CHARTER TOWNSHIP OF ORION

ORION TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY

Development and Tax Increment Financing Plan



Approved and Recommend by CIA March 30, 2016

Development and TIF Plan Public Hearing May16, 2016

Approved by Board of Trustees May16, 2016



BOARD OF TRUSTEES

Chris Barnett, Supervisor Penny Shults, Clerk Mark Thurber, Treasurer Mike Flood, Trustee Neal Porter, Trustee Donni Steele, Trustee John Steimel, Trustee

CORRIDOR IMPROVEMENT AUTHORITY BOARD

Supervisor Chris Barnett, Chairman Terry Winter, Vice-Chairman Donni Steele, Secretary H. Scott Bicknell, Member Dan Dewey, Member Steve Pearson, Member Rob Zielinski, Member

Authority Legal Counsel

Daniel J. Kelly, Giarmarco, Mullins & Horton, P.C.

Consulting Team

Tammy Girling, Planning and Zoning Director

Strategic Communications

Michael Hilfinger Gary Roberts

OHM Advisors

Jessica Katers James Stevens

Carlisle/Wortman

Doug Lewan Don Wortman

Plante Moran

Gordon Goldie



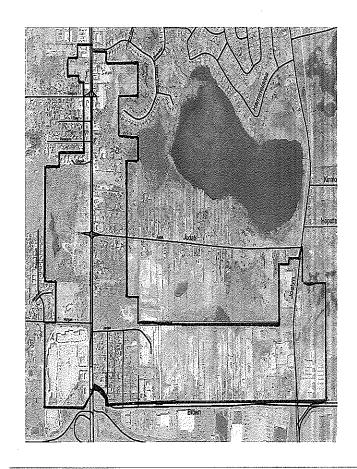
Table of Contents

Introduction	1
Need for the Plan	3
Current Land Use	3
Existing Conditions	4
Current Zoning	8
Development Plan	10
Mission Statement	10
Development Area Boundary	10
Existing Streets and Public Facilities	12
Infrastructure and Streetscape Goals	14
Estimated Cost of Improvements	24
Construction Timeline	30
Open Spaces	32
Conveyances Between CIA and Township	
Zoning Considerations	33
Financing	33
Property Acquisition	34
Governing Body Approval of Amendments	34
Reimbursement	34
Development Plan Evaluation	34
Tax Increment Financing Plan	35
Exhibit A	36



Introduction

Orion Township is a mixed-use community; hosting a variety residential, commercial and industrial areas. Orion's population substantially increased over the years and this growth is projected to steadily increase. As a result, Orion has the unique opportunity to designate certain areas of the Township for development and improvements. Specifically, the Township has designated the Brown Road Corridor and Baldwin Corridor as a Corridor Improvement Authority District. The Orion Township Board of Trustees approved formation of the Orion Township Corridor Improvement Authority (CIA). The purpose of this authority is to promote the Brown Road area for commercial, industrial, medical, office, and research-related uses within a planned development area and to enhance planned improvements along the Baldwin Road Corridor.



The Brown Road Corridor currently encourages mixed industrial and commercial uses, and supporting ancillary uses, within large-scale planned developments.

These improvements would also encourage the elimination of blighted properties. The Corridor is also intended to encourage collaboration between adjacent property owners in the form of shared access, lot combinations and cooperative planning. Parcel consolidation and interior loop roads are encouraged. Development in the area should incorporate low impact design and encourage participation in Leadership in Energy and Environmental Design practices. New developments shall plan for safe and complementary vehicular and pedestrian circulation patterns and improve environmental quality. Special consideration will be given to projects that provide an attractive transition between residential and non-residential properties, and projects which feature a mixture of uses in a well-designed land use arrangement.

Additionally, Baldwin Road north of Brown is a key "gateway" to the community with direct connection to Interstate I-75. In 2017 RCOC has authorized the first phase of a complete reconstruction including boulevard and roundabouts to Gregory Road. Accordingly, to enhance the aesthetic composition, a comprehensive streetscape plan paralleling the first phase road work is planned. Emphasis will be placed on image as viewed from the perspective of vehicular and pedestrian experience through lighting, plant material, furnishings and maintenance oriented components.

On October 5, 2015, the Township Board of Trustees passed a resolution approving the creation of the Orion Township Corridor Improvement Authority, pursuant to Act 280, Public Acts of Michigan 2005. The boundaries of the Authority were established at the same time. The Authority Board consists of the Township Supervisor and six additional members. The Board is governed by bylaws as approved by the Township Board of Trustees.

This Development and Tax Increment Financing Plan for the Orion Township Corridor Improvement Authority will outline the priorities and goals for development of the Authority. The CIA objectives include the widening of Brown Road between Joslyn Road and Baldwin Road, streetscape development along Baldwin Road Corridor and other enhancements in the District that will attract investment and increase employment in Orion Township.

Need for the Plan

The Brown Road Corridor has tremendous potential to bring investment and job growth to Orion Township. The south side of Brown Road between Baldwin and Joslyn Roads, within Auburn Hills' boundaries, is developed with large retailers and restaurants.

The North side of Brown Road, within Orion Township boundaries, is presented with many challenges hindering economic development growth and revitalization. These challenges include deep narrower property boundaries owned by a number of entities. Much of the property is undeveloped, but has a history of mining, concrete crushing and other heavy industrial uses. Some of the improvements on the properties are blighted.

The Orion Township Corridor Improvement Authority wants to use economic development tools to improve the attraction for investment to this area. It is unique in that it is one of the only corridors along I-75 that has exits within a mile, Baldwin and Joslyn. The potential for highest and best use for the corridor that include commercial, light industrial and multi-family uses is great because of the convenient location.

To attract these investments, Brown Road must be improved and expanded to allow room for additional automobile traffic. The aesthetic improvements along Brown and Baldwin Roads are also needed to attract these investments. Baldwin Road is scheduled for improvement through the Michigan Department of Transportation in 2017. Along this route two roundabouts will be constructed with a need for landscaping and maintenance. The Authority has made the Brown Road widening its highest priority and secondarily the Baldwin Road streetscape improvements.

Current Land Use

The land uses along Brown Road between Joslyn and Baldwin Roads are a hodgepodge. They include small retail facilities, drive-thru restaurants, heavy industrial trucking, mining operations, truck and equipment storage and concrete crushing activities. There are conceptual plans for a multi-unit senior living facility at the east end of Brown Road west of Joslyn and a multi-family residential development at the west end of the BIZ under construction.

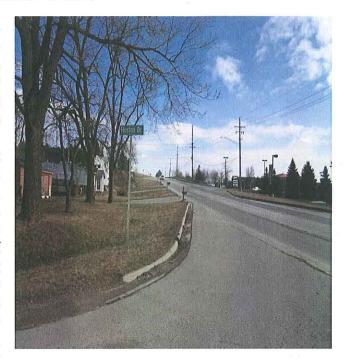
Baldwin Road has commercial, office, retail and residential uses. Street front property along Baldwin Road is commercial, office and retail. Land uses in the Orion Township Corridor Improvement Authority were inventoried (see map)

Existing Conditions

With the exception of scattered existing businesses and new construction along south Baldwin Road, more than 80% of the proposed CIA District is vacant or underutilized from the perspective of highest and best use. Viable business does exist east of and north along Joslyn from Brown Rd. with some opportunity for re-development west of the railroad ROW and through repurposing of some vacant light industrial facilities in this area. Landscape and building supply firms, a bank, a drive thru restaurant west of Joslyn near the east end of the "BIZ" are strong and should have long term viability. However, these properties are hampered visually by vacant and blighted properties, generally former or current residential uses along Brown from Joslyn to Estes Drive. Many existing nonresidential properties in this zone are vacant or used for industrial equipment outdoor storage, mining and concrete crushing. This area has great potential for a more intensive use. The majority of these parcels are being marketed for sale.

West of Estes drive to the east side of the developments new commercial along Baldwin is predominantly older single family homes most of which are occupied. Here again, the BIZ zoning will permit a more intensive use once assembled. To the west of this small residential area and west of Baldwin is the Baldwin Commons This is a viable and Shopping Center. mature center which stands to benefit significantly by the improvements contemplated within the limits of the CIA boundary, hence its inclusion.

Moving North along Baldwin several large vacant parcels and older single family residences on large deep parcels represent







Existing Conditions

opportunity for development. North of Judah Road begins the Gingellville Overlay district designed to promote high quality new development consistent with the goals of the Baldwin Road streetscape initiative. Nearing the North end of the CIA district are a mix of both viable business properties, a church and underdeveloped or underutilized parcels. The northerly limit of the District is the North side of the roundabout and Gregory Road south of Hidden Timbers. Some of these properties at the proposed roundabout locations have been acquired by RCOC to facilitate the road construction. All of the business and residential properties that remain in or near the Authority District limits will benefit greatly from the road and streetscape work facilitated through the CIA in this area. See maps.



Existing Conditions



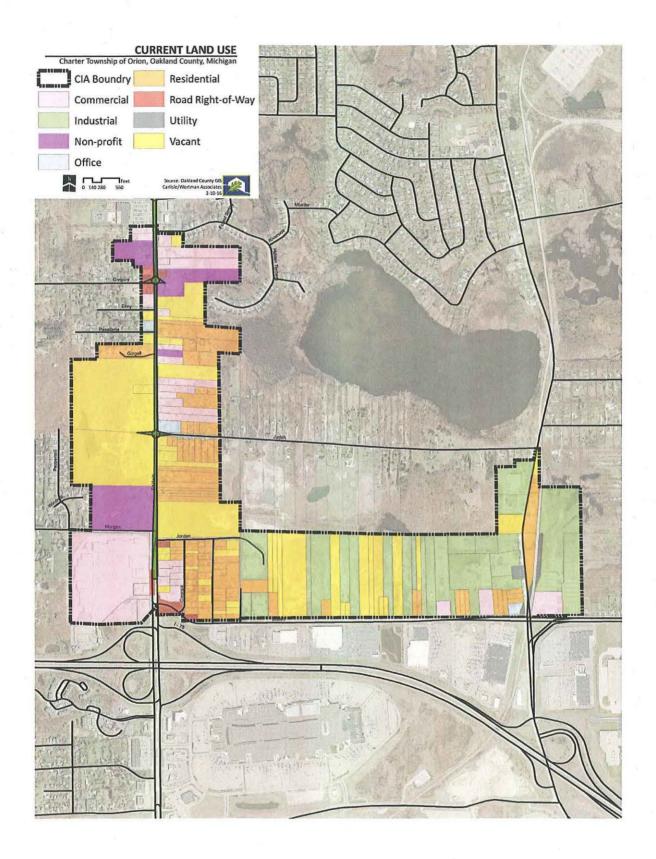












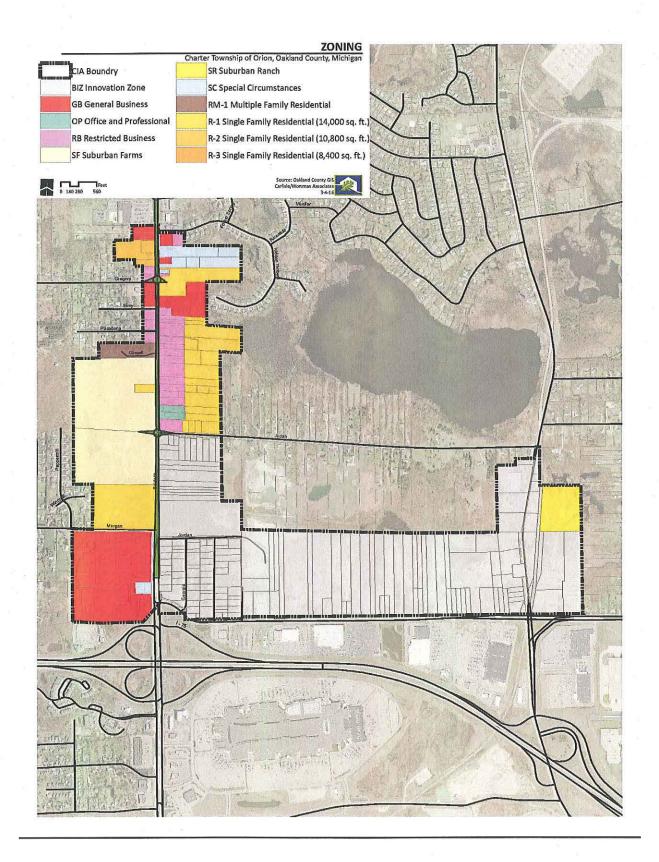
Current Zoning

Sixty-five percent (65%) of the Orion Township Corridor Improvement Authority property is within the Brown Road Innovation Zone District (BIZ). The BIZ allows mixed industrial and commercial development in a visually cohesive district; promotes economic development; encourages collaboration between adjacent property owners in the form of shared access and lot combinations; promotes employment, and tax base; promotes redevelopment and new development; eliminates blighted properties; incorporates Low Impact Design (LID) practices as well as full or partial ratings for Leadership in Energy and Environmental Design (LEED); ensures safe and complementary vehicular and pedestrian circulation patterns and best practices for access management; improves environmental quality and remediates degraded properties; and provides an attractive transition between residential and non-residential properties.

The CIA does not foresee the need for zoning changes as the BIZ encourages mixed use developments and highest and best use for the corridor. The purpose of the Brown Road Innovation Zoning District shall be to encourage the development of property in accordance with the Charter Township of Orion Master Plan.

The other thirty-five (35%) of the property within the Brown Road CIA boundaries is along Baldwin Road, North of I75. This section is the Gingellville Village Center Overlay District that promotes the development of the area to maintain, preserve and enhance historic resources; allow for a mixed use concept of new development that advances the creation of a "Village"; arrive at a residential pattern which addresses both style and architecture appropriate for the area; and, develop a vehicular and pedestrian circulation pattern appropriate for a "Village" while recognizing current community and lifestyle issues. Commercial Zoning Districts (RB-1, RB-2, RB-3) are allowed in this District.





