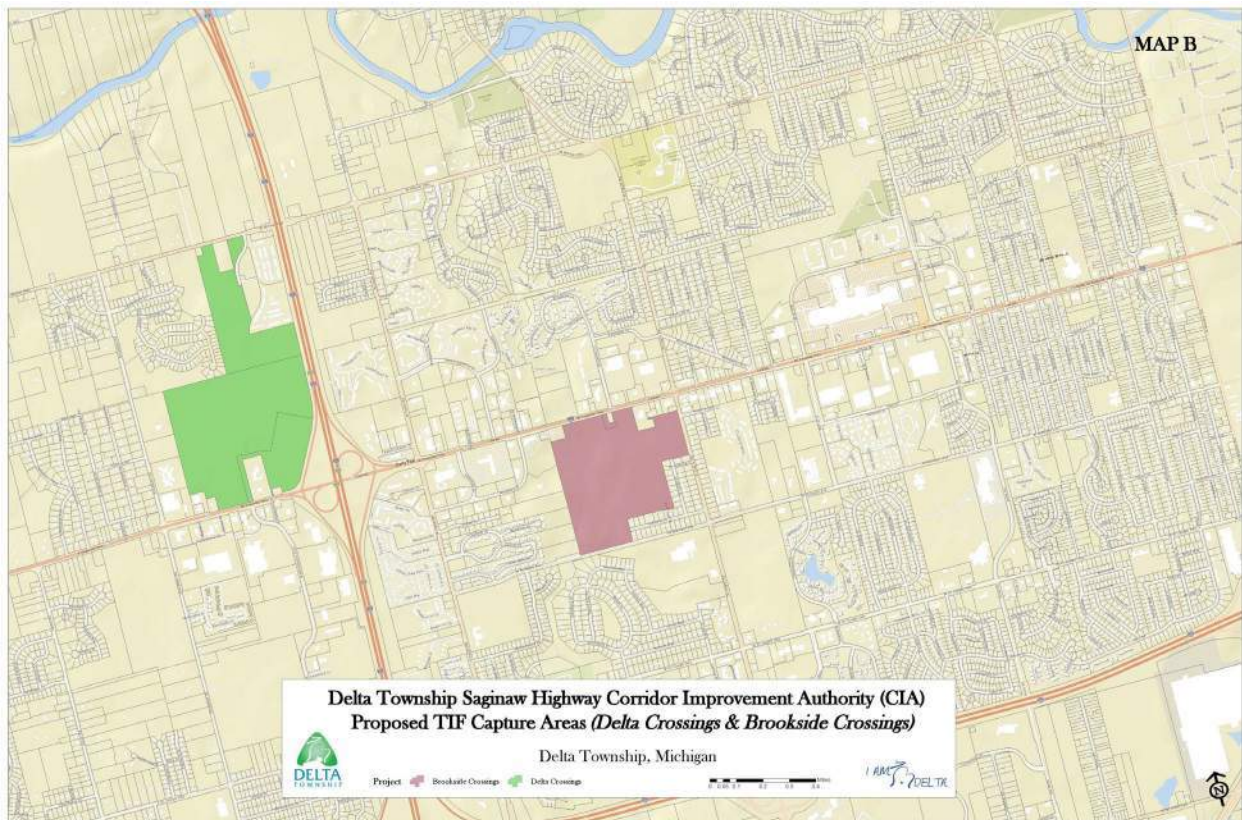
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HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT





Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Ingham County Intermediate School  
Business Office  
2630 W. Howell Road  
Mason, MI 48854

To whom it may concern:

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Brian Reed  
Township Manager



**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A**  
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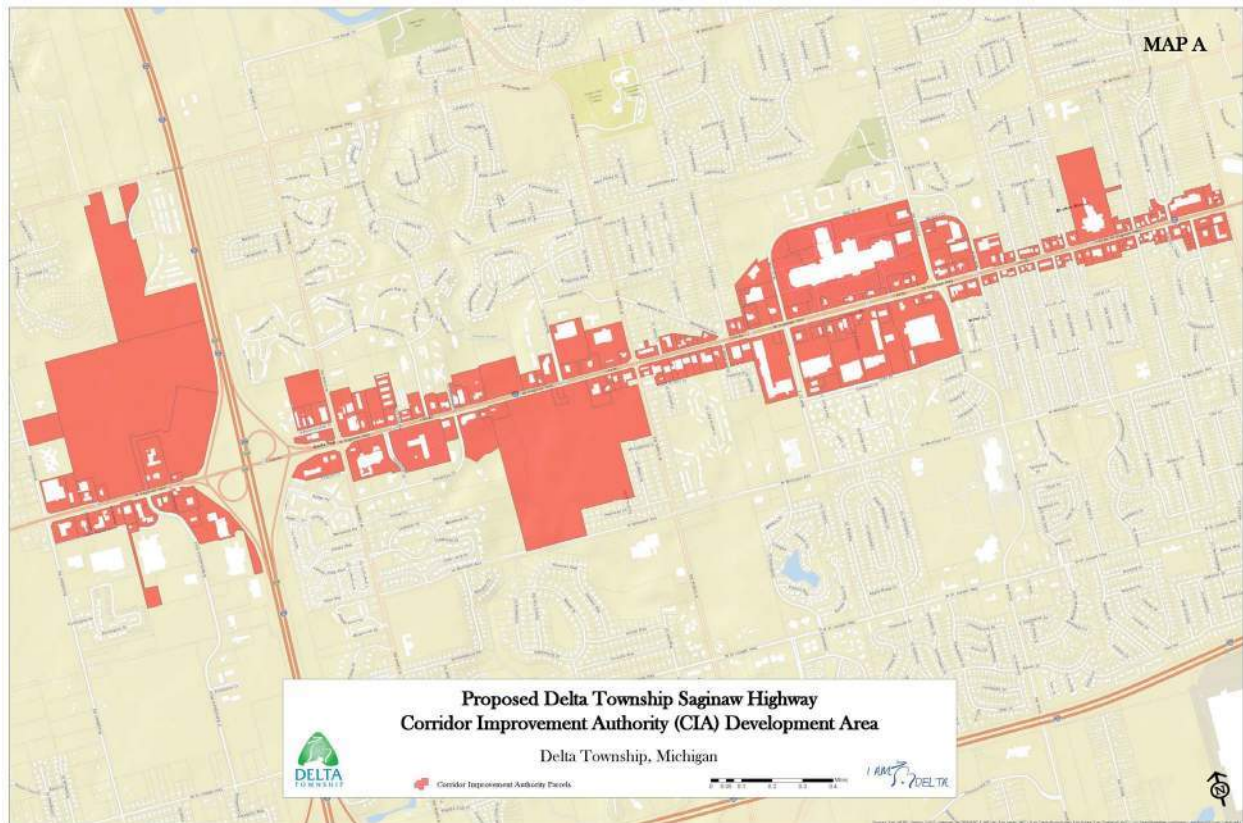
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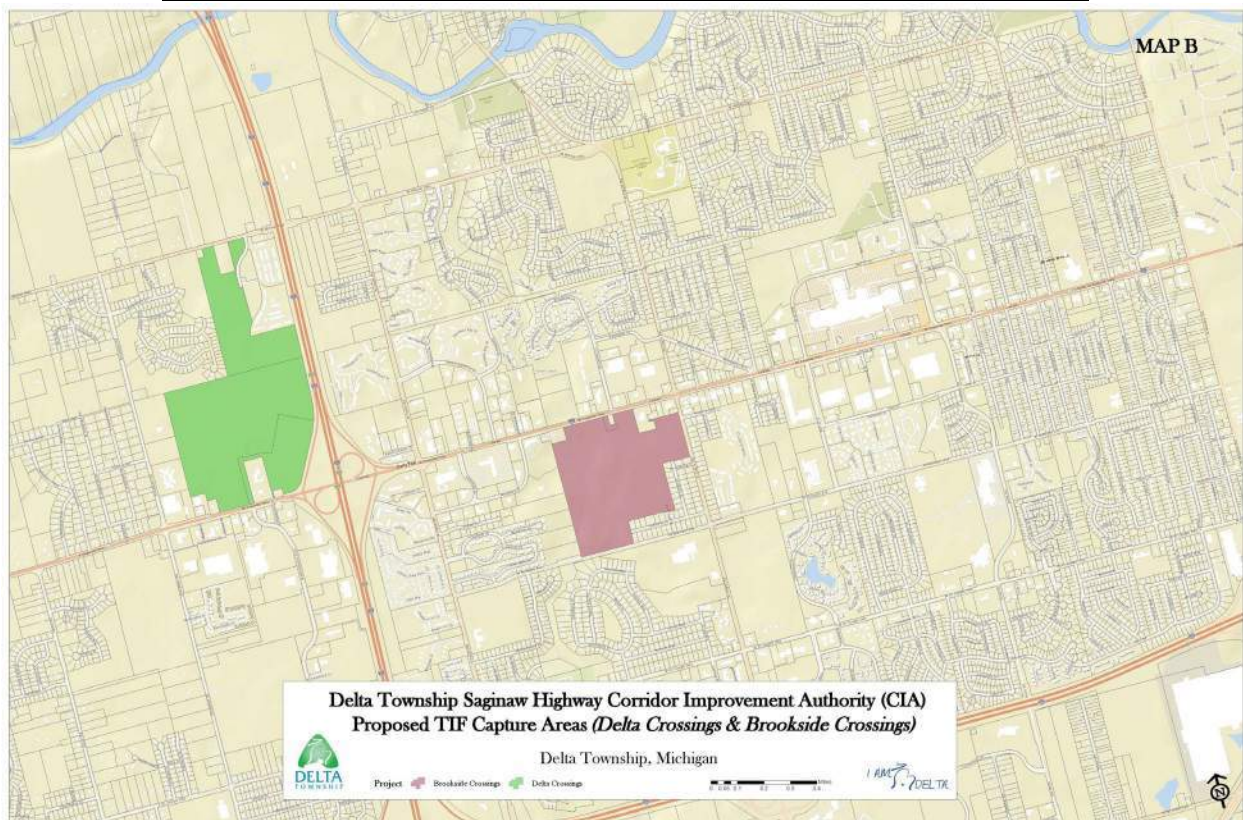
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Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
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Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Lansing School District  
Finance and Business Office  
519 W. Kalamazoo Street  
Lansing, MI 48933