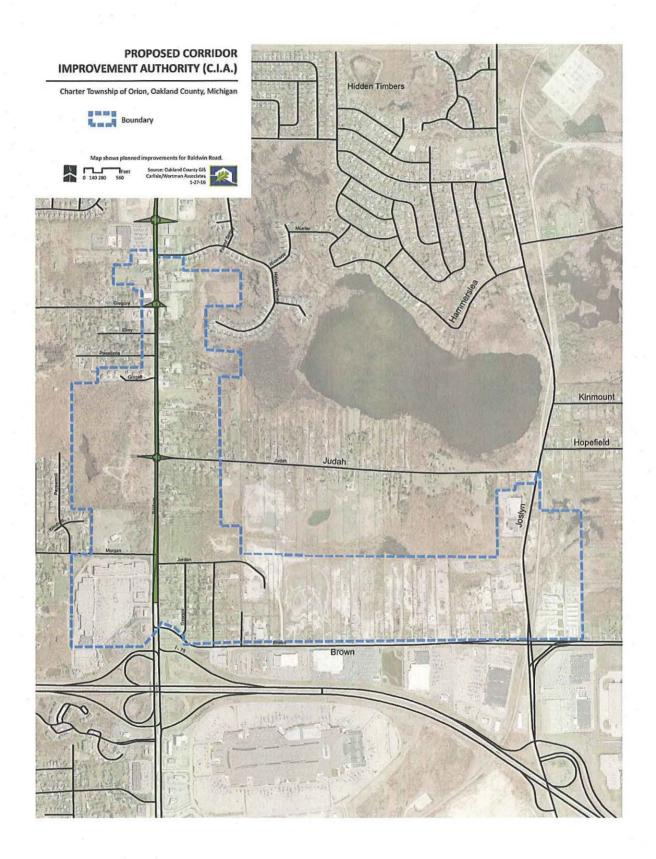
Development Plan

Mission Statement

The Orion Township CIA is enabled by Michigan Public act 280 and is authorized by the Orion Township Board of Trustees. The fundamental goals of the CIA are: 1) to address the traffic congestion along Brown Rd. between Joslyn and Baldwin through widening Brown Rd. from three to five lanes and including the requisite signage and traffic control devices; 2) to facilitate a pedestrian and bicycle circulation route together with "streetscape" enhancements along the north side of Brown Rd. between Joslyn and Baldwin and other components designed to improve the public experience within the area and perceptions of the community as a whole; 3) to leverage the opportunities afforded by the CIA tax increment finance options within the designated limits of the CIA boundary for redevelopment and promotion of economic development in terms of attracting new investment, tax base and employment opportunities; 4) to capitalize and enhance the planned pavement improvements to Baldwin Rd. which benefit the area of the CIA though the addition of a comprehensively planned streetscape program. Such streetscape shall be as determined by the CIA Board with final recommendation to the Orion Township Board for implementation in phases as a vehicle to improve Baldwin Rd. for local business, Orion Township residents and general public perception of the community.

Development Area Boundary

The boundaries of the Orion Township Corridor Improvement Authority development area include properties fronting the northern border of Brown Road approximately 600 feet east of Joslyn Road to Baldwin Road. Properties also included in the development area border Baldwin Road from the I75 Baldwin Road interchange North to Hidden Timber Drive on the west side of Baldwin and approximately 500 feet north of Gregory Road on the east side of Baldwin. The map below depicts the boundaries of the Development Area in relation to highways, streets, streams, or other aspects of the area.



Existing Streets and Public Facilities

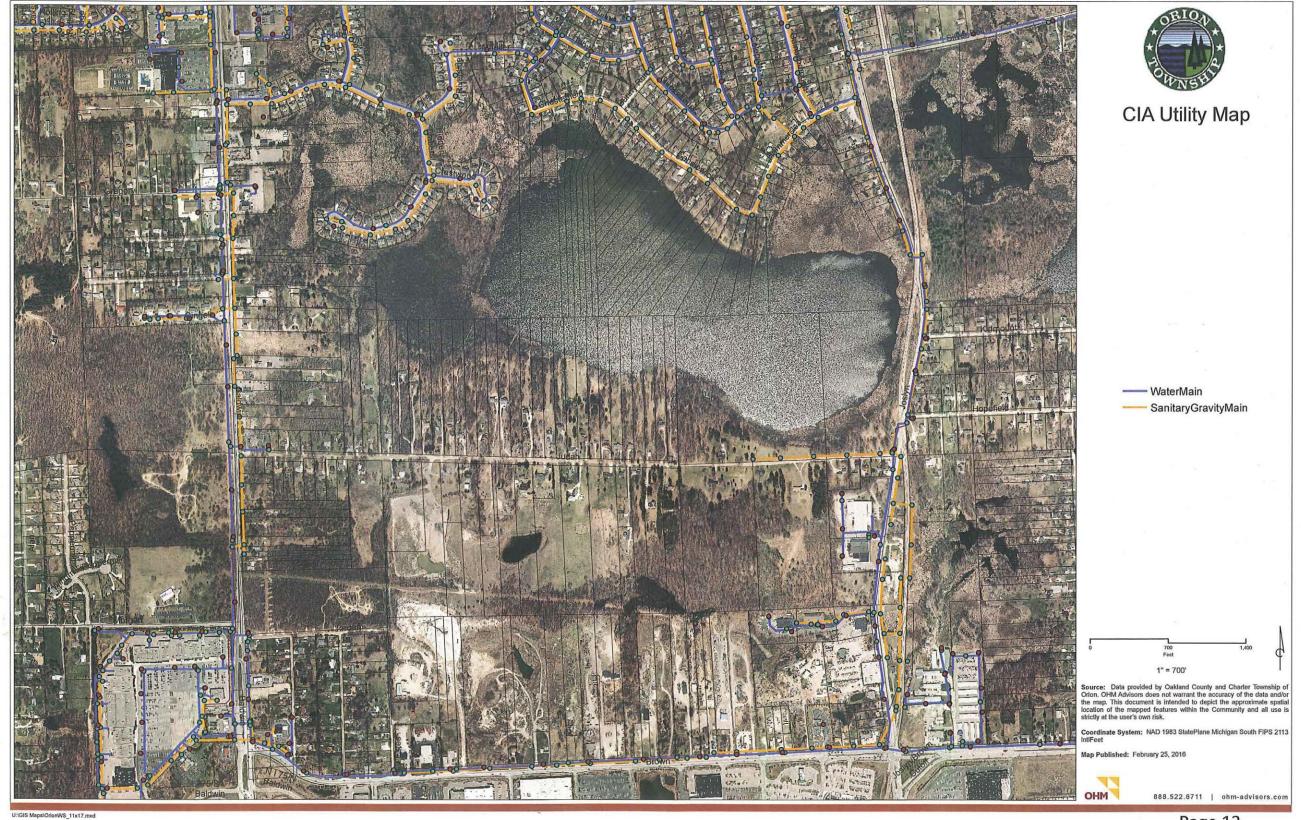
The economic development and investment in the Orion Township Corridor Improvement Authority district is hindered because of the road capacity. Brown Road is currently three lanes and has much congestion because of the commercial development on the south side of the road. To attract investment to the north side of Brown Road, within the Orion Township boundary, the road must be widened.

Baldwin Road is a two lane road. It is estimated that 30,000 vehicles travel this road daily. The first phase of the Baldwin Road widening project with five roundabouts is scheduled for Spring 2017. The proposed improvements are along 2.05 miles of Baldwin Road from 0.15 miles south of Morgan Road to 0.27 miles north of Waldon Road.

The area within the boundaries of the Authority, are generally serviced by public water and sewer services along Brown and Baldwin Road (please see map next page). Any proposed development that exceeds the existing capacity of required utilities will be responsible for all applicable costs to be determined by the affected utility and/or Township.

The Authority is in close proximity to two fire stations: at 3801 Giddings Road, built in 2014, and at 3365 Gregory Road, which was rebuilt in 2011.

The road and streetscape improvements described are necessary for the implementation of the Development Plan and will increase the economic activity in the Orion Township CIA district.



Infrastructure and Streetscape goals

In response to the objectives outlined in the Mission Statement of the Orion Township Corridor Improvement Authority (CIA) Board, has directed that certain infrastructure and

streetscape improvements be put in place based on an established priority.

First priority is the lack of capacity of Brown Road. This significant traffic issue is a clear deterrent to the development of the North side of Brown in the area designated by the BIZ to address this issue, consulting engineers OHM have proposed two additional 12' wide thru traffic lanes be added to the north side of the existing pavement facilitating a full five-lane roadway from Joslyn to Baldwin roads: four traffic lanes and a center turn lane. The cross section would result in five 12' lanes, plus two feet of curb and gutter each side for a total of 64' of roadway back to back of curb. The current condition is that Brown tapers from five to three lanes approximately 800 feet west of Joslyn and continues in that configuration west to Baldwin. The current anticipated future road



expansion of the requisite two new lanes along the north side, and for the majority of the route, the existing 120' ROW is in place with the exception of a section along the curve west of Huston Drive where additional ROW and grading easements are required. Of the various pavement options presented, best practice would indicate that the existing three lanes should be milled and resurfaced to extend the useful life of the current road and provide a uniform appearance in terms of old and new. All new road construction will be, as finally specified, managed under the direction of the Road Commission of Oakland County (RCOC) pursuant to their criteria.

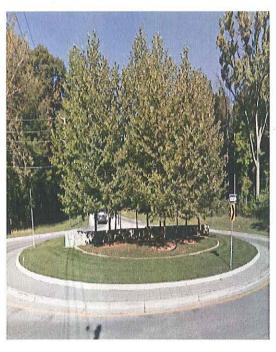
Generally, Orion Township water and sewer lines adequate for the proposed BIZ development area are in place along Brown Road. Grading constraints west of Estes Drive will require the lowering of a section of 16" water main the cost of which is included in the engineer's opinion of probable cost. The existing storm water detention pond east of Costco on the south side is adequate for the additional road drainage anticipated.

All disturbed ROW and graded area will be fine graded with top soil and stabilized for erosion control. Additionally, for visual uniformity a rhythmic pattern of landscaping will be included as a part of the new road construction. In turn, applicants seeking site plan approval for projects along the Brown Road frontage will be obligated to provide additional landscaping, irrigation and their respective sections of safety pathways under a criteria established by the Orion Township Planning Department.

Traffic control devices and consolidation of curb cuts is somewhat dependent on the specific applications to be presented. OHM and Orion Township planning officials will continue their involvement long term to assure safety and uniformity of image. RCOC will continue its obligation for long term maintenance of all facilities with the ROW.

The second priority of the CIA Board is to capitalize on the RCOC planned improvements to Baldwin Road with the community in terms of streetscape enhancements to that initiative. This project, in its first phase, will include the complete reconstruction of Baldwin and conversion to a boulevard style road way with roundabouts at Judah and Gregory Roads. Accordingly, the CIA Board has included all frontage parcels along Baldwin from Brown to Hidden Timbers Drive which is





approximately 900' north of the Gregory Road roundabout in the CIA district limits. Beyond the direct benefit to the frontage parcels, the entire community benefits from the transformative opportunity in terms of gateway image provided by this road project.

While the base RCOC Baldwin project does provide topsoil, seeding and safety pathways on each side, no other improvements or streetscape components are included. As such, the CIA Board, through its consultants, intends a comprehensive streetscape plan to elevate the stature and appearance of the project area. The conceptual streetscape plan will be focused on a pedestrian friendly environment, while improving aesthetic quality of the corridor. The design will provide opportunities to incorporate enhancements such as, streetscape furnishings, plant material, gateway treatments, community signage, roundabout aesthetic and lighting enhancements, irrigation, ADA compliant accessible routes, and public spaces. These improvements will help to increase safety and pedestrian accessibility in the corridor while being consistent with the image of the community and supportive of the Gingellville Zoning Overlay District. These items are graphically depicted on the following pages.

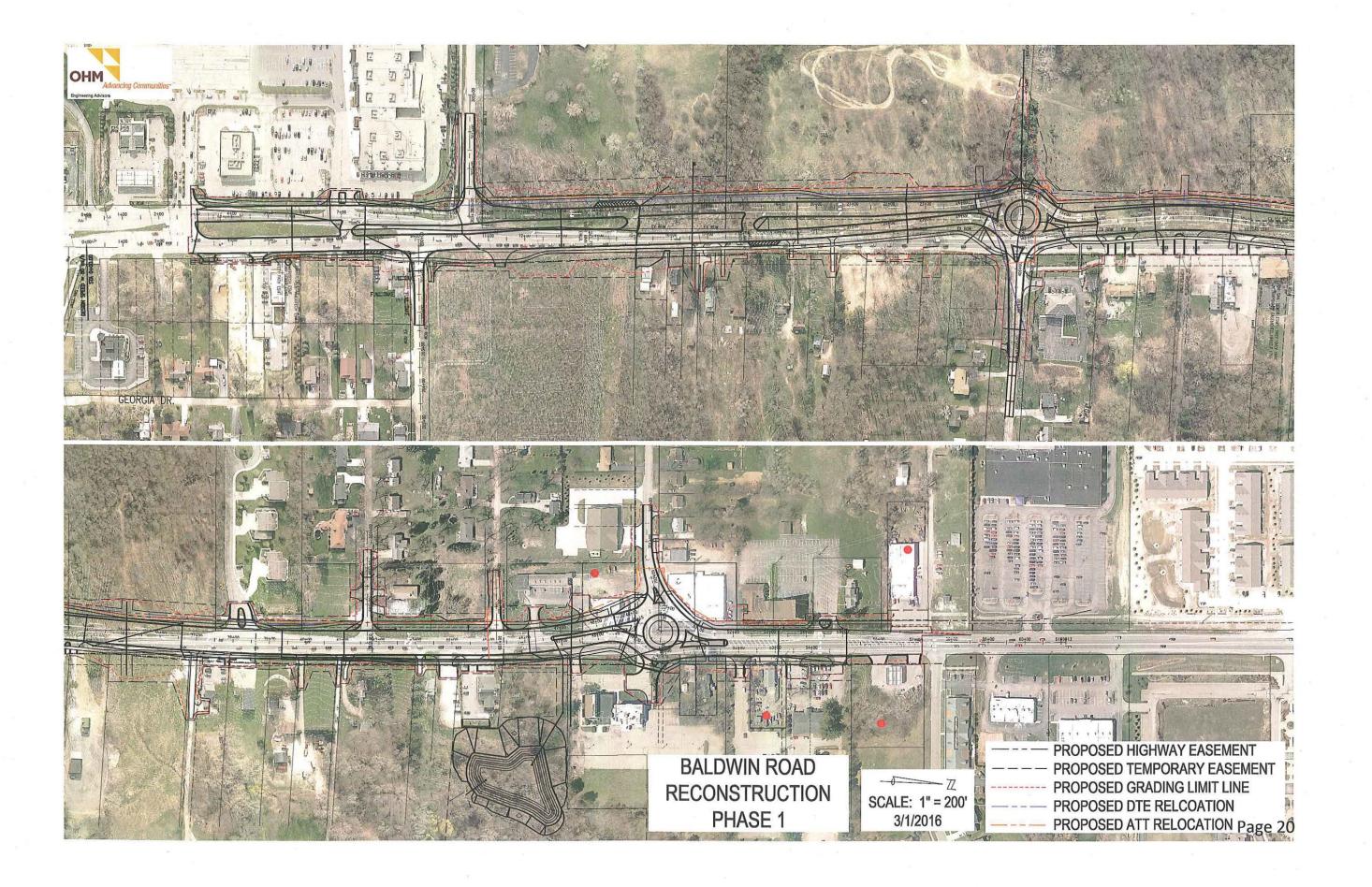


34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 J F (734) 522-6427 OHM-ADVISORS.COM 0 40 80 Feet

Page 17







--- Median Design Type 2 - Nanow Median Width Medan Design Type 1 - Wide Medan Width Pocket Parks Streetscape Design Type 1 - Higher Vehicular Speads Streetscape Design Type 2 - Lower Vehicutar Speeds Roundabout & Surrounding Aestretic Treatmens "Streetscape design to extend north in future phases

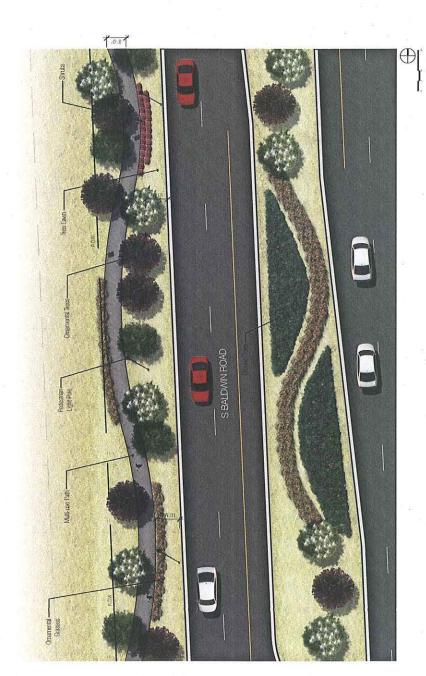
 \oplus

STREETSCAPE DESIGN DIAGRAM

Baldwin Road Streetscape ономтримень испеда

02.15.2016



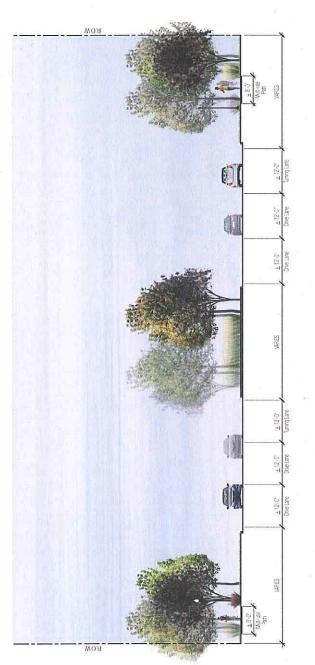


TYPICAL PLAN VIEW: STREETSCAPE & MEDIAN DESIGN TYPE 1

Baldwin Road Streetscape | ORION TOWNSHIP MICHIGAN

02.15.2016







TYPICAL SECTION & ELEVATION: STREETSCAPE & MEDIAN DESIGN TYPE 1

Baldwin Road Streetscape | ORGINTOWNS

02.15.2016



Estimated Cost of Improvements

The Orion Township CIA plans to widen Brown Road, develop the Baldwin Road streetscape and enhance the CIA district to promote investment and create jobs. The estimated costs for these projects are \$ 8,084,000 and outlined below.

Brown Road improvement/widening – Priority 1	Estimated Cost
Planning & Engineering	\$100,000
Property Acquisition	\$832,000
Water main relocation	\$827,000
Construction	\$3,326,000
Total	\$5,085,000

The detailed opinion of probable construction cost for Priority 1 is on pages 25-28

Baldwin Road Streetscape development Priority 2	Estimated Cost
Planning/Design	\$183,250
Streetscape improvements	\$2,015,750
Total	\$2,199,000

The detailed cost estimate for Priority 2 is on page 29.

Other District enhancement	Estimated Cost
<u>Priority 3</u>	
Work and/or coordinate with property and	\$300,000
business owners to improve appearance of	
the Corridor	
Identify catalyst projects to stimulate	\$500,000
development in District	•
Total	\$800,000



ORCHARD, HILTZ & McCLIMENT, INC.

34000 Rymouth Road, Livonia, Michigan, 48150

Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT:	Brown Road (from E of Baldwin Rd to W of Joslyn Rd)	
LOCATION:	Orion Twp / Auburn Hills, MI	
WORK:	Road Widering	
-	Option ONE: Widen + MilVFill Ex Pavt	

DATE:	April 7, 2016
PROJECT #:	0121.15.0301
ESTIMATOR:	TEP/KBO
CHECKED BY:	
CURRENT ENR:	

ITEM NO.	DESCRIPTION	UNIT TO		UNIT PRICE		TOTAL UNIT PRICE		COST
1	Mobilization, Max	LS	1	\$ 244,000.00		244,000.00		
2	_Clearing, RCOC	Acre		\$ 10,000.00	\$	10,000.00		
3	Tree, Rem, 6 inch to 18 inch	Ea	18	\$ 300.00		5,400.00		
4	Culv, Rem, Less than 24 inch	Ea	13			4,225.00		
- 5	Dr Structure, Rem	Ea		\$ 325.00		975.00		
6	Sewer, Rem, Less than 24 inch	Ft	50	\$ 12.00		600.00		
7	Curb and Gutter, Rem	Ft	4241	\$ 9.00	\$	38,169.00		
8	Pavt, Rem	Syd	367	\$ 9.00		3,303.00		
9	Embankment, CIP	Cyd	2913			26,217.00		
10	Excavation, Earth	Cyd	14725	\$ 9.00	\$	132,525.00		
11	_Excavation, Earth, RCOC	Syd	4212	\$ 12.00	\$	50,544.00		
12	_Erosion Control, Silt Fence, RCOC	Ft	4774		\$	9,548.00		
13	_Erosion Control, Inlet Protection, Fabric Drop, RCOC	Ea	50	\$ 95.00	\$	4,750.00		
14	_Aggregate Base, 12 inch , CIP , 21 AA, RCOC	Syd	14691		\$	249,747.00		
15	Maintenance Gravel	Ton	1000	\$ 18.00	\$	18,000.00		
16	Sewer, CIE, 12 inch, Tr Det B	Ft	150	\$ 50.00		7,500.00		
17	Sewer Tap, 12 inch	Ea	3	\$ 450.00	1 \$	1,350.00		
18	Video Taping Sewer and Culv Pipe	Ft	150	\$ 2.00	\$	300.00		
19	Dr Structure Cover, Adj, Case 1	Ea	39	\$ 470.00		18,330.00		
20	Dr Structure Cover, Type B	Ea	12	\$ 540.00	\$	6,480.00		
21	Dr Structure Cover, Type K	Ea	18	\$ 700.00		12,600.00		
22	Dr Structure Lead, Cleaning, 12 inch	Ft	1050	\$ 5.00		5,250.00		
23	Dr Structure, 24 inch dia	Ea	11	\$ 1,300.00		14,300.00		
24	Dr Structure, 48 inch dia	Ea	3	\$ 2,600.00	\$	7,800.00		
25	Dr Structure, Cleaning	Ea	18			2,700.00		
26	Dr Structure, Tap, 12 inch	Ea	12	\$ 400.00	\$	4,800.00		
27	Underdrain Outlet, 6 inch	Ft	150	\$ 13.00	\$	1,950.00		
28	_Underdrain, Subgrade, Open-Graded, 6 inch, RCOC	Ft	4987	\$ 12.00	\$	59,844.00		
29	Cold Milling HMA Surface	Syd	21773	\$ 2.50		54,432.50		
30	HMA Surface, Rem	Syd	9644	\$ 5.00		48,220.00		
31	Hand Patching	Ton	66	\$ 120.00		7,920.00		
32	HMA, 2E10	Ton	3269			228,830.00		
33	HMA, 4E10	Ton	1308	\$ 80.00		104,640.00		
34	HMA, 5E10	Ton	3703	\$ 85.00		314,755.00		
35	_Joint and Crack, Cleanout, RCOC	Ft	6875	\$ 5.00		34,375.00		
36	_HM A Approach (Commercial)	Ton	639	\$ 115.00		73,485.00		
37	_HM A Approach (Residential)	Ton	26			2,990.00		
38	Pavt, Cleaning, RCOC	LS		\$ 10,000.00		10,000.00		





ORCHARD, HILTZ & McCLIMENT, INC.

34000 Rymouth Road, Livonia, Michigan, 48150

Telephone: (734) 522-6711 FAX: (734) 486-4557

PROJECT:	Brown Road (from E of Baldwin Rd to W of Joslyn Rd)
LOCATION:	Orion Twp / Auburn Hills, MI
WORK:	Road Widering
	Option ONE: Widen + Mill/Fill Ex Pavt

DATE:	April 7, 2016
PROJECT #:	0121.15.0301
ESTIMATOR:	TEP/KBO
CHECKED BY:	
CUBBENT ENB	

ITEM NO.	DESCRIPTION	UNIT	TOTAL		NIT PRICE	COST
39	_Modular Concrete Block Retaining Wall	Sft	935	\$	40.00	37,400.00
40	Driveway, Nonreinf Conc, 9 inch	Syd	289	\$	50.00	\$ 14,450.00
41	Curb and Gutter, Conc, Det F3	Ft	220		25.00	\$ 5,500.00
42	Curb and Gutter, Conc, Det F4	Ft	4859		23.00	\$ 111,757.00
43	_Driveway Opening, Conc, Det M, RCOC	Ft	759	\$	22.00	\$ 16,698.00
44	Detectable Warning Surface	Ft	18	\$	45.00	\$ 810.00
45	Sidewalk Ramp, Conc, 6 inch	Sft	486	\$	8.00	\$ 3,888.00
46	Sidewalk, Conc, 4 inch	Sft	1533	\$	4.00	\$ 6,132.00
47	Sidewalk, Conc, 6 inch	Sft	494	\$	6.00	\$ 2,964.00
48	Post, Steel, 3 lb	Ft	262	\$	10.00	\$ 2,620.00
49	Sign, Type III, Erect, Salv	Ea	14	\$	40.00	\$ 560.00
50	Sign, Type III, Rem	Ea	14	\$	15.00	\$ 210.00
51	Sign, Type IIIB	Sft	308	\$	15.00	\$ 4,620.00
52	Pavt Mrkg, Ovly Cold Plastic, 6 inch, Crosswalk	Ft	163	\$	3.00	\$ 489.00
53	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	Ft	86	\$	10.00	\$ 860.00
54	Pavt Mrkg, Ovly Cold Plastic, Lt Turn Arrow Sym	Ea	4	\$	140.00	\$ 560.00
55	Pavt Mrkg, Ovly Cold Plastic, Only	Ea	6	\$	140.00	\$ 840.00
56	Payt Mrkg, Ovly Cold Plastic, Rt Turn Arrow Sym	Ea	2	\$	140.00	\$ 280.00
57	Pavt Mrkg, Sprayable Thermopl, 4 inch, White	Ft	3124	\$	0.40	\$ 1,249.60
58	Pavt Mrkg, Sprayable Thermopl, 4 inch, Yellow	Ft	12777	\$	0.40	\$ 5,110.80
59	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	Ea	30		80.00	\$ 2,400.00
60	Barricade, Type III, High Intensity, Double Sided, Lighted, Ope		30	\$	7.00	\$ 210.00
61	Lighted Arrow, Type C, Furn	Ea	2	\$	400.00	\$ 800.00
62	Lighted Arrow, Type C, Oper	Ea	2	\$	50.00	\$ 100.00
63	Ltg for Night Work	LS	1	\$	10,000.00	\$ 10,000.00
64	Minor Traf Devices	LS	1	5	30,000.00	30,000.00
65	Part Width Intersection Construction	Ea	- 1	\$	3,600.00	\$ 3,600.00
66	Pavt Mrkg, Longit, 6 inch or Less Width, Rem	Ft	11935	\$	1.00	\$ 11,935.00
67	Pavt Mrkg, Type R, 4 inch, White, Temp	Ft	4774		2.00	\$ 9,548.00
68	Pavt Mrkg, Type R, 4 inch, Yellow, Temp	Ft	9548		2.00	\$ 19,096.00
69	Plastic Drum, High Intensity, Furn	Ea	200		20.00	\$ 4,000,00
70	Plastic Drum, High Intensity, Oper	Ea	200	\$	2.00	\$ 400.00
71	Sign Cover	Ea	20	\$	60.00	\$ 1,200.00
72	Sign, Portable, Changeable Message, Furn	Ea	5	\$	2.000.00	\$ 10,000,00
73	Sign, Portable, Changeable Message, Oper	Ea	5	\$	150.00	\$ 750.00
74	Sign, Type A, Temp, Prismatic, Furn	Sft	25	\$	5.00	\$ 125.00
75	Sign, Type A, Temp, Prismatic, Oper	Sft	25	\$	2.00	\$ 50.00
76	Sign, Type B, Temp, Prismatic, Furn	Sft	2400		6.00	\$ 14,400.00
77	Sign, Type B, Temp, Prismatic, Oper	Sft	2400		2.00	\$ 4.800.00

2 of 4





ORCHARD, HILTZ & McCLIMENT, INC.