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Township Manager



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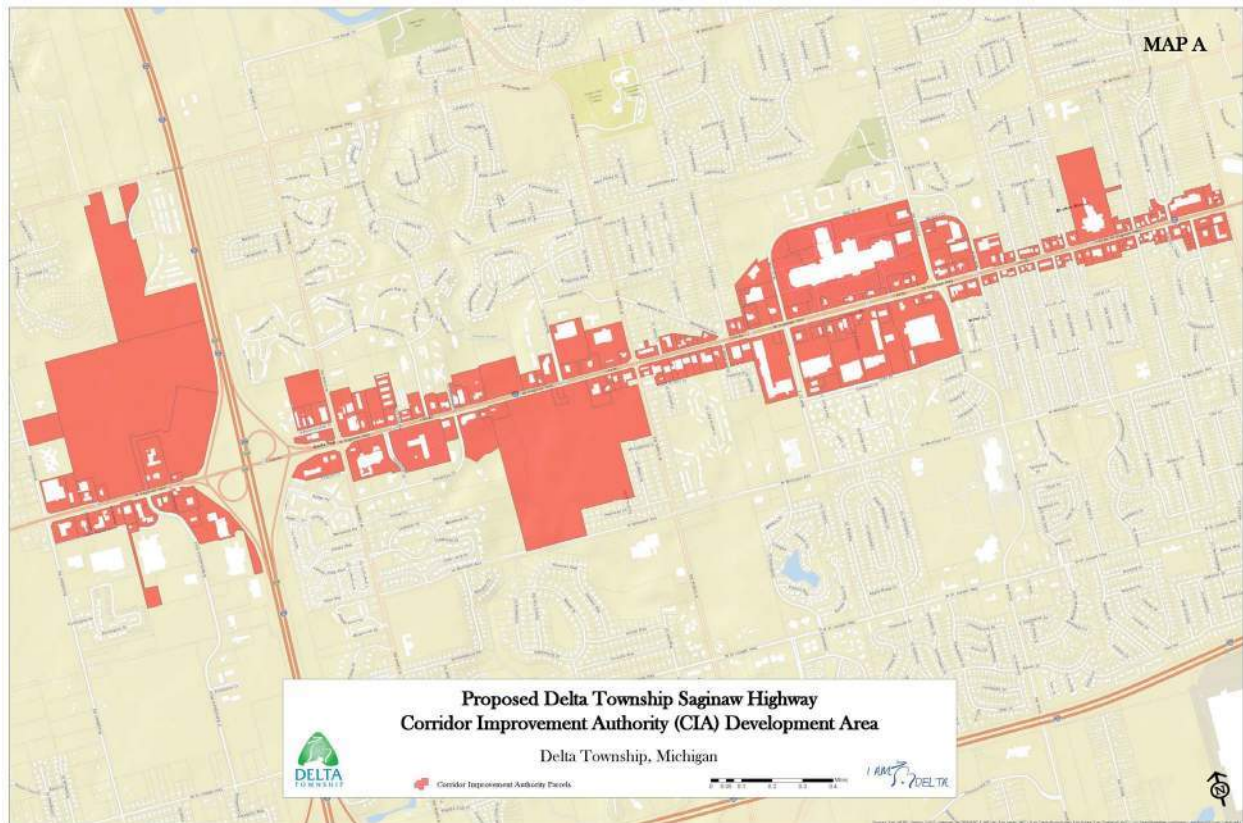
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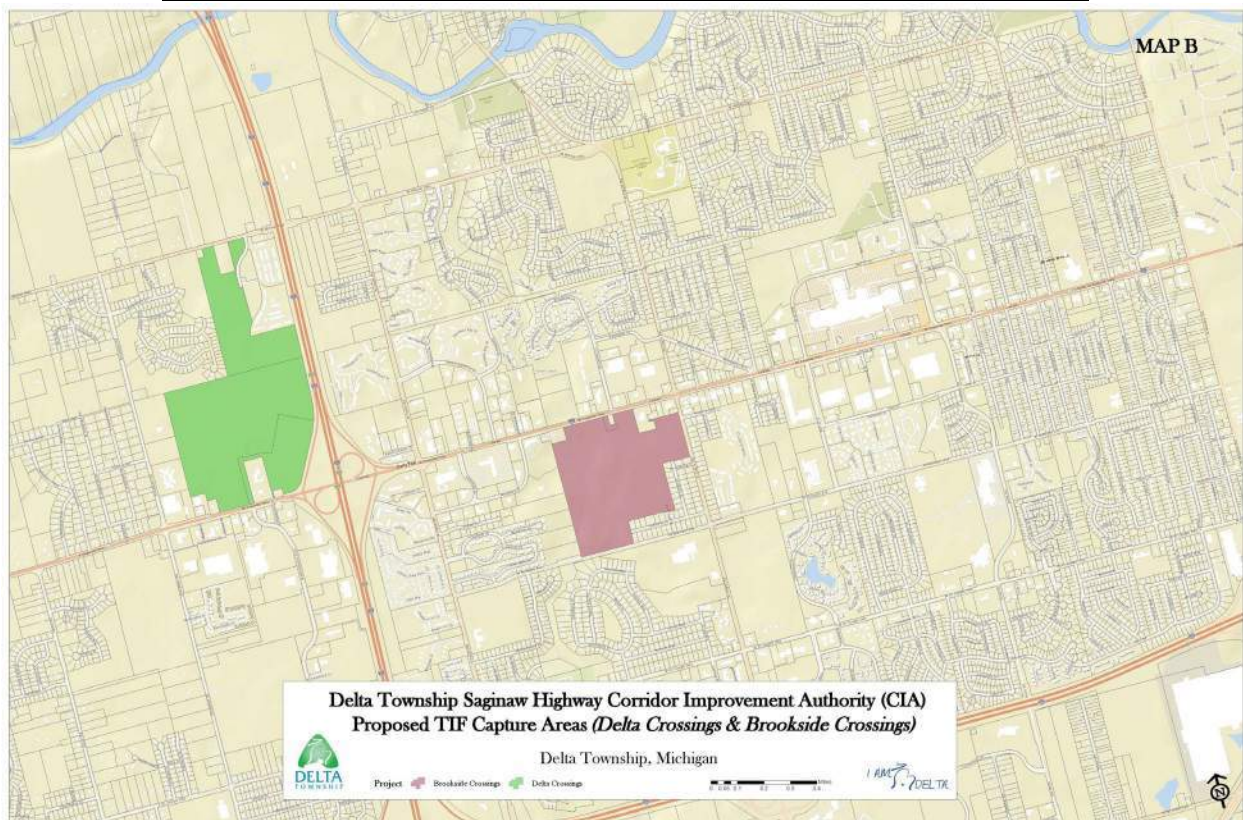
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HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



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Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
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Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Lansing Community College  
Business Office  
PO Box 40010  
Lansing, MI 48901-7210

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Brian Reed  
Township Manager



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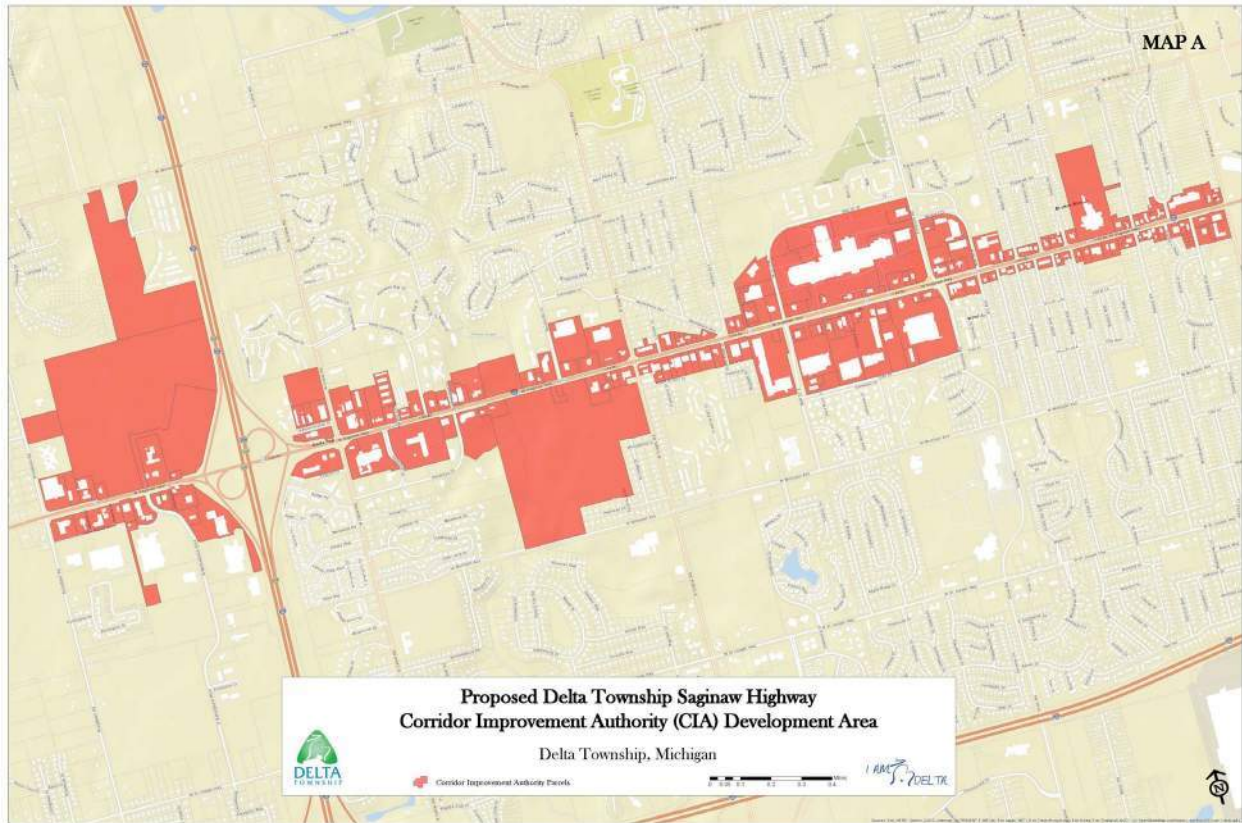
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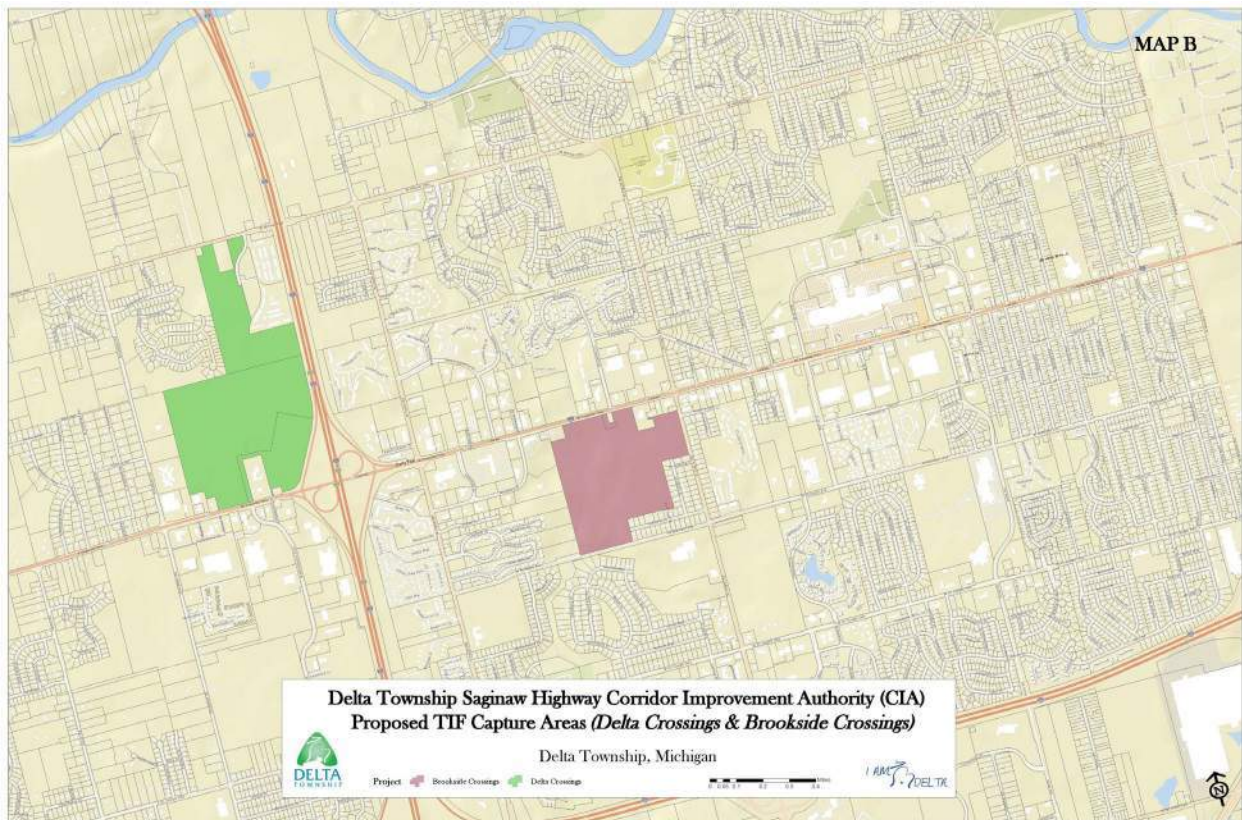
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HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



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Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
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Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