34000 Rymouth Road, Livonia, Michigan, 48150

Telephone: (734) 522-6711 FAX: (734) 466-4557

 PROJECT:
 Brown Road (from E of Baldwin Rd to W of Joslyn Rd)

 LOCATION:
 Orion Twp / Auburn Hills, MI

 WORK:
 Road Widering

 Option ONE: Widen + Mill/Fill Ex Pavt

DATE:	April 7, 2016	
PROJECT #:	0121.15.0301	
ESTIMATOR:	TEP/KBO	***
OHEOKED BY:		-
CURRENT ENR:		

ITEM NO.	DE SCRIPTION	UNIT	TOTAL	UI	IIT PRICE	COST
78	Sign, Type B, Temp, Prismatic, Special, Fum	Sft	850	\$	7.00	\$ 5,950.00
79	Sign, Type B, Temp, Prismatic, Special, Oper	Sft	850	\$	2.00	\$ 1,700.00
80	Traffic Regulator Control	LS	1	\$	30,000.00	\$ 30,000.00
81	_Turf Establishment, Seed, Performance, RCOC	Syd	11732	\$	5.00	\$ 58,660.00
82	_TS, Span Wire Mtd, Temp	Ea	1	\$	20,000.00	\$ 20,000.00
83	_Construction Observation	Wday	230	\$	656.00	\$ 150,880.00
84	_Reimbursed Permit Fees	Dir	5000	\$	1.00	\$ 5,000.00

ROAD IMPROVEMENT SUBTOTAL = \$ 2,433,456.90

CONTINGENCY (15%) = \$ 365,543.10

ROAD IMPROVEMENT CONSTRUCTION TOTAL (Option One) = \$2,799,000.00

DESIGN (10%) = \$ 229,000.00

CONSTRUCTION SERVICES (10%) = \$ 229,000.00

TESTING (3%) = \$ 69,000.00

R.O.W. DOCUMENT PREPARATION = \$ 12,000.00

R.O.W. ACQUISITION COSTS (approx \$1 0/Sft) = \$ 820,000.00

ROAD IMPROVEMENT TOTAL OPINION OF PROBABLE COST (Option One) = \$ 4,158,000.00

Additional Project Costs

16-inch WATER MAIN RELOCATION (Est Const, Contingency at 20%, and Prof Serv at 28%) = ___\$_

\$ 827,000.00

HMA SHARED USE PATH (Est Const, Contingency at 20%, and Prof Serv at 28%) = __\$

\$ 126,000.00

3 of 4





ORCHARD, HILTZ & McCLIMENT, INC.

34000 Rymouth Road, Livonia, Michigan, 48150

Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT:	Brown Road (from E of Baldwin Rd to W of Joslyn Rd)	DATE:	April 7, 2016
LOCATION:	Orion Twp / Auburn Hills, MI	PROJECT #:	0121.15.0301
WORK:	Road Widering	ESTIMATOR:	TEP/KBO
	Option ONE: Widen + Mill/Fill Ex Payt	CHECKED BY:	
-		CURRENT ENR:	

I TIME T	TOTAL	HMIT DDICE	CACT
[UMII]	IVIAL	UNITPRICE	COST
	UNIT	UNIT TOTAL	UNIT TOTAL UNIT PRICE

Assumptions:

- 1. The existing 3-lane cross-section was constructed in accordance with the Giffels-Webster design plans of 1999.
- The subgrade conditions are adequate for 12" aggregate + 9" HMA pavement section for Class "A" roadway. The final pavement section will be determined by pavement cores and soil borings.
- For property at #313 Brown Rd, access can be provided off side road, thus allowing retaining wall and eliminating need for a total take of this property.
- 4. No wetland impacts are anticipated.
- 5. The subsurface drainage provided for the existing pavement is adequate.
- The total take of 5 properties will be required, and possibly 15 temporary easements (or licenses to grade).
- 7. The existing curb & gutter on the south side of Brown Rd will be retained.
- 8. All proposed embankment areas will require 6" of existing tops oil removal.
- 9. The Brown Rd existing horizontal and vertical alignments will be retained.
- Cost of HMA Shared Use Path is included for discussion purposes only. We recommend that the pathway be constructed by developers as the corridor is built out.
- 11. It is our understanding that R COC uses the more conservative 1993 AASHTO for vertical alignments. The existing 785' crest VC with K = 68 meets the 40 MPH posted speed (K = 60 to 80), but not the 45 MPH design speed (K = 80 to 120). Therefore, the sight distance is slightly substandard. Our estimates do not include improving the profile, because of the enormous cost and ROW impacts. As mitigation, we suggest installing W7-6 "Hill Blocks View" signs with W13-1P "40 MPH" advisory speed plaques (per MMUTCD).
- 12. We anticipate that about 3000 Ft of 16" water main will need to be relocated. The westernmost 1000 Ft (moved horizontally) because it would otherwise be under the new pavement, and the rest (lowered vertically) due to excavation of its cover for roadway widening.
- 13. Sanitary sew er improvements are not included in this estimate.
- 14. Other utility relocations will be required (by others). For example, the existing 6" gas main will have excavated cover issues, similar to the water main.
- 15. According to the 1999 Giffels-Wekster drainage map for "The Auburn Mile", the Brown Rd ROW drainage has been taken into consideration by their detention calculations. We anticipate that future developments on the north side of Brown Rd will have to provide their own on-site detention for storm water.

Baldwin Road Streetscape

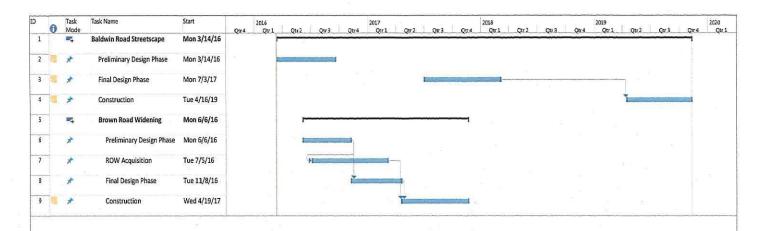
Orion Township, MI DRAFT: PRELIMINARY PROJECT BUDGET Feb-16

		reo-16			·			
Description	Quantity	Units	Material and Labor per Unit Price		Descriptions			
STREETSCAPE								
Trees	300	EA	\$540	\$162,000	3			
Lawn	250000	SF	\$0.25	\$62,500				
Planting	1	Allow	\$100,000.00		shrubs, ornamental grasses, perennials, etc.			
Training .			TOTAL	\$324,500	3.200, F			
MEDIANS					Includes: trees, planting, decorative gravel, concrete, lawn			
Medians	1	Allow	\$75,000.00	\$75,000.00				
			TOTAL	\$75,000				
ROUNDABOUT					includes: planting, walls, accent lighting, decorative gravel			
Roundabout	2	ALLOW	\$125,000.00	\$250,000.00				
			TOTAL	\$250,000				
IRRIGATION Median		Allow	\$15,000.00	\$15,000.00	estition			
Roundabouts	1 2	EA	\$5,000.00	\$10,000.00 \$10,000				
Streetscape	1	Allow	\$175,000.00	\$175,000				
Greenstape		Allow	TOTAL	\$200,000				
POCKET PARKS					Budgeted to be passive parks including: trees, hardscape, lawn, seating			
Pocket Park	3	Allow	\$75,000.00	\$225,000.00	Does not include: property acquisition for sites			
			TOTAL	\$225,000				
AMENTITIES								
Bollards & Site Furnishings	1	Allow	\$118,000	\$118,000				
Pedestrian Scale Light Poles	80	EA	\$8,000 TOTAL	\$640,000 \$758,000				
STREETSCAPE				\$324,500				
MEDIANS				\$75,000				
ROUNDABOUT-SOUTH				\$250,000				
IRRIGATION				\$200,000				
POCKET PARKS				\$225,000				
AMENTITIES				\$758,000				
			BUDGET COSTS	\$1,832,500				
			6 CONTINGENCY	\$183,250.00				
		PLANNIN	IG/DESIGN FEES	\$183,250.00				
			TOTAL COSTS	\$2,199,000				

Construction Timeline

The estimated construction timeline is illustrated in the document on the next page. The Orion Township CIA wants to begin the final planning and design phase of the Brown Road improvements in the Summer of 2016 and begin construction in the Spring of 2017 to be completed by Fall of 2017. At the same time, the final design phase Baldwin Streetscape is to begin in the Spring of 2017 and construction in the Spring of 2019 to be completed in Fall 2019. The streetscape project cannot start until the already planned and announced construction work on Baldwin Road is completed.

g e



2 Preliminary Design Phase

Preliminary Design phase should start as soon as practical to allow for coordination with the Baldwin Road widening phase I design to ensure proper selection of light fixtures, conduit locations, decorate concrete, brick pavers, etc. that will be constructed as part of the road widening project.

3 Final Design Phase

Final Design Phase to be coordinated with the Baldwin Road Phase I construction to ensure that the design takes into account as-built conditions of Baldwin Road to minimize re-design efforts.

4 Construction

Construction phase for the Baldwin Road streetscape project may be moved up to 2018 based upon completion of Baldwin Road widening phase 1 and the coordination with Baldwin Road widening phase 2. If Baldwin Road widening construction is delayed, the streetscape would also be delayed.

9 Construc

Brown Road widening construction will be coordinated with the Baldwin Road project. It may be recassary to delay the Brown Road widening project until 2019 depending upon traffic considerations for the Baldwin Road widening project scheduled for

Project: Orion Township Brown Date: Fri 3/11/16	Task		Project Summary		ManualTask		Start-only	E.	Deadline	*
	Split	and in the parties of	Inactive Task		Duration-only		Finish-only	3	Progress	
	Milestone	•	Inactive Milestone		Manual Summary Rollup	-	External Tasks		Manual Progress	
	Summary		Inactive Summary	1	Manual Summary		External Milestone	0		

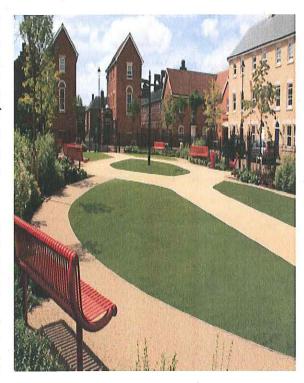
Page 1

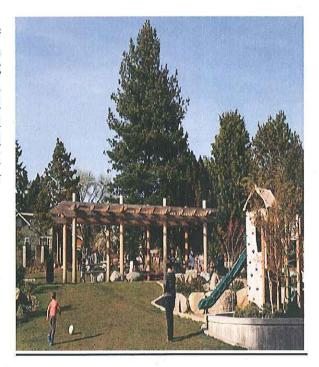
Open Spaces

As an enhancement to the Baldwin Road streetscape and to further the pedestrian experience, the Authority intends to pursue two to three "pocket" parks between Gregory and Brown Roads. The intent of these mini parks is to provide areas to serve as points of interest and rest stops for pedestrians traveling along the safety paths being constructed as a part of the RCOC Baldwin road improvements.

The Authority intends to pursue for acquisition opportunities and improvement of three properties focusing first on surplus land that may be resultant from the RCOC land acquisitions for the road and pathway improvements contemplated. Secondarily, private acquisition of an appropriate small parcel may be an option. The maximum size property is anticipated not to exceed three acres each.

The designs would potentially include streetscape furnishings such as benches, passive exercise components, landscaping and seasonal flowers, drinking fountains, platforms for public artwork display and open play spaces. The design intent would be low maintenance, passive in nature and reflective of the open space and recreational emphasis of the Orion Township community in general.







Conveyances between CIA and Township

The Township does not currently own or control any land in the Corridor Improvement Authority. The CIA may propose the conveyance of Oakland County owned property that was purchased for the Baldwin Road improvements to the Township for "pocket parks" along Baldwin Road and the Township would retain ownership. The CIA has no plans to take title to property in the District.

Zoning Considerations

The Authority does not intend to pursue any zoning changes. The Authority intends to expand Brown Road to five lanes, add signage, landscaping and safety paths. Additionally, traffic signals will be installed to accommodate the increased lanes.

The Authority intends to encourage implementation of the Gingellville Center Overlay District streetscape design standards along the Brown Road Corridor through the site plan approval process to have uniform design along both the Brown and Baldwin corridors. The Authority will recommend using streetscape elements such as lighting, landscaping, and signs to unify pedestrian areas along Brown and Baldwin corridors.

Financing

The Authority intends to finance the development through a Tax Increment Financing Plan, which will allow the Authority to capture incremental taxes on property that is included in the Authority. Additionally, the Authority will finance the development through revenue bonds, donations, federal and state grants, and funds received from other sources to be approved by the Township Board. Individual property owners within the CIA limits will not be subject to any tax increase as a result of this initiative.

The total taxable value of all real property was \$30,804,520 for the 2015 tax year. In the TIF Plan, tracts of properties in the CIA are separated into sections and estimates as to future development were formed to determine the future tax capture opportunity. (See Exhibit A-2)

It is anticipated that the term of the plan will be twenty (20) years based on the cost estimates for improvements laid out in the development plan. The estimated captured taxable value and tax increment revenues for the eligible property for each year of the plan are presented in Exhibit A-2. The estimated taxable value for the real property in the CIA district in 2026 is \$198,918,72 and the total estimated captured tax over life of the CIA plan is \$13,911,841. The cost estimate to complete the CIA's priorities is \$8,084,000.

The tax increment and capture year data presented in Exhibit A are estimates based on current real estate market information and future projections by Plante Moran. It is the intent of this plan to provide for **capture of 50% of all eligible tax** increment until all infrastructure



improvements in this plan are paid. Michigan Act 280 of 2005 authorized the Orion Township CIA to request a 100% capture of all tax increment, but has elected just 50% of tax increment capture for this plan. Estimates for infrastructure improvements are presented herein.

Property Acquisition

The only residents that may be displaced to further the CIA's objectives are four properties that need to be acquired for the widening of Brown Road. The CIA plan accounts for these residents receiving just compensation for their property in accordance with The Uniform Condemnation Procedures Act 87 of 1980.

Governing Body Approval of Amendments

The Tax Increment Finance and Development Plan for the Orion Township Corridor Improvement Authority was approved by the Authority Board on March 30, 2016, and approved by the Township Board of Trustees on ______.