State Tax Commission  
Michigan Department of Treasury  
Lansing, MI 48922

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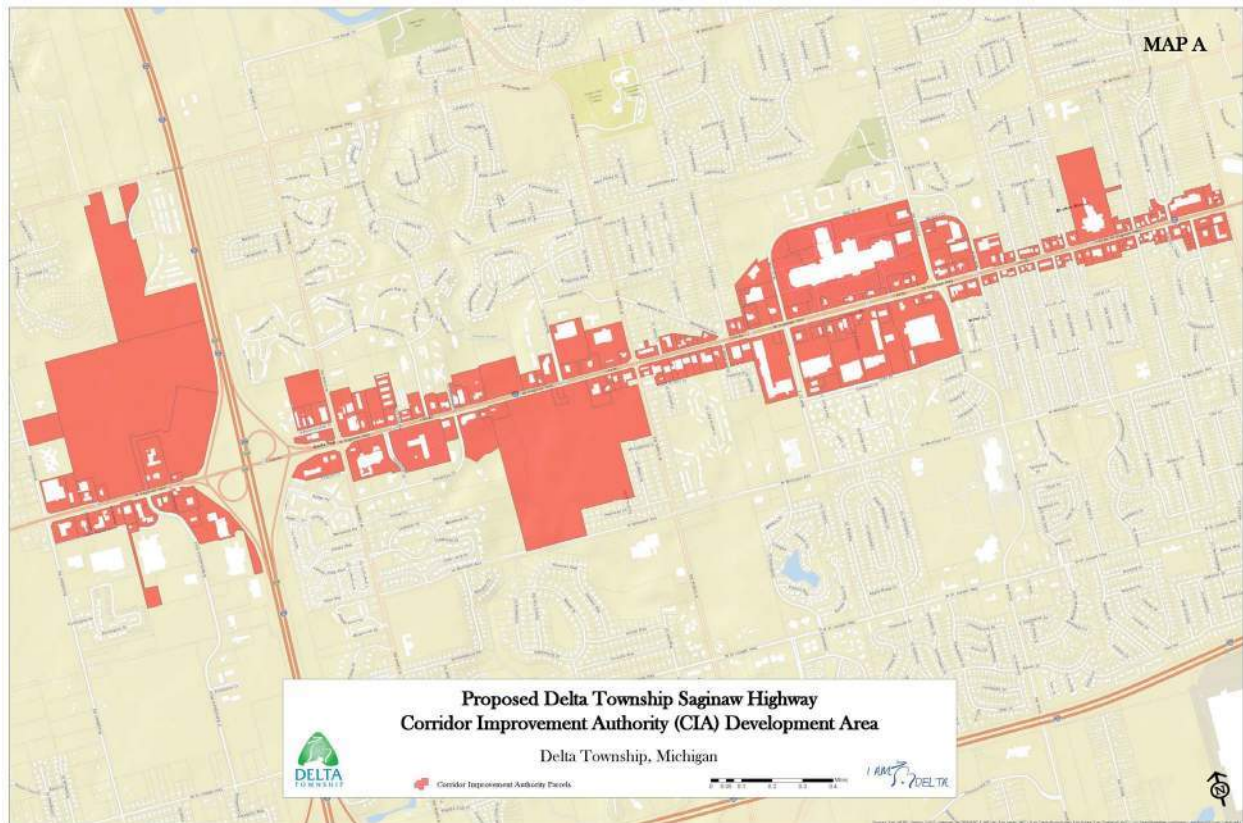
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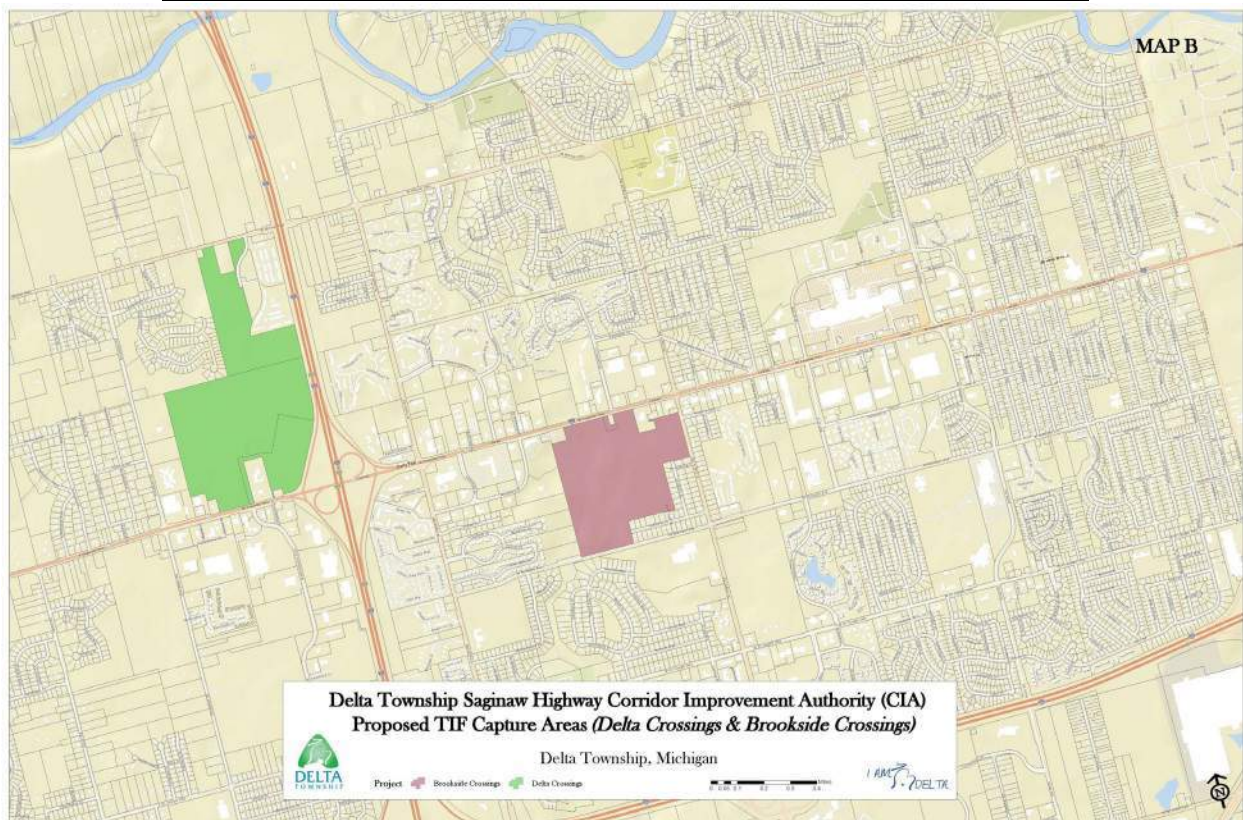
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Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Eaton County Treasurer's Office  
Bob Robinson  
1045 Independence Blvd. #103  
Charlotte, MI 48813

Dear Treasurer Robinson:

On November 15, 2021, the Delta Township Board will hold a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act, PA 57 of 2018. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road.

Enclosed is a Notice of Public Hearing scheduled for Monday, November 15, 2021, at 6:00pm. The meeting will be held in Public Meeting Room A of the Delta Administration Building, 7710 West Saginaw Highway, Lansing, MI 48917.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the Proposed Tax Increment Financing and Development Plan.

Respectfully yours,

Brian Reed  
Township Manager



**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A**  
**TAX INCREMENT FINANCING AND DEVELOPMENT PLAN OF THE DELTA**  
**TOWNSHIP SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY**

On Monday, November 15, 2021, at or after 6:00 p.m., in Public Meeting Room A of the Delta Administration Building, 7710 West Saginaw Highway, Lansing, MI 48917, the Delta Township Board will conduct a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act (PA 57 of 2018).

The boundaries of the district and development area established by the Township Board is in the area generally described as follows. The proposed Plan adoption would not change or alter the boundaries of the development area:

The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917. The Development Plan affects the entirety of the development area and serves as a guide for future public infrastructure projects within the Saginaw Highway Corridor. (The Proposed Development area of the CIA District is depicted on the first map.)

The Tax Increment Financing (TIF) Plan provides for the use of part of the captured assessed value on two major sites along the corridor. The generalized areas of these properties include the two properties shown on the TIF Capture map commonly described as the Delta Crossings property (just west of the freeway) and the Brookside Crossings property (Creyts and Saginaw). No other locations along the corridor are included within the tax capture area. (The Proposed TIF Capture areas are included on the second map)

The public hearing will take place on Monday, November 15, 2021, at or after 6:00 p.m. during the regular Township Board meeting. Maps, plats, and a description of the Plan will be available for public inspection at the Township Clerk offices and online at [www.deltami.gov/CIA](http://www.deltami.gov/CIA). No families or individuals would be displaced as a result of the Plan adoption. All aspects of the Plan will be open for discussion at the public hearing. At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage is subject to capture under the CIA Plan shall be afforded an opportunity to be heard on its proposed adoption.

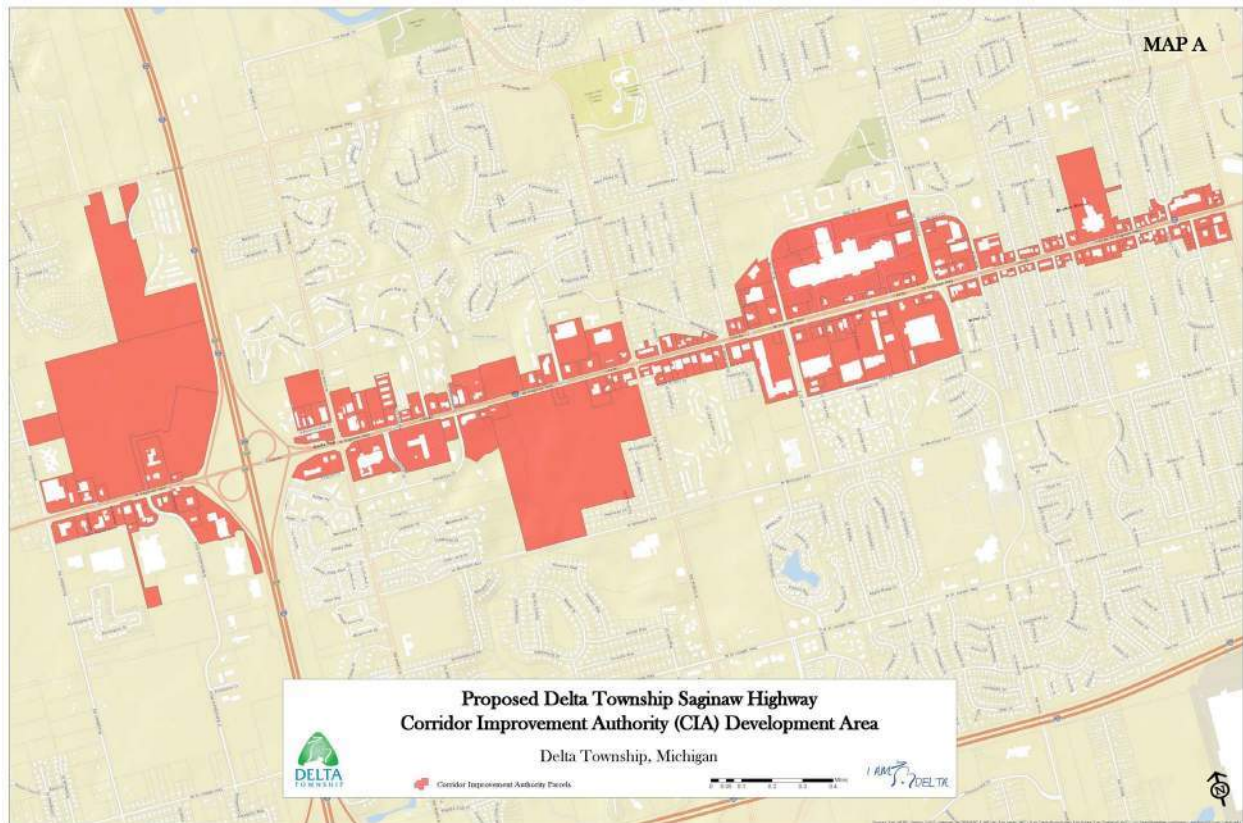
For more information, please visit [www.deltami.gov/CIA](http://www.deltami.gov/CIA) or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to [clerk@deltami.gov](mailto:clerk@deltami.gov).

**MARY R. CLARK**

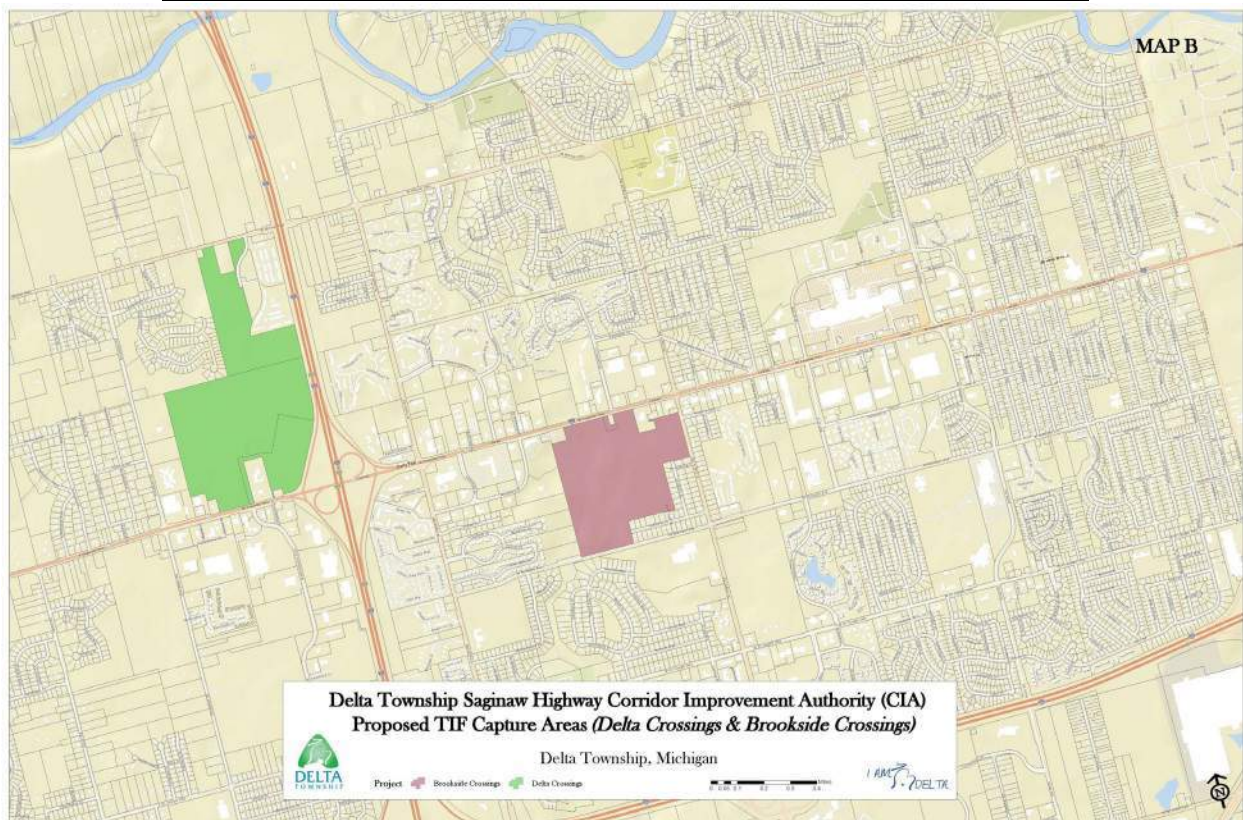
**DELTA TOWNSHIP CLERK**



MAP A  
MAP OF PROPOSED DEVELOPMENT AREA FOR DELTA TOWNSHIP SAGINAW  
HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT





Supervisor Kenneth R. Fletcher  
Clerk Mary R. Clark  
Treasurer Dennis R. Fedewa  
Manager Brian T. Reed



Trustee Elizabeth S. Bowen  
Trustee Fonda J. Brewer  
Trustee Andrea M. Cascarilla  
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

October 13, 2021

RE: Proposed Tax Increment Financing and Development Plan of the Delta Township Saginaw Corridor Improvement Authority

Waverly Schools  
Administrative Offices  
515 Snow Road  
Lansing, MI 48917

To whom it may concern:

On November 15, 2021, the Delta Township Board will hold a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act, PA 57 of 2018. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road.

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Respectfully yours,

Brian Reed  
Township Manager



**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A**  
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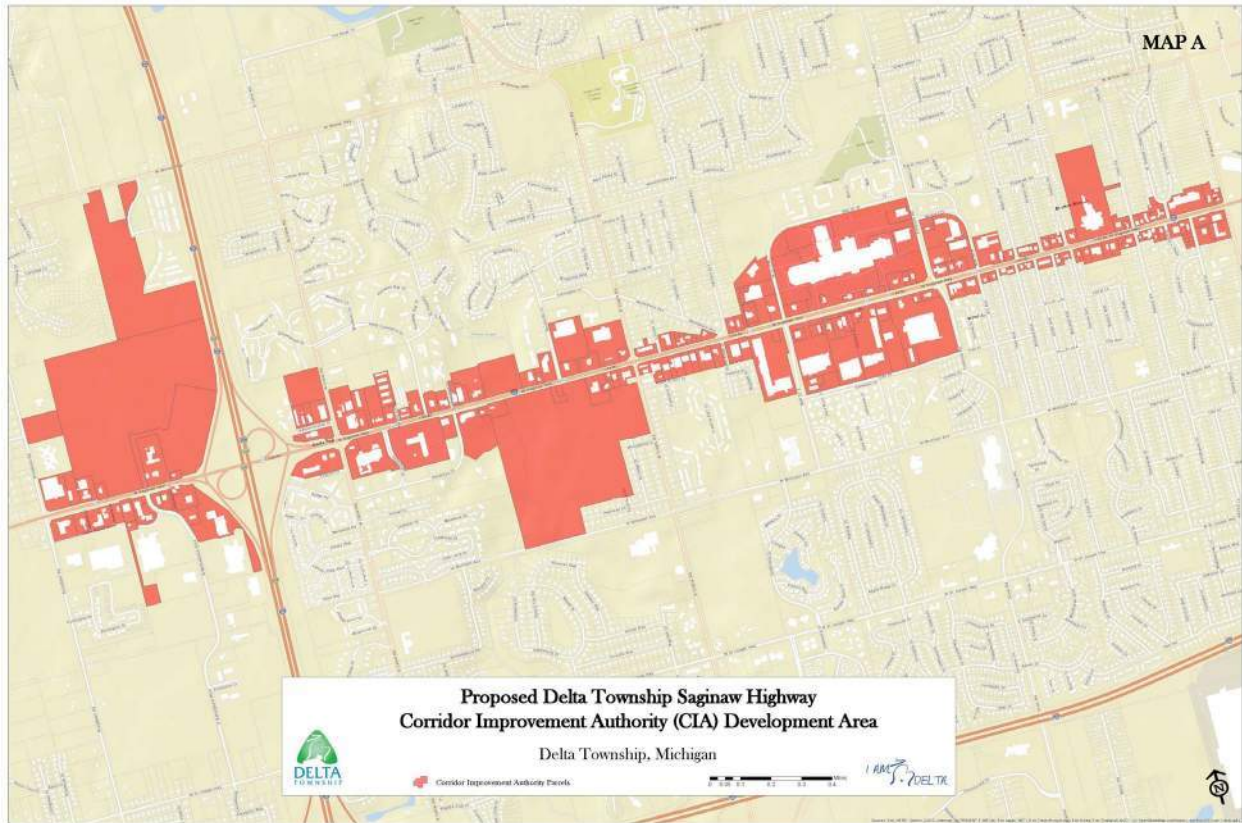
For more information, please visit [www.deltami.gov/CIA](http://www.deltami.gov/CIA) or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to [clerk@deltami.gov](mailto:clerk@deltami.gov).

**MARY R. CLARK**

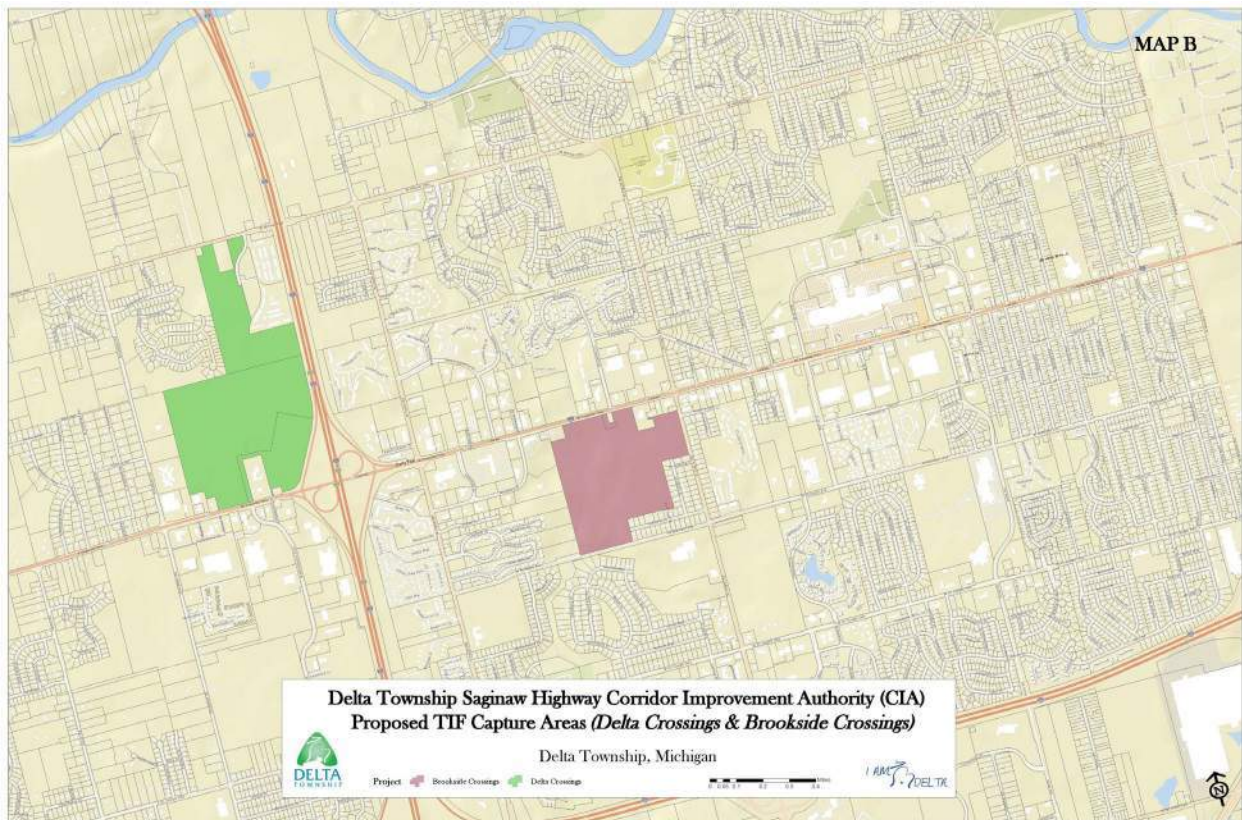
**DELTA TOWNSHIP CLERK**



MAP A  
MAP OF PROPOSED DEVELOPMENT AREA FOR DELTA TOWNSHIP SAGINAW  
HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT





**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Lansing Community College  
 Business Office  
 PO Box 40010  
 Lansing, MI 48901-7210

2. Article Number (Transfer from service label)  
 7019 2970 0001 6760 3299

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Connor Thelen* ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
 Connor Thelen

C. Date of Delivery  
 10/18/21

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☒ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise  
☐ Collect on Delivery ☐ Signature Confirmation™  
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery (0)

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Eaton County Controller's Office  
 John Fuentes, Controller  
 1045 Independence Blvd. #105  
 Charlotte, MI 48813

2. Article Number (Transfer from service label)  
 7019 2970 0001 2692 9224

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *ACW* ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
 ACW

C. Date of Delivery  
 10/18/21

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☒ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise  
☐ Collect on Delivery ☐ Signature Confirmation™  
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery (0)

PS Form 3811, July 2015 PSN 7530-02-000-9053

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 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Ingham County Intermediate School  
 Business Office  
 2630 W. Howell Rd.  
 Mason, MI 48854

2. Article Number (Transfer from service label)  
 7019 2970 0001 6760 3312

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Lisa Bailey* ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
 Lisa Bailey

C. Date of Delivery  
 10/22/24

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☒ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise  
☐ Collect on Delivery ☐ Signature Confirmation™  
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery (0)

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Eaton County Intermediate School  
 Business Office  
 1790 E. Packard Hwy.  
 Charlotte, MI 48813

2. Article Number (Transfer from service label)  
 7019 2970 0001 2692 9194

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *DJB* ☒ Agent ☐ Addressee

B. Received by (Printed Name)  
 CONDA

C. Date of Delivery  
 10/18

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☒ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise  
☐ Collect on Delivery ☐ Signature Confirmation™  
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery (0)

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



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 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Holt Public Schools  
 Administrative Offices  
 5780 W. Holt Road  
 Holt, MI 48842

2. Article Number (Transfer from service label)  
 7019 2970 0001 2692 9170

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X Trudi Wace ☒ Agent ☐ Addressee

B. Received by (Printed Name)  
 Trudi Wall

C. Date of Delivery  
 10/18/21

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☒ No

3. Service Type  
☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☒ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise  
☐ Collect on Delivery ☐ Signature Confirmation™  
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Delta Twp Library  
 Business/Finance Director  
 5130 Davenport Dr.  
 Lansing, MI 48917

2. Article Number (Transfer from service label)  
 7019 2970 0001 6760 3282

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X CW19 ☒ Agent ☐ Addressee

B. Received by (Printed Name)  
 1764 CCP

C. Date of Delivery  
 10/18/2021

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☒ No

3. Service Type  
☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☒ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise  
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PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Eaton County Clerk  
 Diana Bosworth, County Clerk  
 1045 Independence Blvd. #105  
 Charlotte, MI 48813

2. Article Number (Transfer from service label)  
 7019 2970 0001 2692 9217

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X D. Griffith ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
 D. Griffith

C. Date of Delivery  
 10/18/21

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☒ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise  
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☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

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 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Eaton County Equalization Dept.  
 Tim Vandermark, Director  
 1045 Independence Blvd. #105  
 Charlotte, MI 48813

2. Article Number (Transfer from service label)  
 7019 2970 0001 2692 9200

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X D. Griffith ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
 D. Griffith

C. Date of Delivery  
 10/18/21

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☒ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise  
☐ Collect on Delivery ☐ Signature Confirmation™  
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PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



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■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Waverly Schools  
Administrative offices  
515 Snow Rd  
Lansing, MI 48917

2. Article Number (Transfer from service label)  
7019 2970 0001 6760 3275

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *MA* ☒ Agent ☐ Addressee

B. Received by (Printed Name)  
*Mindy Aves*

C. Date of Delivery  
*10/18/21*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:  
Eaton County Treasurer's office  
Bob Robinson  
1045 Independence Blvd. #103  
Charlotte, MI 48813

2. Article Number (Transfer from service label)  
7019 2970 0001 2692 9231

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *AC* ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
*AC*

C. Date of Delivery  
*10/18/21*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail (over \$500)

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☒ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to:  
Grand Ledge Public Schools  
Director of Business/Finance  
220 Lamson St.  
Grand Ledge, MI 48837

2. Article Number (Transfer from service label)  
7019 2970 0001 2692 9187

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *News* ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
*News*

C. Date of Delivery  
*10/18/21*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
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☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:  
Lansing School District  
Finance and Business Office  
519 W. Kalamazoo Street  
Lansing, MI 48933

2. Article Number (Transfer from service label)  
7019 2970 0001 2692 9163

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *Covid* ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
*Covid*

C. Date of Delivery  
*10-18-21*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
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☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

State Tax Commission  
Michigan Department of Treasury  
Lansing, MI 48922



9590 9402 3776 8032 7133 75

## 2. Article Number (Transfer from service label)

7019 2970 0001 6760 3305

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

OCT 18 2021

PTSD Delivery Services  
Agent for State of Michigan

## 3. Service Type

☐ Adult Signature☐ Priority Mail Express®☐ Adult Signature Restricted Delivery☐ Registered Mail™☒ Certified Mail®☐ Registered Mail Restricted Delivery☐ Certified Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Collect on Delivery☐ Signature Confirmation™☐ Collect on Delivery Restricted Delivery☐ Signature Confirmation Restricted Delivery☐ Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

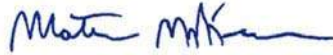
Domestic Return Receipt



**AFFADAVIT OF POSTING**

**NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY**

I, Matthew McKernan, certify that on the 21<sup>st</sup> day of October 2021, I personally posted a notice of a public hearing to establish a Corridor Improvement Authority before the Delta Township Board, to be held at 6:00 p.m. on the 15<sup>th</sup> day of November 2021 at the following attached listing of addresses within the proposed district.