Reimbursement

The Authority contemplates that the first available tax capture will be subsequent to revenue received from the December 2016 tax bills. In the interim, the Authority intends to be as proactive as possible in terms of planning and organization of the improvements contemplated. As such, the Authority will seek funding from the Orion Township Board for certain soft costs including legal, planning / design, engineering and other consultant expenses. These costs are to be reimbursed to Orion Township on a priority basis from the first revenue received from the capture.

Development Plan Evaluation

The Orion Township Corridor Improvement Authority will review the Tax Increment and Development Plan as needed. It is anticipated that they will meet regularly and will review the plan at least once per year to update key figures and ensure projects and recommendations are relevant.

Tax Increment Financing Plan

In accordance with MCL 125.2888, the Authority submits the TIF plan with the following requirements:

- 1. The Development Plan is incorporated in this TIF Plan is herein by reference.
- 2. Tax increment financing permits the Authority to capture tax revenues attributable to increases in the value of eligible real and personal property resulting from the implementation of a Development Plan as defined in Act 280. The "Initial Taxable Value" is being established as of December 31, 2015. The Initial Taxable Value is the State Equalized Value of the eligible property on that date, effective for property taxes levied for the fiscal year from July 1, 2015 – June 30, 2016. For the purposes of this program, the initial taxable value of all real and personal property within the Development Area as outlined in the Development Plan, was taken as of December 31, 2015 with a 2016 base tax year, i.e., effective in FY 2015/16. In each subsequent year for the duration of the Tax Increment Financing Plan, the "Current Taxable Value" for properties within the Development Area will be determined. The amount by which the Current Taxable Value (in total) exceeds the Initial Taxable Value (in total) in any one year is the "Tax Increment." For the duration of the Tax Increment Financing Plan, the affected local taxing jurisdictions will continue to receive tax revenues based upon the Initial Taxable Value and 50% of the Tax Increment, and the Authority will receive that portion of the tax levy consisting of 50% of the Tax Increment as outlined in Exhibit A below.
- 3. The Township Treasurer is required to pay the Authority the Tax Increment revenues as collected, and to pay to the other taxing jurisdictions the tax revenues derived from the application of their millage to the Initial Taxable Value of all eligible property, subject to any agreements with taxing jurisdictions.
- 4. The CIA Board may recommend that the Township bond for the infrastructure improvements based on the tax incentive financing model completed by Plante Moran.
- 5. This Tax Increment Financing Plan is shown to be effective until 2035. Based on the actual market activity, development of property through the CIA and rate of increment capture, this duration may be extended or shortened. With new development in the district, repayment of bonds for the infrastructure improvements in the development plan could be accelerated. Principal and interest on all bonded debt will need to be paid, or sufficient funds to repay the full balance set aside in order to terminate this plan. For the purposes of this program, the initial taxable value of all property within the Development Area as outlined in the Development Plan, was taken as of December 31, 2015 with a 2016 base tax year, i.e., effective in 2017. The duration of the plan is for a period of 20 years, ending in tax year 2035, with accrued tax collection ending in 2036,

- unless this Plan is amended to extend or shorten its duration in accordance with MCL 125.2888.
- 6. The impact of tax increment financing on the revenues of all taxing jurisdictions is shown on Exhibit A. The CIA is eligible to capture tax increment revenues from the Township, Oakland County Community College (Exhibit A-2), Oakland County (Exhibit A-4), North Oakland Transportation Authority (NOTA) (Exhibit A-6), Oakland County Parks (Exhibit A-8), Metro Parks (Exhibit A-7) and Orion Township Library (Exhibit A-5). Upon completion of this Tax Increment Financing Plan, all additional tax revenues having been captured by the Authority will be distributed proportionately to the taxing jurisdictions.

20 Year Impact on Tax Capture

	Current	Tax	Tax	Incremental	Post 2035	Post 2035	
	Tax	Revenue	Revenue	Tax	Annual	Potential	
	Revenue	Collected	Collected	Collected	Tax	Annual Tax	
	2016	by Taxing	by Taxing	by CIA	Revenue	Revenue for	
		Jurisdiction	Jurisdiction	over 20	for Taxing	Taxing	
		Stagnant	over 20	year CIA	Jurisdiction	Jurisdiction at	
		over 20	Year CIA	(CIA Plan	without	End of CIA	
		years W/O	(CIA Plan	in place)	CIA Plan	Plan	
		CIA	in place)				
		(2.5%					
		inflation)					
Orion							
Township	\$216,001	\$6,234,406	\$6,715,533	\$6,715,533	\$331,713	\$1,394,819	
Oakland							
County	\$125,990	\$3,636,445	\$3,917,075	\$3,917,075	\$201,411	\$813,578	
Oakland							
County							
Community						.	
College	\$48,807	\$1,402,809	\$1,517,412	\$1,517,412	\$77,900	\$315,167	
Orion Twp.							
Library	\$43,708	\$961,588	\$1,358,909	\$1,358,909	\$69,608	\$282,246	
North							
Oakland							
Transportation							
Authority	\$7,701	\$222,277	\$239,430	\$239,430	\$12,262	\$49,730	
Oakland	4						
County Parks	\$7,439	\$214,719	\$231,289	\$231,289	\$11,868	\$48,039	
Metro Parks	\$6,610	\$190,802	\$205,527	\$205,527	\$10,568	\$42,688	

- 7. The Authority intends to capture 50% of the tax increment. The CIA will pay the bond debt service for the three priority projects referenced in the Development Plan. If the bond debt service is paid off before the Orion Township Corridor Improvement Authority Development Plan expires, the Township may terminate this plan.
- 8. The TIF plan must comply with public notice and publication requirements. It can only be modified if the modification is approved by the Township Board upon notice and public hearing, identical to requirements of the original TIF plan.

Additionally, the Authority must submit to the Township Board and the State Tax Commission a report on the status of the tax increment financing account. That annual report must include the following:

- 1. The amount and source of revenue in the account.
- 2. The amount in any bond reserve account.
- 3. The amount and purpose of expenditures from the account.
- 4. The amount of principal and interest on any outstanding bonded indebtedness.
- 5. The initial assessed value of the project area.
- 6. The captured assessed value retained by the authority.
- 7. The tax increment revenues received.
- 8. The increase in the state equalized valuation as a result of the implementation of the tax increment financing plan.
- 9. The type and cost of capital improvements made in the development area.
- 10. Any additional information the governing body considers necessary.

Exhibit A

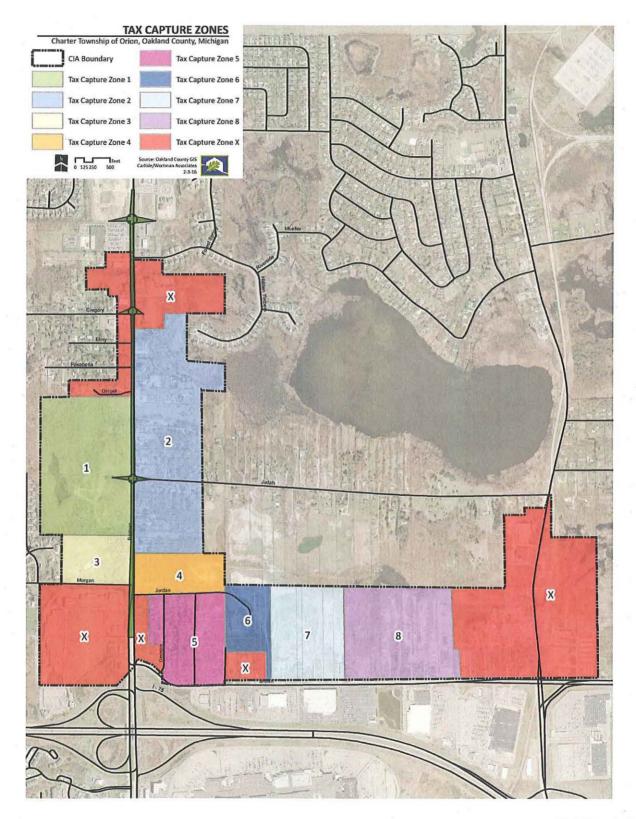


Exhibit A-1



Orion Township Brown Road Corridor Improvement Authority CIA Taxable Value Breakout: Assumptions

Development Assumptions Summary:

Sections 1 + 2 (Mixed Use):			Section 5 (Comme	rcial):	
Commercial & residential dev will be	split 40/	60 across			
development area			Sq. Ft / Acre:		43,560
Commercial:			Lot coverage:		20%
Sq. Ft / Acre:		43,560	Value / Sq. Ft:		\$125
Lot coverage:		20%			
Value / Sq. Ft:	\$	125	Section 6 (Comme	rcial):	
Residential:			Sq. Ft / Acre:		43,560
Developable % of Lot:		80%	Lot coverage:		20%
Houses / Acre:		0.50	Value / Sq. Ft:		\$125
Value / House:	\$	300,000			
			Section 7 (Big Box	<u>):</u>	
Section 3 (Retail):			Big Box Dev. Value:	\$	12,000,000
Lump Sum Dev. Value:	\$	18,000,000	# Outlots:		5
Phases of Development:		2	Value / Outlot:	\$	1,500,000
Section 4 (Mixed Use):			Section 8 (Comme	rcial):	
Developer Approved Dev. Value:	\$	20,000,000	Sq. Ft / Acre:		43 <i>,</i> 560
Phases of Development:		1	Lot coverage:		20%
			Value / Sq. Ft:		\$125

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.009
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

Projected Bond Debt Service											
Term	Total	Debt Service	Вс	and Amount	Interest Rate						
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%						
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%						
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%						

Total Projected Capture	Ś	13.911.841	

	Year			1 500	1		2	3	4	5	6	7		8	9	10	100
					2016	201	7	2018	2019	2020	2021	2022	202	3 202	4	2025	202
Total Taxable Value (See	detail analysis)			\$	30,804,520	\$ 41,324,633	\$	58,774,733 \$	68,702,616	74,378,697	83,016,553	\$ 92,990,613	\$ 103,214,02	\$ 112,277,321	\$ 1	121,567,200	\$ 141,976,51
	%	Total	Captured	1			1		5	. 1			-		0.77		
Taxing Jurisdictions	Capture	Millage*	Millage	1			1	_3	1						4		
S - Community College	50%	1.5819	0.7910	\$	48,730	\$ 65,371	\$	92,976 \$	108,681	117,660	131,324	\$ 147,102	\$ 163,27	\$ 177,611	1 \$	192,307	\$ 224,59
S - Oakland County	50%	4.0900	2.0450	180	125,990	169,018	3	240,389	280,994	304,209	339,538	380,332	422,14	459,214	Į.	497,210	580,68
W - Police	50%	2.9885	1,4943	1	92,059	123,499		175,648	205,318	222,281	248,095	277,902	308,45	335,541	ě.	363,304	424,29
W - Fire	50%	2.5817	1.2909	1	79,528	106,688	3	151,739	177,370	192,023	214,324	240,074	266,46	289,866	5	313,850	366,54
W - Library	50%	1,4135	0.7068	1	43,542	58,412	2	83,078	97,111	105,134	117,344	131,442	145,89	158,704	1	171,835	200,68
W - GF	50%	0.9286	0.4643	100	28,605	38,374	1	54,578	63,797	69,068	77,089	86,351	95,84	104,261		112,887	131,83
W - Safety Paths	50%	0.2372	0.1186	1	7,307	9,802		13,941	16,296	17,643	19,692	22,057	24,48	26,632	2	28,836	33,67
W - NOTA	50%	0.2490	0.1245		7,670	10,290)	14,635	17,107	18,520	20,671	23,155	25,70	27,957	7	30,270	35,35
W - County Parks	50%	0.2410	0.1205		7,424	9,959		14,165	16,557	17,925	20,007	22,411	24,87			29,298	34,21
W - Metro Parks	50%	0.2146	0.1073	-	6,611	8,868		12,613	14,744	15,962	17,815	19,956	22,15	24,095	<u> </u>	26,088	30,46
Total Annual Collection Less: Base Year Tax	**	14.5260	7.2630	\$	447,466 (447,466)	\$ 600,282 (447,466		853,762 \$ (447,466)	997,974 (447,466)	1,080,425	1,205,898	\$ 1,350,782 (447,466)	\$ 1,499,28° (447,466			1,765,885	\$ 2,062,35 (447,46)
Incremental Tax				-		152.815	1	406,295	550,508	632,958	758,432	903,315	1,051,82			1,318,419	1,614,884
x % of Millage Eligible fo	r CIA Capture		52		50.00%	50.00%		50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50,00%		50.00%	50.00%
Incremental Tax Capt	ure			\$	5.5	\$ 76,408	\$	203,148 \$	275,254	316,479	379,216	\$ 451,658	\$ 525,91	\$ 591,737	\$	659,209	\$ 807,44
Capture by Jurisdiction Sur	nmary:				M												
* *	%	Total	Captured	11							30		ls.				
	Capture	Millage	Millage	Ш				1									
Township	50%	8.1495	4.0748	\$	(4)	\$ 42,867	, \$	113,972 \$	154,425	177,554	212,751	\$ 253,393	\$ 295,05	\$ 331,981	L S	369,835	\$ 452,99
County	50%	4.3310	2.1655		(m)	22,781	1	60,569	82,068	94,360	113,065	134,664	156,80	176,429	9	196,547	240,74
Community College	50%	1.5819	0.7910			8,321		22,123	29,975	34,465	41,297	49,186	57,27			71,789	87,93
Metro Parks	50%	0.2146	0.1073	П	-	1,129	9	3,001	4,066	4,676	5,602	6,673	7,77	8,742	2	9,739	11,92
NOTA	50%	0.2490	0.1245	-	12	1,310		3,482	4,718	5,425	6,500	7,742	9,01	10,143	3	11,300	13,84
	Subtotal:	14.5260	7.2630		7 <u>-</u> 2	\$ 76,408		203,148 \$	275,254	316,479	379,216	s 451.658	\$ 525,91	\$ 591,737	, ,	659,209	\$ 807,44

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the remaining term of the CIA District

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.00%
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