A handwritten signature in blue ink, appearing to read "Mate McKernan", written over a horizontal line.

Matthew W McKernan, Planner



Business	Address	Street	Date	Time
Hobby Lobby	8110	W. Saginaw Hwy Ste. A	10/21/2021	2:20 PM
Belle Tire	8624	W. Saginaw Hwy	10/21/2021	2:30 PM
Value City Furniture	8748	W. Saginaw Hwy	10/21/2021	2:40 PM
Sportsman's Warehouse	8757	Delta Market Dr	10/21/2021	3:05 PM
X-Cel Nails	715	Brookside Dr	10/21/2021	3:15 PM
Denny's	7330	W. Saginaw Hwy	10/21/2021	3:22 PM
Burger King	7416	W. Saginaw Hwy	10/21/2021	3:25 PM
Arby's	8445	W. Saginaw Hwy	10/21/2021	3:42 PM
La-Z-Boy	8439	W. Saginaw Hwy	10/21/2021	3:54 PM
Bob's Discount Furniture	8110	W. Saginaw Hwy Ste. F	10/21/2021	4:04 PM



Hobby Lobby



Belle Tire

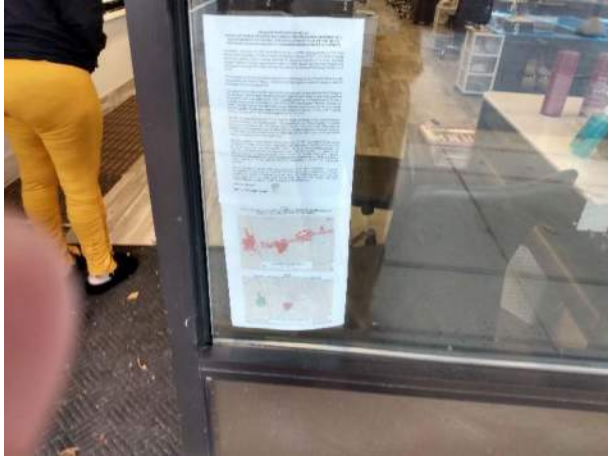


Value City Furniture



Sportsman's Warehouse





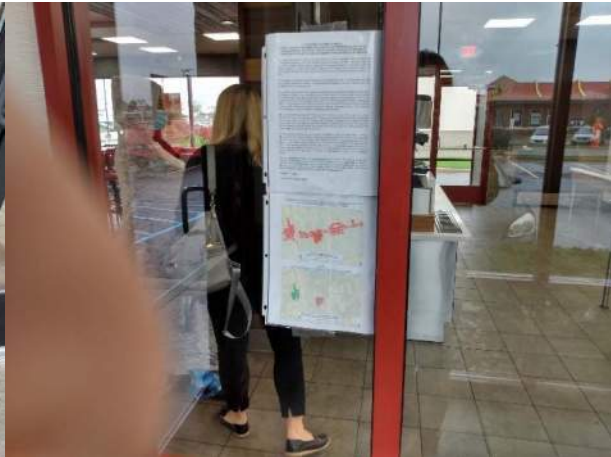
X-Cel Nails



Denny's



Burger King



Arby's



La-Z-Boy



Bob's Discount Furniture



AFFIDAVIT OF POSTING

NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY

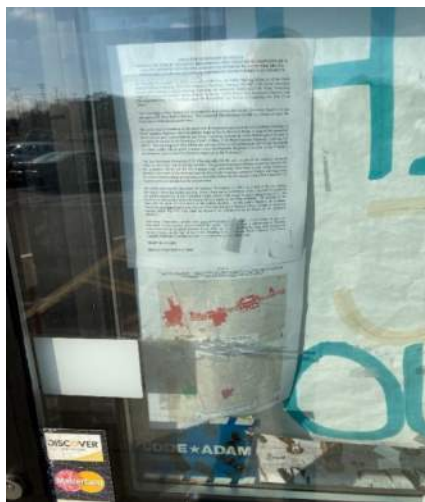
I, Collin Mays, certify that on the 21st day of October 2021, I personally posted a notice of a public hearing to establish a Corridor Improvement Authority before the Delta Township Board, to be held at 6:00 p.m. on the 15th day of November 2021 at the following attached listing of addresses within the proposed district.



Collin Mays, Community and Economic Development Director



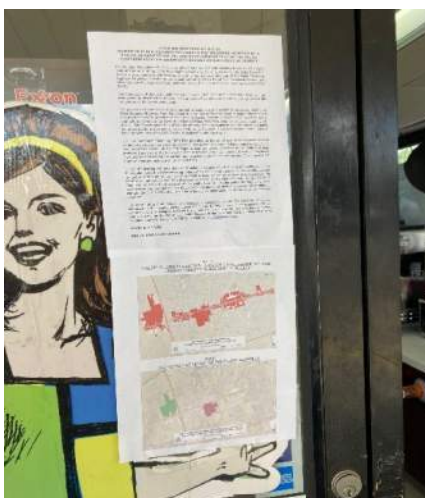
Business	Address	Street	Date	Time
Ollie's Bargain Outlet	800	S. Waverly Rd	10/21/2021	10:28am
Tim Hortons	728	S. Waverly Rd	10/21/2021	10:34am
Mobil Gas Station	700	S. Waverly Rd	10/21/2021	10:39am
Boost Mobile	625	S. Waverly Rd	10/21/2021	10:48am
Biggby Coffee	6333	W. St Joseph Hwy	10/21/2021	2:49pm
Sir Pizza	6418	W. St Joseph Hwy	10/21/2021	2:54pm
Maurer's Cleaners	6422	W. St Joseph Hwy	10/21/2021	2:56pm
Quality Dairy	6400	W. St Joseph Hwy	10/21/2021	2:59pm
Panera Bread	5212	W. Saginaw Hwy	10/21/2021	3:13pm
Barnes and Noble	5132	W. Saginaw Hwy	10/21/2021	3:19pm



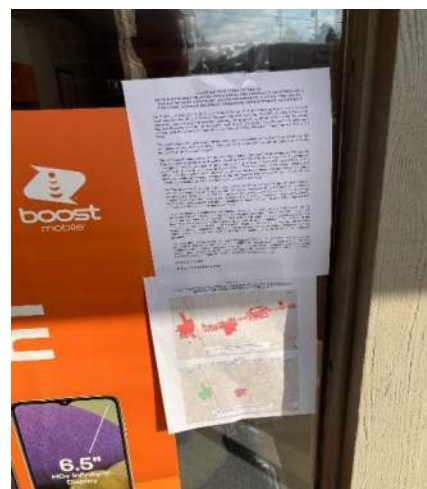
Ollie's Bargain Outlet



Tim Hortons

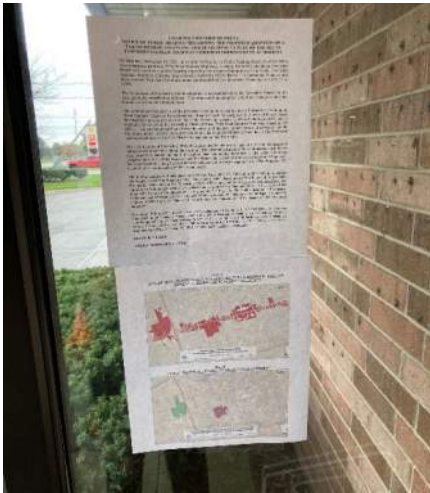


Mobil Gas Station



Boost Mobile





Biggy Coffee



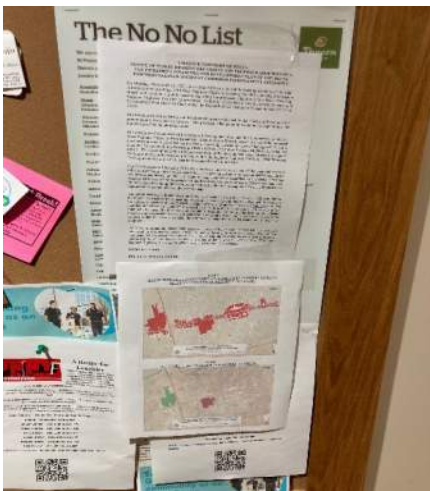
Sir Pizza



Maurer's Cleaners



Quality Dairy



Panera Bread



Barnes and Noble



**CHARTER TOWNSHIP OF DELTA**  
**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF A**  
**TAX INCREMENT FINANCING AND DEVELOPMENT PLAN OF THE DELTA**  
**TOWNSHIP SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY**

On Monday, November 15, 2021, at or after 6:00 p.m., in Public Meeting Room A of the Delta Administration Building, 7710 West Saginaw Highway, Lansing, MI 48917, the Delta Township Board will conduct a public hearing regarding the proposed adoption of the Delta Township Saginaw Highway Corridor Improvement Authority (CIA) Board Tax Increment Finance and Development Plan (the CIA Plan) under the Recodified Tax Increment Financing Act (PA 57 of 2018).

The boundaries of the district and development area established by the Township Board is in the area generally described as follows. The proposed Plan adoption would not change or alter the boundaries of the development area:

The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917. The Development Plan affects the entirety of the development area and serves as a guide for future public infrastructure projects within the Saginaw Highway Corridor. (The Proposed Development area of the CIA District is depicted on the first map.)

The Tax Increment Financing (TIF) Plan provides for the use of part of the captured assessed value on two major sites along the corridor. The generalized areas of these properties include the two properties shown on the TIF Capture map commonly described as the Delta Crossings property (just west of the freeway) and the Brookside Crossings property (Creyts and Saginaw). No other locations along the corridor are included within the tax capture area. (The Proposed TIF Capture areas are included on the second map)

The public hearing will take place on Monday, November 15, 2021, at or after 6:00 p.m. during the regular Township Board meeting. Maps, plats, and a description of the Plan will be available for public inspection at the Township Clerk offices and online at [www.deltami.gov/CIA](http://www.deltami.gov/CIA). No families or individuals would be displaced as a result of the Plan adoption. All aspects of the Plan will be open for discussion at the public hearing. At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage is subject to capture under the CIA Plan shall be afforded an opportunity to be heard on its proposed adoption.

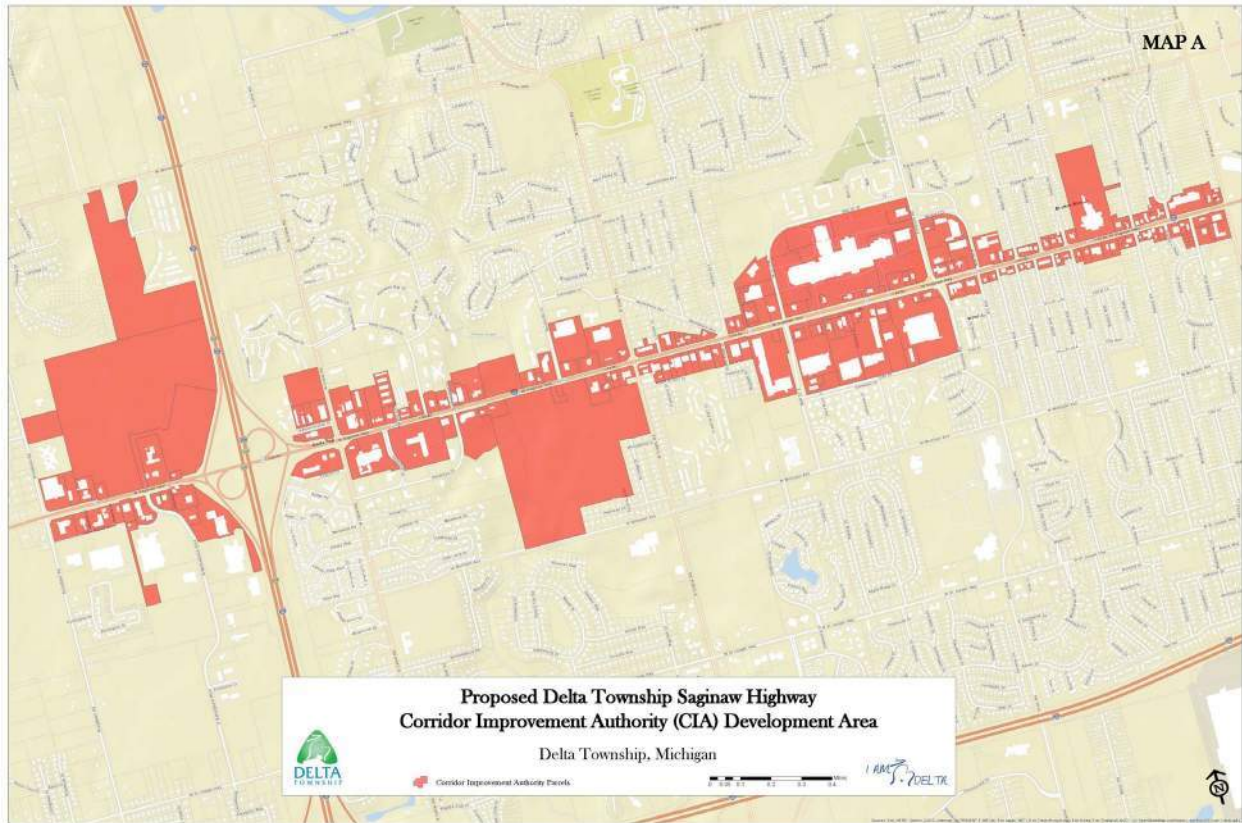
For more information, please visit [www.deltami.gov/CIA](http://www.deltami.gov/CIA) or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to [clerk@deltami.gov](mailto:clerk@deltami.gov).

**MARY R. CLARK**

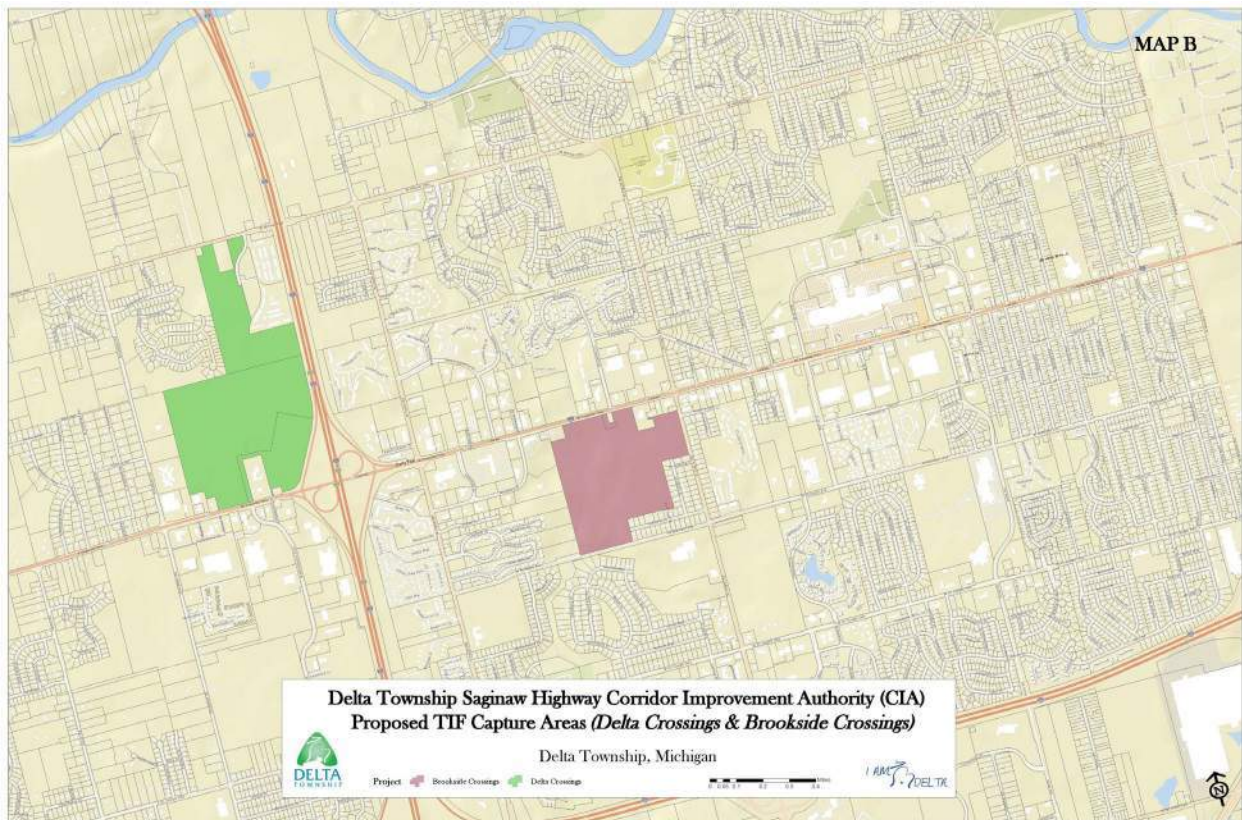
**DELTA TOWNSHIP CLERK**



MAP A  
MAP OF PROPOSED DEVELOPMENT AREA FOR DELTA TOWNSHIP SAGINAW  
HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT





23-040-009-100-047-00

UNIFIED GROUP LLC  
6350 W MICHIGAN AVE  
LANSING MI 48917

23-040-009-300-010-00

BROADSTONE AVF MICHIGAN LLC  
AMERICAN SIGNATURE, ATTN: LEASE ACC  
4300 E FIFTH AVE  
COLUMBUS OH 43219

23-040-009-300-023-00

NATIONAL RETAIL PROPERTIES LP  
450 SOUTH ORANGE AVE, SUITE 900  
ORLANDO FL 32801

23-040-009-300-025-00

DELTA HAVEN FREE METHODIST CHURCH  
2186 W VIENNA RD, P.O. BOX 28  
CLIO MI 48420

23-040-009-300-070-01

FIVE M COMPANY, THE  
111 W MOUNT HOPE AVE  
LANSING MI 48910-9093

23-040-009-300-070-02

JF65, LLC  
6204 E ST JOE HWY  
GRAND LEDGE MI 48837

23-040-009-300-078-00

BGJC WEST PROPERTIES LLC  
PO BOX 305  
WILLIAMSTON MI 48895

23-040-009-300-080-00

CRIPPEN PROPERTIES LLC  
6220 ISLAND LAKE DR  
EAST LANSING MI 48823

23-040-009-300-095-00

HIS ACRES LLC  
5520 S PENNSYLVANIA AVE  
LANSING MI 48911-4012

23-040-016-100-008-00

S & T MIGALDI LLC  
10415 HARTLAND DR  
DIMONDALE MI 48821-9522

23-040-016-100-009-00

MICHIGAN STATE UNIVERSITY FCU  
FINANCE DEPARTMENT  
3777 WEST RD  
EAST LANSING MI 48823

23-040-016-100-013-00

WHME LLC  
316 E MICHIGAN AVE  
LANSING MI 48933-1419

23-040-016-100-021-00

CEW LAND MANAGEMENT LLC  
3253 OWEN ROAD  
FENTON MI 48430

23-040-016-100-025-00

LVV LANSING LLC  
2105 W MICHIGAN AVE  
JACKSON MI 49202

23-040-016-100-040-00

MAIZE AND GREEN, INC  
51328 PLYMOUTH VALLEY DR.  
PLYMOUTH MI 48170

23-040-016-100-045-00

CRACKER BARREL OLD COUNTY STOR  
PROPERTY MANAGEMENT  
PO BOX 787  
LEBANON TN 37088-0787

23-040-016-100-046-00

DELTA 17 A LLC  
C/O: TARANTINO PROPERITIES, INC  
ATTN: J. PATRICK FRESE  
7887 SAN FELIPE, SUITE 237  
HOUSTON TX 77063

23-040-016-100-285-00

DELTA 17 A, LLC  
C/O TARANTINO PROPERITIES, INC.  
ATTN: J. PATRICK FRESE  
7887 SAN FELIPE, SUITE 237  
HOUSTON TX 77063

23-040-016-100-290-00

STEAK N SHAKE OPERATIONS INC  
C/O: RYAN, LLC  
PO BOX 460169  
HOUSTON TX 77056

23-040-016-100-297-00

HALLE PROPERTIES LLC  
DEPT 1100 MIL 28  
20225 N SCOTTSDALE RD  
SCOTTSDALE AZ 85255-6456

23-040-016-100-298-00

BR OF WISCONSIN 5 LLC  
PO BOX 13125  
MILWAUKEE WI 53213-0125

23-040-016-100-320-00

DELTA CHARTER TOWNSHIP  
7710 W SAGINAW HWY  
LANSING MI 48917-8974

23-040-010-300-050-00

HORROCKS FARM MARKET INC  
7420 W SAGINAW ST R 1  
LANSING MI 48917

23-040-010-300-100-00

H & H RESTAURANTS INC  
GPS HOSPITALITY PARTNERS III  
BURGER KING #6183  
2100 RIVEREDGE PARKWAY, SUITE 850  
ATLANTA GA 30328

23-040-010-300-106-00

DGK LODGING INC  
C/O NASON KASSAB  
2954 INTERLAKEN ST  
WEST BLOOMFIELD MI 48323

23-040-010-300-122-00

BLARNEY CASTLE OIL CO  
PO BOX 246  
BEAR LAKE MI 49614

23-040-010-300-125-00

DENSING LLC  
DENNY'S #7910  
222 GRAND AVE  
ENGLEWOOD NJ 07631

23-040-010-300-129-00

LANSING HOSPITALITY GROUP, LLC  
330 ENTERPRISE CT  
BLOOMFIELD HILLS MI 48302

23-040-010-300-135-00

MERCURY PETROLEUM LLC  
C/O SPEEDWAY SUPER AMERICA LLC  
539 S MAIN ST  
FINDLAY OH 45840-3229

23-040-010-300-154-00

MCDONALDS CORPORATION  
DRAVES  
6336 EAST SAGINAW HWY  
GRAND LEDGE MI 48837



23-040-010-300-171-00  
JK LANSING REAL ESTATE, LLC  
PO BOX 609  
MILFORD MI 48381

23-040-010-300-191-00  
7216 W SAGINAW LLC  
4425 WAGON WHEEL LN  
LANSING MI 48917-1663

23-040-010-300-200-00  
7200 W SAGINAW, LLC  
7200 W SAGINAW HWY  
LANSING MI 48917

23-040-010-300-217-00  
GOOD SHEPHERD LUTHERAN CHURCH  
7000 W SAGINAW HWY  
LANSING MI 48917-1119

23-040-010-300-230-00  
BERGMANN ASSOCIATES REALTY LLC  
280 EAST BROAD STREET, STE 200  
ROCHESTER NY 14604

23-040-010-400-032-00  
KOHL'S DEPARTMENT STORES, INC  
PO BOX 2148  
MILWAUKEE WI 53201

23-040-010-400-033-00  
MANDEL TRUST, WILLIAM & PATRICIA  
4072 19TH ST  
SAN FRANCISCO CA 94114

23-040-010-400-050-00  
HOUSING DEVELOPERS OF MI  
4275 FIVE OAKS DR  
LANSING MI 48911-4248

23-040-010-400-056-00  
MICROMONT HOLDING 3, LLC  
23925 INDUSTRIAL PARK DR  
FARMINGTON HILLS MI 48335

23-040-010-400-076-00  
MDC COAST 16, LLC  
C/O KINDERCARE EDUCATION, LLC  
PORTFOLIO MANAGEMENT  
650 NE HOLLADAY ST., SUITE 1400  
PORTLAND OR 97232

23-040-010-400-085-01  
DRAPER, WILLIAM & SHRINER, TAMARA  
834 S CANAL  
LANSING MI 48917

23-040-010-400-092-01  
BROOKSIDE WEST, LLC  
2149 JOLLY ROAD, SUITE 200  
OKEMOS MI 48864

23-040-010-400-111-00  
TOPVALCO, INC  
THE KROGER CO.  
PROPERTY TAX - 7TH FLOOR  
1014 VINE STREET  
CINCINNATI OH 45202

23-040-010-400-190-00  
PNC BANK NA  
NATIONAL TAX SEARCH  
130 SOUTH JEFFERSON STREET, STE 300  
CHICAGO IL 60661

23-040-015-100-001-00  
DFCU FINANCIAL  
PO BOX 6048  
DEARBORN MI 48121-6048

23-040-015-100-012-00  
FARM BUREAU LIFE INSURANCE CO  
PO BOX 30200  
LANSING MI 48909-7700

23-040-015-200-102-01  
BROOKSIDE CROSSING LLC  
2415 SHOWTIME DR  
LANSING MI 48912

23-040-015-200-155-00  
SAGINAW HIGHWAY, LLC  
909 PEPPERWOOD DR  
LANSING MI 48917

23-040-015-200-161-02  
LANSING LAND LLC  
5000 E GRAND RIVER  
HOWELL MI 48843

23-040-015-200-166-00  
MAHRE, LLC  
32159 23 MILE RD  
CHESTERFIELD MI 48047

23-040-015-200-215-00  
CONSUMERS ENERGY COMPANY  
PROPERTY ACCOUNTING EP9-282  
1 ENERGY PLAZA DR  
JACKSON MI 49201-2357

23-040-015-200-220-00  
WINDHAM MANAGEMENT LLC  
PO BOX 19257  
CHICAGO IL 60619

23-040-016-200-044-00  
SAGINAW ROAD INVESTMENT LLC  
29200 NORTHWESTERN HWY, STE 450  
SOUTHFIELD MI 48034

23-040-045-900-070-00  
ALEA PROPERTIES LLC  
5725 DRAGON WAY, STE 400  
CINCINNATI OH 45227

23-040-045-900-096-00  
STATE EMPLOYEES CREDIT UNION  
LAKE TRUST CREDIT UNION  
4605 S OLD US HWY 23  
BRIGHTON MI 48114