Projected Bond Debt Service												
Term	Total	Debt Service	Вс	and Amount	Interest Rate							
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%							
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%							
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%							

Total Projected Capture	\$ 13,911,841	

	20			19	-	18		17		16		15		14		13		12				Year	
		203		2034		2033		2032		2031	I BE	2030		2029		2028	1	2027					
	872	198,918,872	\$	194,067,192	\$_	189,333,846	\$	184,715,947	\$	180,210,680	\$	175,815,298	\$	167,683,090	8 \$	159,749,228	. \$_	152,008,875	\$			ail analysis)	Total Taxable Value (See de
Capture by Milla Subtotal Milla					51	25			17					1.5				۰ ,		Captured Millage	Total Millage*	% Capture	Taxing Jurisdictions
3,030,035 5	570 \$	314,670	\$	306,995	\$	299,507	\$	292,202	\$	285,075	\$	278,122	\$	265,258	7 \$	252,707	\$	240,463	\$	0.7910	1.5819	50%	S - Community College
7,834,150 5	578	813,578	<i>i</i> -	793,735	i on	774,375	3	755,488	320-	737,062		719,085		685,824	4	653,374		621,716	1000	2.0450	4.0900	50%	S - Oakland County
5,724,293 5	469	594,469	<i>i</i>	579,970	á	565,824	3	552,024		538,560		525,424	1	501,121	1	477,411		454,279	1	1.4943	2.9885	50%	W - Police
4,945,092 5	549	513,549	į.	501,023	į.	488,803	d .	476,881	ĺ	465,250	1	453,902	1	432,907	5	412,425	4	392,441	1	1.2909	2.5817	50%	W - Fire
2,707,475 5	172	281,172	<i>(</i>	274,314	A.	267,623	4	261,096	l	254,728		248,515	1	237,020	16	225,806	4	214,865	1	0.7068	1.4135	50%	W - Library
1,778,678 5	716	184,716	í .	180,211	ál.	175,815	1	171,527	l	167,344		163,262	1	155,711	13	148,343	4	141,155	1	0.4643	0.9286	50%	W - GF
454,342 5	184	47,184	4	46,033	á	44,910		43,815	l	42,746		41,703		39,774	13	37,893		36,057		0.1186	0.2372	50%	W - Safety Paths
476,945 5	531	49,531	4	48,323	á	47,144		45,994	1	44,872		43,778	1	41,753	8	39,778	i l	37,850	1	0.1245	0.2490	50%	W - NOTA
461,621 5	939	47,939) .	46,770	A	45,629	1	44,517		43,431		42,371	1	40,412	10	38,500	2 2	36,634	1	0.1205	0.2410	50%	W - County Parks
411,053	888	42,688	-	41,647		40,631	<u> </u> -	39,640		38,673		37,730	_	35,985	2 _	34,282	-	32,621	<u>u</u>	0.1073	0.2146	50%	W - Metro Parks
27,823,682	466)	2,889,496 (447,466	3)	2,819,020 (447,466)		2,750,263 (447,466)	\$	2,683,184 (447,466)	\$	2,617,740 (447,466)	\$	2,553,893 (447,466)	\$	(447,466)	6)	2,320,517 (447,466)	(447,466)	\$	7.2630	14.5260		Total Annual Collection Less: Base Year Tax
		2,442,029 50.00%		2,371,554 50.00%		2,302,797 50.00%	_	2,235,717 50.00%	<u></u>	2,170,274 50.00%		2,106,427 50.00%	_	1,988,298 50.00%		1,873,051 50.00%		1,760,614 50.00%	_			A Capture	Incremental Tax x % of Millage Eligible for C
	015	1,221,015	\$	1,185,777	\$_	1,151,398	\$	1,117,859	\$	1,085,137	\$	1,053,213	\$	994,149	5 \$	936,525		880,307	\$				Incremental Tax Capture
					ľ															W		ırv:	Capture by Jurisdiction Summ
	- 1				V V								0		- 1		1	,	1	Captured	Total	%	
	- 1				1				i						- 1		1	,	1	Millage	Millage	Capture	
7,804,939	024 \$	685,024	5 5	665,255	\$	645,967	\$	627,151	\$	608,793	\$	590,883	\$	557,746	7 \$	525,417	\$	493,877	\$	4.0748	8.1495	50%	Township
4,147,885	052	364,052		353,545		343,295		333,295		323,539		314,021		296,411		279,230		262,468		2.1655	4.3310	50%	County
1,515,017	970	132,970	3	129,133		125,389		121,736		118,173		114,696		108,264	39	101,989		95,867	1	0.7910	1.5819	50%	Community College
205,527	039	18,039	3	17,518		17,010	4	16,515	1	16,031		15,560	1	14,687	16	13,836	4	13,005	1	0.1073	0.2146	50%	Metro Parks
238,472	930	20,930	<u>- —</u>	20,326	-	19,737	1-	19,162	<u> </u>	18,601		18,054		17,041		16,054		15,090	-	0.1245	0.2490	50%	NOTA ·
13,911,841	015 8	1,221,015	s	1,185,777	\$	1,151,398	s	1,117,859	s	1,085,137	s	1,053,213	s	994,149	25 \$	936,525	. s	880,307	s	7.2630	14,5260	Subtotal:	

 $^{^{\}bullet}$ Analysis assumes that all millage rates are renewed upon expiration for at least the α

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.009
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

Projected Bond Debt Service												
Term	Total	Debt Service	Вс	and Amount	Interest Rate							
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%							
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%							
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%							

ć	12 011 9/1	
	Ś	\$ 13.911.841

	Year			1 M
Total Taxable Value (See de	tail analysis)			
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage	Summary Captured
S - Community College	50%	1.5819	0.7910	\$ 1,515,017
S - Oakland County	50%	4.0900	2.0450	3,917,075
W - Police	50%	2.9885	1,4943	2,862,146
W - Fire	50%	2.5817	1.2909	2,472,546
W - Library	50%	1.4135	0.7068	1,353,737
W - GF	50%	0.9286	0.4643	889,339
W - Safety Paths	50%	0.2372	0.1186	227,171
W - NOTA	50%	0.2490	0.1245	238,472
W - County Parks	50%	0.2410	0.1205	230,811
W - Metro Parks	50%	0.2146	0.1073	205,527
Total Annual Collection Less: Base Year Tax		14.5260	7.2630	\$ 13,911,841
Incremental Tax				11
x % of Millage Eligible for CI	A Capture			
Incremental Tax Capture				
Capture by Jurisdiction Summa	ary:			11
	%	Total	Captured	11
	Capture	Millage	Millage	
Township	50%	8.1495	4.0748	11
County	50%	4.3310	2.1655	
Community College	50%	1.5819	0.7910	
Metro Parks	50%	0.2146	0.1073	0.00
NOTA	50%	0.2490	0.1245	
	Subtotal:	14.5260	7.2630	

 $^{^{\}mbox{*}}$ Analysis assumes that all millage rates are renewed upon expiration for at least the κ

Orion Township Orion Township Corridor Improvement Authority CIA Taxable Value Breakout: By Section

	Section 1:		Section 2		Section 3:	Sect	ion 4:	Section	n 5:	Sect	ion 6:	Section	n 7:
	West of Baldwin, N Jordan	orth of	East of Baldwin, Jordan	North of	West of Baldwin, North of Morgan (Church)	The second of th	nd Townhouse opment	Georgia Hus Neighbor		West of Bi	ig Box Retail	Big Box Retail	and Outlots
Plans for Development:	N	Nixed Use		Mixed Use	Retail		Mixed Use		Commercial		Commercial	В	ig Box & Outle
Total Development Value:	\$ 39	,401,310	\$:	39,401,310	\$ 18,000,000		\$ 20,000,000		28,314,000		\$ 14,157,000	\$	19,500,000
Taxable Portion:		0.5		0.5	0.5		0.5		0.5		0.5		0.
Taxable Development Value:	19	,700,655		19,700,655	9,000,000		10,000,000		14,157,000		7,078,500		9,750,000
Start Year:		2021		2021	2018		2018		2026		2019		201
# Years:		10		10	. 2		1		1		5		
% Existing Demolished?		0%		30%	0%		0%		100%		0%		0
# Acres:		59		71.36	16		16		26		13		3:
Commercial Coverage %		0.20		0.20					0.20		0.20		
Commecial Value/sq ft.	\$	125	\$	125				2	125		\$ 125		
# of outlots													
Value per outlot				- 1								\$	1,500,000
Big Box Value				- 1					- 1			\$	12,000,000
Value per house	\$	300,000	\$	300,000		1			- 1				
Houses per acre		0.50		0.50					292				
% of Residential acres		60%		60%		1 1 2			- 1				
% of Commercial acres		40%		40%					- 1				
Developable % of Residential acres		80%		80%					- 1				

			on 1:	Secti	W-10.000	Secti		Secti	100		ion 5:	Sect	ion 6:	Sect	tion 7:
		West of Bald Jore	win, North of dan	East of Bald Jor	win, North of dan	The same of the same	win, North of (Church)	Commercial a Develo	nd Townhouse pment		uston Estes orhood	West of Bi	g Box Retail	Big Box Reta	ail and Outlots
30.		Cumulative Taxable Value	Current Year Development Taxable Value												
Year:	S.E.V.	731,510		4,202,010		7.5		199,840		2,878,490		359,830		574,350	
1	Taxable (2016)	316,630		3,300,480				199,840		2,554,370		334,070		537,720	
2	2017	324,546	0.2	3,382,992		-	5 5 .	204,836		2,618,229	35	342,422	(F)	551,163	9,750,000
3	2018	332,659		3,467,567	-	-	4,500,000	209,957	10,000,000	2,683,685	-	350,982	-	10,558,692	-
4	2019	340,976	-	3,554,256	-	4,612,500	4,500,000	10,465,206	-	2,750,777	-	359,757	1,415,700	10,822,659	
5	2020	349,500	92	3,643,112	(4)	9,340,313	2	10,726,836	-	2,819,547	(*)	1,819,843	1,415,700	11,093,226	
6	2021	358,238	1,970,066	2,613,933	1,970,066	9,573,820	: <u>-</u>	10,995,007		2,890,035	-	3,316,432	1,415,700	11,370,557	-
7	2022	2,386,511	1,970,066	4,698,599	1,970,066	9,813,166	100	11,269,882	*.	2,962,286		4,850,435	1,415,700	11,654,820	-
8	2023	4,465,491	1,970,066	6,835,381	1,970,066	10,058,495	-	11,551,629	× .	3,036,343		6,422,789	1,415,700	11,946,191	-
9	2024	6,596,445	1,970,066	9,025,582	1,970,066	10,309,957	-	11,840,420	-	3,112,252		8,034,451	-	12,244,846	
10	2025	8,780,673	1,970,066	11,270,539	1,970,066	10,567,706	/#	12,136,430		3,190,058		8,235,312	(T)	12,550,967	9
11	2026	11,019,507	1,970,066	13,571,620	1,970,066	10,831,899	14	12,439,841	-	-	14,157,000	8,441,195	-	12,864,741	-
12	2027	13,314,312	1,970,066	15,930,227	1,970,066	11,102,696	; €	12,750,837		14,510,925	-	8,652,225	-	13,186,360	-
13	2028	15,666,487	1,970,066	18,347,800	1,970,066	11,380,264	-	13,069,608		14,873,698	-	8,868,530		13,516,019	-
14	2029	18,077,467	1,970,066	20,825,812	1,970,066	11,664,770	-	13,396,348	-	15,245,541		9,090,244	-	13,853,919	-
15	2030	20,548,720	1,970,066	23,365,775	1,970,066	11,956,390	- 5	13,731,257	-	15,626,679	-	9,317,500	(*)	14,200,267	-
16	2031	23,081,755	77	25,969,236	-	12,255,299	7.0	14,074,538		16,017,346	-	9,550,437		14,555,274	
17	2032	23,658,799	-	26,618,467	94	12,561,682	-	14,426,402	-	16,417,780	-	9,789,198	-	14,919,155	-
18	2033	24,250,269	-	27,283,929		12,875,724	: -	14,787,062	*	16,828,224		10,033,928		15,292,134	
19	2034	24,856,526). 	27,966,027		13,197,617	(*	15,156,738	*	17,248,930		10,284,776	*	15,674,438	
20	2035	25,477,939	-	28,665,178	-	13,527,557	-	15,535,657	-	17,680,153	-	10,541,896	-	16,066,299	-

Orion Township Orion Township Corridor Improv CIA Taxable Value Breakout: By

0.41	Section	8:
	Central BIZ Dev	elopment
Plans for Development:		Commercia
Total Development Value:	\$	50,856,300
Taxable Portion:		0.5
Taxable Development Value:		25,428,150
Start Year:	1	2018
# Years:		10
% Existing Demolished?		50%
# Acres:	1	46.7
Commercial Coverage %		0.20
Commecial Value/sq ft.	\$	125
# of outlots		
Value per outlot		
Big Box Value		
Value per house	S W	
Houses per acre	4	
% of Residential acres		
% of Commercial acres		
Developable % of Residential acr	e:	

			Secti	on 8:	Sections with No New Development	Total:
			Central BIZ I	Development		
			Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Cumulative Taxable Value
	Year:	S.E.V.	1,300,070		23,389,500	33,635,600
1	1	Taxable (2016)	1,191,350		22,370,060	30,804,520
1	2	2017	1,221,134		22,929,312	41,324,633
1	3	2018	625,831	2,542,815	23,502,544	58,774,733
1	4	2019	3,247,862	2,542,815	24,090,108	68,702,616
1	5	2020	5,935,444	2,542,815	24,692,361	74,378,697
1	6	2021	8,690,216	2,542,815	25,309,670	83,016,553
	7	2022	11,513,856	2,542,815	25,942,411	92,990,613
1	8	2023	14,408,088	2,542,815	26,590,972	103,214,024
1	9	2024	17,374,676	2,542,815	27,255,746	112,277,321
1	10	2025	20,415,428	2,542,815	27,937,140	121,567,200
	11	2026	23,532,199	2,542,815	28,635,568	141,976,516
	12	2027	26,726,889	2,542,815	29,351,457	152,008,875
1	13	2028	30,001,447	*	30,085,244	159,749,228
	14	2029	30,751,483	=	30,837,375	167,683,090
1	15	2030	31,520,270	5	31,608,309	175,815,298
	16	2031	32,308,277	=	32,398,517	180,210,680
	17	2032	33,115,984	2	33,208,480	184,715,947
	18	2033	33,943,884	-	34,038,692	189,333,846
	19	2034	34,792,481	× #	34,889,659	194,067,192
	20	2035	35,662,293		35,761,901	198,918,872