23-040-045-900-099-00  
SAGINAW PLAZA, LTD  
200-D WESTGATE PKWY  
AMARILLO TX 79121

23-040-046-050-001-00  
VIDHI 7 LLC  
7501 W SAGINAW HWY  
LANSING MI 48917

23-040-011-300-080-01  
VOLUNTEERS OF AMERICA MICHIGAN, INC  
21415 CIVIC CENTER DRIVE, SUITE 306  
SOUTHFIELD MI 48076

23-040-011-300-091-00  
JOHNATHAN CYPRIEN INVESTMENTS, LLC  
20810 WEST DIXIE HWY  
MIAMI FL 33180

23-040-011-300-100-00  
LANSING MALL REALTY HOLDING, LLC  
1010 NORTHERN BLVD., SUITE 212  
GREAT NECK NY 11021



23-040-011-300-140-00  
LANSING SQUARE, LLC  
30600 NORTHWESTERN HWY, SUITE 310  
FARMINGTON HILLS MI 48334

23-040-011-400-084-01  
FCPT HOLDINGS, LLC  
C/O FOUR CORNERS PROPERTY TRUST INC  
591 REDWOOD HWY FRONTAGE RD ST 3215  
MILL VALLEY CA 94941

23-040-011-400-115-00  
WEST SAGINAW ASSOCIATES  
1350 E LAKE LANSING RD  
EAST LANSING MI 48823-7413

23-040-014-100-100-01  
BRIXMOR GA DELTA CENTER (MI) LLC  
THOMSON REUTERS INC  
RYAN LLC TAX COMPLIANCE  
PO BOX 4900 - DEPT 124  
SCOTTSDALE AZ 85261-4900  
23-040-014-100-226-00  
PCM DEVELOPMENT LLC  
6145 W SAGINAW HWY  
LANSING MI 48917-2466

23-040-014-200-015-01  
API WEST SAGINAW LLC  
525 W WARWICK DR, STE A  
ALMA MI 48801

23-040-014-200-031-00  
PCM DELTA PROPERTIES LLC  
6145 W SAGINAW  
LANSING MI 48917-2466

23-040-014-200-200-00  
RECHOVOT, LLC  
PO BOX 421  
NEW MILFORD NJ 07646

23-040-014-200-230-00  
IVANS CROSSING LLC  
1730 GLASS DR  
CHARLOTTE MI 48813

23-040-014-200-235-00  
MEIJER INC  
MEIJER DISTRIBUTION INC  
PROPERTY TAX DEPT  
2929 WALKER AVE NW  
GRAND RAPIDS MI 49544

23-040-011-300-150-00  
GFS MERGER I LLC  
ATTN: MARKETPLACE ACCT  
PO BOX 1787  
GRAND RAPIDS MI 49501-1787

23-040-011-400-100-00  
COMERICA BANK, A TEXAS BANKING ASSC  
RYAN LLC  
2800 POST OAK BLVD STE 4200  
HOUSTON TX 77056

23-040-011-400-151-00  
DEVELOPMENTS OF LANSING, LLC  
MAIL CODE FLG1-300  
7701 E TELECOM PARKWAY  
TAMPA FL 33637

23-040-014-100-222-00  
40TH STREET PROPERTIES, LLC  
5236 DUMOND COURT, STE F  
LANSING MI 48917

23-040-014-100-241-00  
VENDRELL PROPERTIES, LLC  
6135 W SAGINAW HWY  
LANSING MI 48917

23-040-014-200-016-01  
LEVINE INVESTMENTS LIMITED  
PARTNERSHIP  
2801 E CAMELBACK ROAD #450  
PHOENIX AZ 85016

23-040-014-200-154-00  
STARVEST LANSING, LLC  
210 SYLVAN AVE., STE 25  
ENGLEWOOD CLIFFS NJ 07632

23-040-014-200-205-00  
TARGET CORPORATION  
PROPERTY TAX DEPARTMENT  
PO BOX 9456 T-616  
MINNEAPOLIS MN 55440-9456

23-040-014-200-231-00  
GOODWILL INDUSTRIES OF CENTRAL MICH  
4820 WAYNE RD  
BATTLE CREEK MI 49017

23-040-014-200-236-00  
ABRO, GHANIM & BATOUL  
5541 SPRINGBROOK DRIVE  
TROY MI 48098

23-040-011-400-061-00  
FLAGSTAR BANK FSB  
MAIL STOP T-100-BRETT  
5151 CORPORATE DR  
TROY MI 48098-2639

23-040-011-400-110-02  
FCT HOLDINGS, LLC  
C/O FOUR CORNERS PROPERTY TRUST INC  
591 REDWOOD HWY FRONTAGE, STE 3215  
MILL VALLEY CA 94941

23-040-011-400-152-00  
MICHAEL DEVELOPMENTS, LLC  
PO BOX 252223  
WEST BLOOMFIELD MI 48325-2223

23-040-014-100-224-00  
OPW I LLC  
5236 DUMOND CT STE F  
LANSING MI 48917-6009

23-040-014-200-005-00  
CHEDDARS CASUAL CAFE  
ATTN: BRITTANI WHITE  
THREE GALLERIA TOWER  
13155 NOEL RD, STE 100  
DALLAS TX 75240-5090  
23-040-014-200-030-00  
3HM LANSING LLC  
13430 MILLIE CT  
HOLLY MI 48442

23-040-014-200-190-00  
VAVARONU, LLC  
40600 ANN ARBOR RD EAST, STE 200  
PLYMOUTH MI 48170

23-040-014-200-211-00  
SFR PROPERTIES LLC  
784 W LAKE LANSING RD  
EAST LANSING MI 48823-1446

23-040-014-200-234-00  
FIFTH THIRD BANK  
38 FOUNTAIN SQUARE PLAZA, MD 10ATA1  
CINCINNATI OH 45263

23-040-047-400-015-00  
ASTERA CREDIT UNION  
111 S WAVERLY RD  
LANSING MI 48917



23-040-047-400-025-00  
CASE CREDIT UNION  
4316 S PENNSYLVANIA AVE  
PO BOX 22158  
LANSING MI 48909-2158

23-040-047-400-030-00  
WESPROP, LLC  
1170 BURLINGTON  
HICKORY CORNERS MI 49060

23-040-048-700-010-00  
LETAVIS ENTERPRISES INC  
8478 MILLER RD  
SWARTZ CREEK MI 48473-1248

23-040-048-700-040-00  
FRANGIE CREYTS PLAZA LLC  
2169 WOODFIELD RD  
OKEMOS MI 48864

23-040-048-700-090-00  
SPEEDWAY SUPERAMERICA LLC  
PROPERTY TAX DEPARTMENT  
539 S MAIN ST  
FINDLAY OH 45840-3229

23-040-074-500-010-00  
F & J ASSOCIATES  
HUNTINGTON NATIONAL BANK  
CORPORATE REAL ESTATE  
PO BOX 182334  
COLUMBUS OH 43218

23-040-074-500-020-00  
THE LANSING SAGINAW LLC  
19301 CALADERO ST  
TARZANA CA 91356

23-040-074-500-030-00  
BWAY, LLC  
40700 WOODWARD AVE  
BLOOMFIELD HILLS MI 48304

23-040-088-001-010-00  
ABRAHAM WORTHMORE LLC  
431 S CAPITAL  
LANSING MI 48933

23-040-088-001-020-00  
JAYE SECOND FAMILY LTD PTNSHIP  
BYRON C GALLIAGAR JR TRUSTEE  
P.O. BOX 4007  
EAST LANSING MI 48826

23-040-088-001-039-00  
ORLER PROPERTIES, LLC  
4640 BUNKER RD  
MASON MI 48854

23-040-088-001-041-00  
G&G DEVELOPMENT GROUP LLC  
6206 W SAGINAW HWY  
LANSING MI 48917-2496

23-040-088-001-050-00  
K & K MANAGEMENT OF DELTA TWP  
6214 W SAGINAW HWY  
LANSING MI 48917-4735

23-040-088-001-060-00  
GUPTA, JIYA LAL  
PO BOX 23121  
LANSING MI 48909-3121

23-040-088-001-070-00  
GOLDEN PARTNERSHIP  
C/O NAI MID MICHIGAN  
2149 JOLLY RD, STE 200  
OKEMOS MI 48864

23-040-088-002-013-00  
BARYAMES DEVELOPMENT LLC  
2423 S CEDAR ST  
LANSING MI 48910-3135

23-040-088-005-010-00  
BROADSTONE CWP MICHIGAN, LLC  
C/O RYAN, LLC  
P.O. BOX 4900, DEPT. 420  
SCOTTSDALE AZ 85261

23-040-088-005-030-00  
SANNS DELTA LLC  
313 HARPERS WY  
LANSING MI 48917

23-040-012-300-151-00  
BFS RETAIL & COMMERCIAL OPERATIONS  
BOC, PROPERTY TAX DEPARTMENT 113204  
200 4TH AVENUE SOUTH, SUITE 100  
NASHVILLE TN 37201

23-040-012-300-155-00  
GTY AUTO SERIVCE , LLC  
292 MADISON AVE., 9TH FLOOR  
NEW YORK NY 10017

23-040-012-300-160-00  
R.A. MICHIGAN, LLC  
2180 COMMONS PKWY  
OKEMOS MI 48864

23-040-012-300-165-00  
LOS TRES AMIGOS WEST SAGINAW INC  
5010 W SAGINAW HWY  
LANSING MI 48917

23-040-012-300-170-00  
5002 W SAGINAW HWY, LLC  
301 RICHARD AVE  
LANSING MI 48917

23-040-012-300-211-01  
THE OASIS AT DELTA LLC  
904 ELMWOOD RD  
LANSING MI 48917

23-040-012-300-213-00  
REALTY INCOME CORPORATION  
ATTN: PM DEPT #2130  
11995 EL CAMINO REAL  
SAN DIEGO CA 92130

23-040-012-300-214-00  
MHR LANSING LLC  
REALITY INCOME CORPORATION  
PORTFOLIO MANAGEMENT  
7 S PERRY ST  
PONTIAC MI 48342