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.00%
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

Projected Bond Debt Service											
Term	Total	Debt Service	Вс	nd Amount	Interest Rate						
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%						
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%						
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%						

ı	Total Projected Capture	· e	1.515.017	

	Year				1	2	2	3	4	5	6		7	9	10	
					2016	2017		2018	2019	2020						
Total Taxable Value (See	detail analysis)			\$	30,804,520	41,324,633	\$ 5	8,774,733 \$	68,702,616	\$ 74,378,697	\$ 83,016,553	\$ 92,990,613	\$ 103,214,024	\$ 112,277,321	\$ 121,567,200	\$ 141,976,510
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage		5				The Reports		55 Sato Sociations			No. howerace error	Place Transfer Street Street	(A-2-12-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2
S - Community College	50%	1.5819	0.7910	\$	48,730 \$	65,371	\$	92,976 \$	108,681	\$ 117,660	\$ 131,324	\$ 147,102	\$ 163,274	\$ 177,611	\$ 192,307	\$ 224,59
					586	653		75	7.0	=	1270	(B)	- 55	1.5	3	3.
					1241	120	1	~		-	()#3	140	9#3	(+)	×	191
					886	270		Ж.	5			-			8	3.0
			11		540	140		~	1040	-	894	(#)	(#)	(Det	*	5 -
					1947-0	520		×	1.5	5		(*)	9	(#		2
					100	140		4	160	*	(8)	(#)	9 H 3	(€)	*	
					,386	570		-5	1/58	:5			-	70		-
				1	(1#): 	140		-	31#4	-	S#0	5#0	S#3	(H)	×	17
				-	725		-		- 12			-				
Total Annual Collection Less: Base Year Tax		1.5819	0.7910	\$	48,730 \$ (48,730)	65,371 (48,730)		92,976 (48,730)	108,681 (48,730)	\$ 117,660 (48,730)	\$ 131,324 (48,730)	\$ 147,102 (48,730		\$ 177,611 (48,730)	\$ 192,307 (48,730)	\$ 224,593 (48,730
Incremental Tax			9.	1	387	16,642		44,246	59,951	68,930	82,594	98,372	114,545	128,882	143,577	175,863
x % of Millage Eligible for	CIA Capture				50.00%	50.00%		50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
Incremental Tax Capt	ıre			\$		8,321	<u>\$</u>	22,123 \$	29,975	\$ 34,465	\$ 41,297	\$ 49,186	\$ 57,272	\$ 64,441	\$ 71,789	\$ 87,93
an lineanan n			6													1
Capture by Jurisdiction Sun		WELLY CO. 11 TO	04010000000V						- 1							
	%	Total	Captured				li .	14	1							
CHARGE CONTRACTOR	Capture	Millage	Millage					-	1						x 8	30
Township	#DIV/0!	0.0000	0.0000	\$	S 070 \$	25	\$	- \$	7.5		\$ -	\$ -		\$ -	\$ -	\$
County	#DIV/0!	0.0000	0.0000		1041	3 (4)	5	-		-	44 207	40.400	-	-	74 700	
Community College	50%	1.5819	0.7910			8,321		22,123	29,975	34,465	41,297	49,186	57,272	64,441	71,789	87,93
Metro Parks	#DIV/01	0.0000	0.0000		35 4 7	3°=0'		-	- 2	₩ 69		191	2.01	ic	*	190
NOTA	#DIV/0!	0.0000	0.0000	-		V 040										
	Subtotal:	1.5819	0.7910		- s	8,321		22,123 \$	29,975	\$ 34,465	\$ 41,297	\$ 49,186	\$ 57,272	\$ 64,441	\$ 71,789	\$ 87,93

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the remaining term of the CIA District

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.009
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	2
Property Inflation Rate	0.02

Projected Bond Debt Service											
Term	Total	Debt Service	Во	and Amount	Interest Rate						
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%						
18 Year Term	\$	11,235,416	\$	8,000,000	4.009						
20 Year Term	\$	11,634,822	\$	8,000,000	4.009						

ı	Total Projected Capture	\$ 1,515,017	

	20		19		18		17		16		15		14		13	12					Year	
	2035		2034		2033		2032		2031		2030		2029		2028	2027						
	198,918,872	\$	194,067,192	\$	189,333,846	\$	184,715,947	\$	180,210,680	\$	175,815,298	\$	167,683,090	8 \$	159,749,228	152,008,875 \$	\$				e detail analysis)	Total Taxable Value (See
Capture by M																		Captured	Total		%	
Subtotal Mi								l		1		1				1		Millage	Millage*	2	Capture	Taxing Jurisdictions
	314,670 \$	\$	306,995	\$	299,507	\$	292,202	\$	285,075	\$	278,122	\$	265,258	7 \$	252,707	240,463 \$	\$	0.7910	1.5819		50%	S - Community College
AC CEE E	×2 ×2	(6)	W _G	25	H <u>2</u> 2	(A)		10	200	100	1	18		1590	-	2 10	- A	100				
-				1	3 - 8		3 5 0	ĺ	-		n e				-	E .						
旦	2	1	12		1.22		2277	1	2	1	72		-		14	8						
*					V #5		(€)	1		1	395		(#2)		(90)	**						
<u> 4</u> 5	설		< 4		1725		1207		2		32		200		70-	8						
5	8	1	-	1	05		W (#)	1	*	1	(*)		150		1000	8						
2	۵	1	12	1	72		920		20		Y625	1	729	-	12	8						
	=	1			X 255		(80)		*	1	((*)		(E)		000	*						
		-		-		_	880			_	381	<u> </u>	- 2		5945		<u> </u>					
\$ 3,030,035	314,670 \$	s	306,995	s	299,507	s	292,202	s	285,075	s	278,122	s	265,258	7 8	252,707	240,463 \$	s	0.7910	1.5819			Total Annual Collection
	(48,730)		(48,730)		(48,730)	-	(48,730)		(48,730))	(48,730)	1	(48,730)		(48,730)	(48,730)	1	2000100	1.55.15			Less: Base Year Tax
	265,940		258,265		250,778		243,472		236,346	3	229,393	1	216,528	8	203,978	191,733						Incremental Tax
	50.00%	=	50.00%		50.00%	-	50.00%	-	50.00%	·	50.00%	_	50.00%		50.00%	50.00%	-	X			or CIA Capture	x % of Millage Eligible fo
	132,970	\$	129,133	\$	125,389	\$	121,736	\$	118,173	\$	114,696	\$	108,264	9 \$	101,989	95,867 \$	\$	₀ 8			ture	Incremental Tax Capt
																-						
	1			1		l								1								apture by Jurisdiction Sur
	1											8		1				Captured	Total		%	a a
									10.00					سال	¥1.,			Millage	Millage		Capture	COMMUNICACION DE LA COMPANSION DE LA COM
\$ -	- \$	\$		\$		\$	-	\$		\$		\$		- \$		- \$	\$	0.0000	0.0000		#DIV/0!	Township
4 545 047	422.070	. 1	400 400		*25.200		404 704		-		*******		****		****			0.0000	0.0000		#DIV/0!	County
1,515,017	132,970		129,133		125,389		121,736		118,173	8	114,696	2	108,264	9	101,989	95,867	H	0.7910	1.5819		50%	Community College
			(*)				9.0	1					190	1			11	0.0000	0.0000		#DIV/01	Metro Parks
		-		-		1-		:		-		-	3.87					0.0000	0.0000		#DIV/01	NOTA
\$ 1,515,017	132,970 \$	s	129,133	s	125,389	s	121,736	s	118,173	s	114,696	s	108,264	9 8	101,989	95,867 \$	s	0.7910	1.5819		Subtotal:	

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the re

ASSUMPTIONS	fix = = t =
% of Millage eligible for CIA Capture	50.00%
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

	Projected	Bond Debt	Ser	vice	
Term	Total	Debt Service	Во	nd Amount	Interest Rate
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%

۰				
ı	Total Projected Capture	Ś	1.515.017	

	Year				
Total Taxable Value (See de	tail analysis)				
Faxing Jurisdictions	% Capture	Total Millage*	Captured Millage		nary Captured
S - Community College	50%	1.5819	0.7910	\$	1,515,01
					2
				11	*
				11	2
				11	*
				11	
				11	50
				11.0	-
				11	
				-	
Total Annual Collection		1.5819	0.7910	\$	1,515,01
Less: Base Year Tax					
Incremental Tax					
x % of Millage Eligible for Cl	IA Capture				
Incremental Tax Capture	EC				
Capture by Jurisdiction Summ	ary:				
	%	Total	Captured	11	
	Capture	Millage	Millage		
Township	#DIV/01	0.0000	0.0000	11	
County	#DIV/0!	0.0000	0.0000		
Community College	50%	1.5819	0.7910	11	
Metro Parks	#DIV/0!	0.0000	0.0000		
NOTA	#DIV/01	0.0000	0.0000		
	Subtotal:	1.5819	0.7910		

 $^{^{}ullet}$ Analysis assumes that all millage rates are renewed upon expiration for at least the n

Orion Township Orion Township Corridor Improvement Authority CIA Taxable Value Breakout: By Section

Assum	ntions

	Section 1:	Section 2:	Section 3:	Section 4:	Section 5:	Section 6:	Section 7:
	West of Baldwin, North of Jordan	East of Baldwin, North of Jordan	West of Baldwin, North of Morgan (Church)	Commercial and Townhouse Development	Georgia Huston Estes Neighborhood	West of Big Box Retail	Big Box Retail and Outlots
Plans for Development:	Mixed Use	Mixed Use	Retail	Mixed Use	Commercial	Commercial	Big Box & Outlet
Total Development Value:	\$ 39,401,310	\$ 39,401,310	\$ 18,000,000	\$ 20,000,000	\$ 28,314,000	\$ 14,157,000	\$ 19,500,000
Taxable Portion:	0.5	0.5	0.5	0.5	0.5	0.5	0.
Taxable Development Value:	19,700,655	19,700,655	9,000,000	10,000,000	14,157,000	7,078,500	9,750,000
Start Year:	2021	2021	2018	2018	2026	2019	201
# Years:	10	10	2	1	1	5	
% Existing Demolished?	0%	30%	0%	0%	100%	0%	0
# Acres:	59	71.36	16	16	26	13	3:
Commercial Coverage %	0.20	0.20			0.20	0.20	
Commecial Value/sq ft.	\$ 125	\$ 125			\$ 125	\$ 125	
# of outlots							
Value per outlot					1		\$ 1,500,000
Big Box Value					1		\$ 12,000,000
Value per house	\$ 300,000	\$ 300,000			1		
Houses per acre	0.50	0.50					
% of Residential acres	60%	60%			I)		
% of Commercial acres	40%	40%			1		
Developable % of Residential acres	80%	80%			1		

		Secti West of Bald Jore	win, North of		on 2: win, North of dan	West of Bald	on 3: win, North of (Church)	Section Sectio	nd Townhouse		on 5: uston Estes orhood		ion 6: g Box Retail		tion 7:
		Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value
Year:	S.E.V.	731,510		4,202,010		-		199,840		2,878,490		359,830		574,350	
1	Taxable (2016)	316,630		3,300,480		-		199,840		2,554,370		334,070		537,720	
2	2017	324,546	+	3,382,992	-		-	204,836		2,618,229		342,422		551,163	9,750,000
3	2018	332,659	4	3,467,567	-	2	4,500,000	209,957	10,000,000	2,683,685		350,982	-	10,558,692	9
4	2019	340,976	-	3,554,256		4,612,500	4,500,000	10,465,206		2,750,777	-	359,757	1,415,700	10,822,659	*
- 5	2020	349,500	4.5	3,643,112		9,340,313	-	10,726,836	: €	2,819,547		1,819,843	1,415,700	11,093,226	4
6	2021	358,238	1,970,066	2,613,933	1,970,066	9,573,820	* * *	10,995,007	-	2,890,035	-	3,316,432	1,415,700	11,370,557	2
7	2022	2,386,511	1,970,066	4,698,599	1,970,066	9,813,166		11,269,882	-	2,962,286	-	4,850,435	1,415,700	11,654,820	
8	2023	4,465,491	1,970,066	6,835,381	1,970,066	10,058,495	-	11,551,629	-	3,036,343	-	6,422,789	1,415,700	11,946,191	
9	2024	6,596,445	1,970,066	9,025,582	1,970,066	10,309,957	-	11,840,420	-	3,112,252	-	8,034,451	+	12,244,846	Α.
10	2025	8,780,673	1,970,066	11,270,539	1,970,066	10,567,706		12,136,430	-	3,190,058	-	8,235,312	-	12,550,967	-
11	2026	11,019,507	1,970,066	13,571,620	1,970,066	10,831,899	-	12,439,841	-	-	14,157,000	8,441,195	-	12,864,741	-
12	2027	13,314,312	1,970,066	15,930,227	1,970,066	11,102,696		12,750,837	-	14,510,925		8,652,225	·	13,186,360	-
13	2028	15,666,487	1,970,066	18,347,800	1,970,066	11,380,264		13,069,608		14,873,698	-	8,868,530	=	13,516,019	-
14	2029	18,077,467	1,970,066	20,825,812	1,970,066	11,664,770		13,396,348	16	15,245,541		9,090,244	√ €	13,853,919	-
15	2030	20,548,720	1,970,066	23,365,775	1,970,066	11,956,390	+	13,731,257		15,626,679	1/2	9,317,500	-	14,200,267	×
16	2031	23,081,755	47	25,969,236		12,255,299		14,074,538		16,017,346		9,550,437	-	14,555,274	-
17	2032	23,658,799	-	26,618,467	-	12,561,682		14,426,402	-	16,417,780		9,789,198	-	14,919,155	-
18	2033	24,250,269	-	27,283,929		12,875,724		14,787,062	-	16,828,224	-	10,033,928	-	15,292,134	-
19	2034	24,856,526	2	27,966,027	-	13,197,617	-	15,156,738	-	17,248,930	-	10,284,776		15,674,438	
20	2035	25,477,939	8	28,665,178	2	13,527,557	2	15,535,657	- 12	17,680,153	-	10,541,896	-	16,066,299	

Orion Township Orion Township Corridor Improv CIA Taxable Value Breakout: By

	Section	Section 8:					
	Central BIZ Dev	elopment					
Plans for Development:		Commercia					
Total Development Value:	\$	50,856,300					
Taxable Portion:		0.5					
Taxable Development Value:		25,428,150					
Start Year:		2018					
# Years:		10					
% Existing Demolished?		50%					
# Acres:		46.7					
Commercial Coverage %		0.20					
Commecial Value/sq ft.	\$	125					
# of outlots							
Value per outlot							
Big Box Value							
Value per house	1						
Houses per acre	1						
% of Residential acres							
% of Commercial acres	W						
Developable % of Residential acr	e!						