23-040-012-300-270-00  
APO PROPERTIES LLC  
988 PENNINE RIDGE WAY  
GRAND LEDGE MI 48837

23-040-012-300-300-00  
LG DEVELOPMENT CORPORATION  
P.O. BOX 927 3100 EAST HIGH STREET  
JACKSON MI 49203

23-040-012-300-325-00  
HANDZON INVEST SAGINAW HWY LLC  
2068 LAPO ROAD  
LAKE ODESSA MI 48849

23-040-012-300-330-00  
PATRICKS NAILS AND SUPPLIES LLC  
4820 W SAGINAW HWY  
LANSING MI 48917



23-040-012-400-060-00

LPC PARTNERS, L.C  
ONE MORLEY PLAZA  
SAGINAW MI 48603

23-040-013-200-002-00

HURAND-ROSENBAUM PARTNERSHIP  
PO BOX 310289  
FLINT MI 48531

23-040-013-200-005-00

PAPA ART & GRANDMA BESS REALTY LLC  
P O BOX 310289  
FLINT MI 48531

23-040-013-200-014-00

ARVANITES INVESTMENT GROUP LLC  
OLD WEST PROPERTIES LLC  
7915 KENSINGTON CT  
BRIGHTON MI 48116-8561

23-040-013-200-021-00

O'REILLY AUTO ENTERPRISES LLC  
PO BOX 9167  
SPRINGFIELD MO 65801

23-040-013-200-035-00

BLAND CONSULTING LLC  
11542 SARA ANN DR  
DEWITT MI 48820

23-040-013-200-040-00

4021 WEST SAGINAW LLC  
WOODWORTH COMMERCIAL  
4277 OKEMOS RD #200  
OKEMOS MI 48864

23-040-042-500-011-00

TCC PROPERTY MANAGEMENT LLC  
505 N CLIPPERT ST  
LANSING MI 48912

23-040-042-500-881-00

NBD BANK N A  
BANK ONE TEXAS NA TRUSTEE  
P.O. BOX 35605  
DALLAS TX 75235

23-040-042-500-920-00

JONES DEVELOPMENT  
111 W MOUNT HOPE AVE  
LANSING MI 48910-9093

23-040-042-500-930-00

R & S DEVELOPMENT CO  
111 W MOUNT HOPE AVE  
LANSING MI 48910-9093

23-040-042-500-940-00

MARTIN TRUST, STANLEY L.  
7812 LEGEND WOODS DR  
GRAND LEDGE MI 48837

23-040-042-501-270-00

JALEN ENTERPRISES LLC  
1120 KEYSTONE AVE  
LANSING MI 48911

23-040-042-501-300-00

4608 WEST LLC  
1120 KEYSTONE AVENUE  
LANSING MI 48911

23-040-042-501-310-00

PRICCO4600 LLC  
4600 W SAGINAW HWY  
LANSING MI 48917

23-040-042-501-760-00

WHIDDON TRUST, TERRANCE & CYNTHIA  
1710 FOXCROFT RD  
EAST LANSING MI 48823-2132

23-040-042-501-780-00

TLP INVESTMENT PROPERTIES LLC  
7600 N SCOTT RD  
SAINT JOHNS MI 48879

23-040-043-900-001-00

LANSING FARM PRODUCTS  
ARG CORPORATION  
1155 PERIMETER CENTER WEST  
ATLANTA GA 30338

23-040-043-900-002-00

4037 W SAGINAW, LLC  
6125 LYDIA  
WEST BLOOMFIELD MI 48322

23-040-043-900-040-00

J E J HOLDINGS LLC  
PO BOX 633  
KEEGO HARBOR MI 48320

23-040-047-300-020-00

SPAGNUOLO PLAZA, LLC  
PO BOX 1333  
EAST LANSING MI 48826

23-040-053-600-021-00

JAT BROTHERS LLC  
1700 W WILLOW  
LANSING MI 48915

23-040-053-600-950-00

PHILLIPS-JOHNSON PROPERTIES LLC  
3501 S CEDAR ST  
LANSING MI 48910-4607

23-040-053-600-990-00

FOUR M'S LLC  
PO BOX 99  
GRAND LEDGE MI 48837

23-040-053-601-960-00

JJ, LLC  
688 ACCIPITER WAY  
EAST LANSING MI 48823

23-040-058-000-011-00

WEST SAGINAW INC  
CHRIS EGGERT  
16218 WOODCREST DR  
SPRING LAKE MI 49456

23-040-058-000-062-00

REALTY INCOME PROPERTIES 28 LLC  
TSFR BURGER, LLC  
17800 LAUREL PARK DR. N, STE 200 C  
LIVONIA MI 48152

23-040-058-000-081-00

MAGHSOODI, MASOOD & BEIGI, AFSANEH  
4489 WAUSAU ROAD  
OKEMOS MI 48864

23-040-058-000-090-00

ADAMS, KENNETH G  
1855 YOSEMITE DR  
OKEMOS MI 48864-3852

23-040-058-000-100-00

DOBLE HOLDING LLC  
487 ELIZABETH LAKE RD  
WATERFORD MI 48328



23-040-060-500-872-00  
4220 SAGINAW LLC  
6125 LYDIA COURT  
WEST BLOOMFIELD MI 48322

23-040-060-500-880-00  
4200 W SAGINAW, LLC  
10218 W GRAND RIVER HWY  
GRAND LEDGE MI 48837

23-040-065-800-010-00  
TRAN, LYNNE & NGUYEN, JOHNATHAN  
1701 BOYNTON DR  
LANSING MI 48917-

23-040-065-800-020-01  
YOUNGS BEAUTY INC  
1315 W HOLMES, SUITE A  
LANSING MI 48910

23-040-065-800-050-00  
ALEXANDER TRUST, HELEN J  
PO BOX 80675  
LANSING MI 48908

23-040-065-800-071-00  
ADVALCO-SIMON, LLC  
LANDMARK COMMERCIAL REAL ESTATE SVC  
30500 NORTHWESTERN HWY, STE 200  
FARMINGTON MI 48334

23-040-065-800-092-00  
LANSING BOARD OF WATER & LIGHT  
ATTN: ROSEMARY SULLIVAN  
1232 HACO DR  
LANSING MI 48912-1610

23-040-065-800-100-00  
DEEHAN & BURCH LLC  
503 MALL CT, SUITE 312  
LANSING MI 48912

23-040-068-000-031-00  
CENTRAL PHARMACY-WESTSIDE LLC  
4801 W SAGINAW HWY  
LANSING MI 48917

23-040-068-001-035-00  
PRM REAL ESTATE INVESTMENTS LLC  
1430 N LAKESIDE DR  
LAKE WORTH FL 33460

23-040-068-001-070-00  
OPE PROPERTIES LLC  
3611 PAGE AVE  
JACKSON MI 49203

23-040-068-002-000-00  
DELTA VENTURES LLC  
4601 W SAGINAW HWY SUITE C3  
LANSING MI 48917-2776

23-040-068-003-021-00  
A & R ASSOCIATES  
4517 W SAGINAW SUITE 100  
LANSING MI 48917

23-040-068-003-050-00  
WMCR HOLDING COMPANY LLC  
PO BOX 456  
ALPENA MI 49707

23-040-068-004-002-00  
CFT NV DEVELOPMENTS LLC  
1683 WALNUT GROVE AVENUE  
ROSEMEAD CA 91770

23-040-069-000-021-00  
KARSH TRUST, MARSHALL  
PO BOX 2402  
LA MESA CA 91943

23-040-069-000-030-00  
SLEEPY HOLLOW VINEYARDS, LP - ETAL  
TALBOTT TRUST, SARAH, ROBERT, KALIN  
8211 W BROWARD BLVD #230  
FORT LAUDERDALE FL 33324

23-040-069-000-062-00  
WAVERLY ROAD PARTNERS, LLC  
MID-MICHIGAN PROPERTY MANAGEMENT  
2149 JOLLY ROAD, SUITE 200  
OKEMOS MI 48864

23-040-069-000-067-00  
CVSP EATON LLC  
645 HULET DRIVE, STE 100  
BLOOMFIELD HILLS MI 48302

23-040-076-600-010-00  
RKG INC  
4230 W SAGINAW HWY  
LANSING MI 48917-2110

23-040-076-600-020-00  
SAGINAW & CLARK, LLC  
2745 WYNCLIFF DR  
COMMERCE MI 48390

23-040-076-600-030-00  
SAGINAW HOME MANAGEMENT, LLC  
2745 WYNCLIFF DR  
COMMERCE MI 48390

23-040-076-600-040-00  
ADMIRAL REAL ESTATE I, LLC  
1410 COMMONWEALTH DR STE 202  
WILMINGTON NC 28403

23-040-076-600-061-00  
NORMAN HOLDINGS, LLC  
PO BOX 1029  
BATTLE CREEK MI 49016



## Appendix O. Notice of Open House



# CORRIDOR IMPROVEMENT AUTHORITY OPEN HOUSE

NOVEMBER 4, 2021

**4-7PM**

[illegible]



Sign 10

Howard Pizz



Government

- Township Board
- Boards & Commissions
- Elections and Voter Registration
- Fee Schedule
- Meetings Schedule
- Municipal Dashboard
- Ordinances
- Taxes & Property

CORRIDOR IMPROVEMENT AUTHORITY (CIA)

COMMUNITY OPEN HOUSE


*You're invited!*

Corridor Improvement Authority  
Open House


Please join us for an Open House on the recently established Delta Township Corridor Improvement Authority.

Staff will be present to answer your questions about the proposed Development and Tax Increment Financing Plan to be considered by the Township Board.


Thursday, Nov. 4<sup>th</sup>  
4 – 7 p.m.  
Delta Township Offices  
7710 W. Saginaw Hwy.



This meeting will take place in Room A of the Delta Township Administration Building.  
For more information about the Corridor Improvement Authority please take a moment to watch the video below.





Saginaw Hwy CIA Overview - Delta Township, Michigan



Copy link

TIF Capture Areas











Delta Township <editor@deltami.gov>  
To: Alannah Doak

Reply Reply All Forward

Fri 10/29/2021 3:50 P

If there are problems with how this message is displayed, click here to view it in a web browser.

Phish Alert

+ Get more add-ins

redevelopment of the former Tuffy garage included nearly \$1.2 million dollars in reinvestment into the building, equipment, parking lot, and more. This business was also a recipient of a Delta Economic Development Façade Improvement grant to assist in the cost of the improvements.

Congratulations to all of this year's nominees and recipients.

### Join Us for our Upcoming Corridor Improvement Authority Open House

*You're invited!*

Corridor Improvement Authority Open House

Please join us for an Open House on the recently established Delta Township Corridor Improvement Authority.

Staff will be present to answer your questions about the proposed Development and Tax Increment Financing Plan to be considered by the Township Board.

Thursday, Nov. 4<sup>th</sup>  
4 – 7 p.m.  
Delta Township Offices  
7710 W. Saginaw Hwy.

 DELTA TOWNSHIP

This meeting will take place in Room A of the Delta Township Administration Building. For more information about the Corridor Improvement Authority or the proposed TIF and Development Plan, please visit the link below.

[www.deltami.gov/CIA](http://www.deltami.gov/CIA)

**Fall and winter hours:  
(Nov. - Mar.)**

Tues. 8 a.m. – 4 p.m.  
Wed. 2 p.m. – 6 p.m.  
Sat. 8 a.m. – 4 p.m.

Yard Waste Collection  
Open Wednesdays until  
8:00pm

**Saturday, December 18**  
Electronics Recycling 9:00am  
– 12:00pm

[More Recycling Info](#)

### Have Questions, Comments, or Suggestions?

E-mail the Editor  
[editor@deltami.gov](mailto:editor@deltami.gov)  
(517) 323-8590

### Community Spotlight:



COMMUNITY



## Appendix P. Resolution to Adopt Development and TIF Plan



## PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on December 6, 2021:

### **11. Final Approval of the Proposed Delta Township Saginaw Corridor Improvement Authority Development and Tax Increment Financing Plan**

TRUSTEE CASCARILLA MOVED THAT A MOTION TO ADOPT THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN. THE PROPOSED RESOLUTION IS ATTACHED

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 6-1.

AYE: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BREWER, TRUSTEE CASCARILLA, TRUSTEE MOJICA,

NAY: TRUSTEE BOWEN

ABSTAIN: NONE

### DELTA TOWNSHIP RESOLUTION

#### NO. 11

A RESOLUTION FINDING THAT THE DEVELOPMENT  
AND TAX INCREMENT FINANCING PLAN FOR THE  
DELTA TOWNSHIP CORRIDOR IMPROVEMENT  
AUTHORITY CONSTITUTES A PUBLIC PURPOSE  
AND APPROVING THE PLAN

Minutes of a regular meeting of the Township Board held on December 6, 2021, at or after 6:00 o'clock p.m., local time, virtually, to be accessed at the following link: <https://us02web.zoom.us/j/86265281663?pwd=ekNsQW4xY2pWZEtxMy91YUJZeTdGQT09>.

PRESENT, Board Members: Supervisor Kenneth R Fletcher, Clerk Mary R Clark, Treasurer Dennis R Fedewa, Trustee Beth Bowen, Trustee Fonda Brewer, Trustee Andrea M Cascarilla, Trustee Karen J Mojica,

ABSENT, Board Members: None

The following preamble and resolution was offered by Trustee Andrea M. Cascarilla and supported by Trustee Karen J. Mojica.



WHEREAS, the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq., and now recodified within Public Act 57 of 2018 (the "Act"), authorized the Township to establish a corridor improvement authority (the "CIA") and to designate the boundaries of an authority corridor improvement development area provided certain criteria required by the Act had been met for the purpose of correcting and preventing deterioration in business districts, encouraging historic preservation and promoting economic growth; and

WHEREAS, at the time the CIA was created, the Township Board also established pursuant to the provisions of the Act the initial boundaries of the CIA District, known as Delta Charter Township CIA District; and

WHEREAS, the Act allows for a new method of financing activities associated with the continued growth, maintenance, administration, and programming of the CIA District within Delta Charter Township; and

WHEREAS, the CIA found that it was necessary for the achievement of the purposes of the Act, to prepare a tax increment financing plan ("TIF") and Development Plan, (together, the "Plan"), which it recommended to the Township Board for consideration and approval

WHEREAS, the Township Board held a public hearing regarding the Plan caused such a notice of the public hearing to be given as required by the Act.

NOW, THEREFORE, BE IT RESOLVED

1. The public hearing took place during the regular Township Board business meeting held on Monday, November 15, 2021, at 6:00 p.m.
2. During the public hearing all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage subject to capture under the CIA Plan, were afforded an opportunity to be heard on proposed Plan.
3. The governing bodies of each taxing jurisdiction were contacted and given an opportunity to meet to discuss the proposed Plan.
4. That the Township Clerk caused all notices to be published, mailed or posted as required by this resolution and Act.
5. The Township Board hereby determines that the Plan constitutes a public purpose and approves the Plan based on the following considerations:
  - (a) The Plan meets the requirements under section 620(2).



(b) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.

(c) The development is reasonable and necessary to carry out the purposes of this part.

(d) The land included within the development area is reasonably necessary to carry out the purposes of the Plan in an efficient and economically satisfactory manner.

(e) The development Plan is in reasonable accord with the land use plan of the municipality.

(f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(g) There are no changes in zoning, streets, street levels, intersections, or utilities required by the Plan.

6. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

The above resolution was offered by Trustee Andrea M. Cascarilla and supported by Trustee Karen J. Mojica.

AYES: Trustee Fonda Brewer, Trustee Andrea M Cascarilla, Trustee Karen J Mojica, Treasurer Dennis R Fedewa, Clerk Mary R Clark, Supervisor Kenneth R Fletcher

NAYS: Trustee Beth Bowen

ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

Dated: December 6, 2021

  
Mary R. Clark  
Delta Township Clerk

#### CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the Township Board of Delta Charter Township, (the Township Board), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting held on December 6, 2021, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended. Dated:

December 6, 2021



  
Mary R. Clark  
Delta Township Clerk

CHARTER TOWNSHIP OF DELTA

  
MARY R. CLARK, TOWNSHIP CLERK

cc: Manager  
Clerk  
Assessing  
Accounting  
Planning