		Secti	ion 8:	Sections with No New Development	Total:
	4	Central BIZ	Development		
		Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Cumulative Taxable Value
Year:	S.E.V.	1,300,070		23,389,500	33,635,600
1	Taxable (2016)	1,191,350		22,370,060	30,804,520
2	2017	1,221,134	-	22,929,312	41,324,633
3	2018	625,831	2,542,815	23,502,544	58,774,733
4	2019	3,247,862	2,542,815	24,090,108	68,702,616
5	2020	5,935,444	2,542,815	24,692,361	74,378,697
6	2021	8,690,216	2,542,815	25,309,670	83,016,553
7	2022	11,513,856	2,542,815	25,942,411	92,990,613
8	2023	14,408,088	2,542,815	26,590,972	103,214,024
9	2024	17,374,676	2,542,815	27,255,746	112,277,321
10	2025	20,415,428	2,542,815	27,937,140	121,567,200
11	2026	23,532,199	2,542,815	28,635,568	141,976,516
12	2027	26,726,889	2,542,815	29,351,457	152,008,875
13	2028	30,001,447	-	30,085,244	159,749,228
14	2029	30,751,483	4	30,837,375	167,683,090
15	2030	31,520,270	-	31,608,309	175,815,298
16	2031	32,308,277	-	32,398,517	180,210,680
17	2032	33,115,984	-	33,208,480	184,715,947
18	2033	33,943,884	*	34,038,692	189,333,846
19	2034	34,792,481	4	34,889,659	194,067,192
20	2035	35,662,293	121	35,761,901	198,918,872

ASSUMPTIONS	in who	
% of Millage eligible for CIA Capture		50.00%
Current Taxable Value of Property in CIA District	\$	30,804,520
Term of CIA District		20
Property Inflation Rate		0.025

Projected Bond Debt Service											
Term	Total	Debt Service	Вс	and Amount	Interest Rate						
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%						
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%						
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%						

1	Total Projected Capture	\$ 3.917.075	

	Year				1		2	3			5	6		7		8	9	1	0	1
					2016		2017	2018			2020	2021		2022		023	2024	202		202
Total Taxable Value (See	detail analysis)			\$	30,804,520	\$ 41,324	633 \$	58,774,733	\$ 68,702,616	\$ 74	,378,697	83,016,553	\$	92,990,613	\$ 103,214,0	24 \$	112,277,321	\$ 121,567,200	\$	141,976,516
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage	s		s														
S - Oakland County	50%	4.0900	2.0450	\$	125,990	169	- \$	240,389	\$ - 280,994	\$	304,209	339,538	\$	380,332	\$ 422,1	- \$ 45	459,214	497,210	\$	580,684
					-		-				-		l	-		20771		-	1	-
					-				-	1			l	-			-			
					-		-		-		120	4		-			4			
					-		-	-		1	*	-		-			-			-
					~				<u> -</u>		-	-		-				*		
							-		-		-			-			-			(*)
				Ш	-		-		9		-	-					-			
				-	-			-				-	_	•		- -		-	- -	
Total Annual Collection Less: Base Year Tax		4.0900	2.0450	\$	125,990 (125,990)	\$ 169 (125	018 \$ 990)	240,389 (125,990)	\$ 280,994 (125,990		304,209 (125,990)	339,538 (125,990)	\$	380,332 (125,990)	\$ 422,1 (125,9		459,214 (125,990)	497,210 (125,990		580,684 (125,990
Incremental Tax					-	43	027	114,398	155,003		178,218	213,547	1	254,341	296,1	55	333,224	371,219		454,693
x % of Millage Eligible for	CIA Capture				50.00%	50.	00%	50.00%	50.00%	-	50.00%	50.00%	_	50,00%	50.00	9% _	50.00%	50.00%	-	50.00%
Incremental Tax Capti	ıre			\$		\$ 21	514 \$	57,199	\$ 77,502	\$	89,109	106,774	\$	127,171	\$ 148,0	77 \$	166,612	185,610	\$	227,347
Capture by Jurisdiction Sun	nmary:																			
essentings design and annex of the con-	%	Total	Captured										l	1						
	Capture	Millage	Millage	Ш	- 1								l						4	
Township	#DIV/0!	0.0000	0.0000	\$	-	\$	- \$		\$ -	s	- 5	-	\$		s	- 5	- 5	\$ -	. s	
County	50%	4.0900	2.0450	11.	- 4	21	514	57,199	77,502	DES.	89,109	106,774	17,52	127,171	148,0	77	166,612	185,610		227,347
Community College	#DIV/0!	0.0000	0.0000	П			•		-		-	-		-	-		-			
Metro Parks	#DIV/0!	0.0000	0.0000	П	8		-		8		-	-		-			- 1	-		
NOTA	#DIV/0!	0.0000	0.0000								-	-	_			- -				
	Subtotal:	4.0900	2.0450				514 \$	57,199	\$ 77,502		89,109	106,774		127,171	\$ 148,0	77 S	166,612	185,610		227,34

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the remaining term of the CIA District

ASSUMPTIONS	AL .
% of Millage eligible for CIA Capture	50.00%
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

Projected Bond Debt Service												
Term	Total	Debt Service	Во	and Amount	Interest Rate							
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%							
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%							
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%							

1	Total Designated Continue	4	3,917,075	
1	Total Projected Capture	۰	3,311,073	

	20	19	18	17			16	15	1000 0000	14	1000	13	12			Year	
	2035	2034	2033	2032	20	31	2031	30		2029		2028	2027				
	198,918,872	194,067,192 \$	189,333,846 \$	5,947 \$	184,715,9	0 \$	180,210,680	98 \$	175,815	7,683,090	\$	159,749,228	152,008,875 \$	\$		etail analysis)	Total Taxable Value (See o
Capture by N Subtotal M		- \$	- S	- s		- s		- 5		-			- s	Captured Millage	Total Millage*	% Capture	axing Jurisdictions
7,834,150	813,578	793,735	774,375	- 27	755,4	100.00	737,062	1	719	685,824	3	653,374	621,716	2.0450	4.0900	50%	S - Oakland County
-	-	iei i	-	-		_	-	-	, 20,	-		-	-	2.0450	4.0500	5575	3 - Oakland County
9	90		2	-	-		¥.					_	-				
	180	145	-	200	20			- 1		565		2					
3	81	-	2	4	- /-		2										
0.8	100	191		()#3	39					-		2 //	2				
9	(4)	-		(#)	(4		Ę.	- 1		16	1		- 1				
	360			3#1	3#		14	-		1997		=	2				
2 0			2		- 12	_ -	- 4	- -			_	2					
\$ 7,834,150	813,578 (125,990)	793,735 (125,990)	774,375 \$ (125,990)	5,488 \$ 5,990)	755,4 (125,9		737,062 (125,990)	35 \$ 90)	719, (125,	685,824 (125,990)	\$	653,374 (125,990)	621,716 \$ (125,990)	2.0450 \$	4.0900		Total Annual Collection Less: Base Year Tax
	687,588	667,744	648,385	9,498	629,4	1	611,071	94	593	559,833	100	527,384	495,726				Incremental Tax
	50.00%	50.00%	50.00%	.00%	50.00	%	50.00%	% _	50.0	50.00%	_	50.00%	50.00%	11-		CIA Capture	x % of Millage Eligible for
	343,794	333,872 \$	324,192 \$	4,749 \$	314,7	6 \$	305,536	<u>\$</u>	296	279,917	\$	263,692	247,863 \$	\$		е	Incremental Tax Captur
										"						aane	apture by Jurisdiction Sumi
	- 1		1			1				_ [Captured	Total	%	apture by surrauction sum
	1													Millage	Millage	Capture	
š -	- 4	- S	- s	- \$		- S		- S		- 13	S		- s	0.0000 5	0.0000	#DIV/01	Township
3,917,075	343,794	333,872	324,192		314,7		305,536	47	296	279,917		263,692	247,863	2.0450	4.0900	50%	County
2000 CATON T-CATON	350	1975 F0100411	7600160E(S)	120	War-Sylven	W.	10.7075560	Cest	0707107	#5009MS5500		100000000000000000000000000000000000000	ORIVATIA.	0.0000	0.0000	#DIV/01	Community College
593	320	1941	2	#57.	-					21		22	40	0.0000	0.0000	#DIV/0!	Metro Parks
<u>qr</u>	(2)		-	-	29			<u></u>						0.0000	0.0000	#DIV/0!	NOTA
\$ 3,917,075	343,794	333,872 \$	324,192 \$	4,749 \$		6 5	305,536	47 \$		279,917		263,692	247,863 \$	2.0450 \$	4.0900	Subtotal:	

 $^{^{\}bullet}$ Analysis assumes that all millage rates are renewed upon expiration for at least the σ

ASSUMPTIONS		
% of Millage eligible for CIA Capture		50.00%
Current Taxable Value of Property in CIA District	- \$	30,804,520
Term of CIA District		20
Property Inflation Rate		0.025

Projected Bond Debt Service												
Term	Total	Debt Service	Вс	nd Amount	Interest Rate							
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%							
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%							
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%							

Total Projected Capture	\$	3,917,075	
Total Projected Capture	- 2	3,317,073	

	Year			
Total Taxable Value (See de	etail analysis)			
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage	Summary Captured
S - Oakland County	50%	4.0900	2.0450	\$ 3,917,0
5 - Oakland County	50%	4.0900	2.0450	3,917,0
				1 2-
				2.
Total Annual Collection		4.0900	2.0450	\$ 3,917,0
Less: Base Year Tax				
Incremental Tax				
x % of Millage Eligible for C	IA Capture			
Incremental Tax Capture				
Capture by Jurisdiction Summ	ary:			11
	%	Total	Captured	11
	Capture	Millage	Millage	0
Township	#DIV/0!	0.0000	0.0000	11
County	50%	4.0900	2.0450	
Community College	#DIV/0!	0.0000	0.0000	11
Metro Parks	#DIV/0!	0.0000	0.0000	11
NOTA	#DIV/0!	0.0000	0.0000	
	Subtotal:	4.0900	2.0450	11

 $^{^{\}mbox{*}}$ Analysis assumes that all millage rates are renewed upon expiration for at least the σ

Orion Township Orion Township Corridor Improvement Authority CIA Taxable Value Breakout: By Section

	Section 1:	Section 2:	Section 3:	Section 4:	Section 5:	Section 6:	Section 7:
N F3	West of Baldwin, North of	East of Baldwin, North of	West of Baldwin, North of	Commercial and Townhouse	Georgia Huston Estes	W + (B) B - B + "	0'- 0 0 1 1 0 1
e:	Jordan	Jordan	Morgan (Church)	Development	Neighborhood	West of Big Box Retail	Big Box Retail and Outlots
Plans for Development:	Mixed Use	Mixed Use	Retail	Mixed Use	Commercial	Commercial	Big Box & Outlet
Total Development Value:	\$ 39,401,310	\$ 39,401,310	\$ 18,000,000	\$ 20,000,000	\$ 28,314,000	\$ 14,157,000	\$ 19,500,000
Taxable Portion:	0.5	0.5	0.5	0.5	0.5	0.5	0.
Taxable Development Value:	19,700,655	19,700,655	9,000,000	10,000,000	14,157,000	7,078,500	9,750,000
Start Year:	2021	2021	2018	2018	2026	2019	201
#Years:	10	10	2	1	1	5	
% Existing Demolished?	0%	30%	0%	0%	100%	0%	09
# Acres:	59	71.36	16	16	26	13	31
Commercial Coverage %	0.20	0.20			0.20	0.20	
Commecial Value/sq ft.	\$ 125	\$ 125		l i	\$ 125	\$ 125	
# of outlots		3/		1			
Value per outlot		j			1	1	\$ 1,500,000
Big Box Value					1	s	\$ 12,000,000
Value per house	\$ 300,000	\$ 300,000			1		
Houses per acre	0.50	0.50		. ×	i	- 1	
% of Residential acres	60%	60%	i i	1	1	1	
% of Commercial acres	40%	40%		1	1	1	
Developable % of Residential acre.	s 80%	80%			i	5 .	

		Section Section Means of Bald	on 1: win, North of		on 2: win, North of	Secti West of Bald	on 3: win. North of	Section Commercial ar		Secti	on 5: uston Estes	Sect	ion 6:	Sec	tion 7:
		Jore	15		dan	Morgan		Develo			orhood	West of Bi	g Box Retail	Big Box Ret	ail and Outlots
		Cumulative	Current Year Development Taxable Value	Cumulative	Current Year Development	Cumulative Taxable Value	Current Year Development	Cumulative Taxable Value	Current Year Development	Cumulative Taxable Value	Current Year Development	Cumulative	Current Year Development Taxable Value	Cumulative	Current Year Development Taxable Value
Year:	S.E.V.	731,510		4,202,010		74		199,840		2,878,490		359,830		574,350	
1	Taxable (2016)	316,630		3,300,480		-		199,840		2,554,370		334,070		537,720	
2	2017	324,546	(/ = /	3,382,992	(¥)		₂₀ 1 €	204,836	100	2,618,229	2-3	342,422	0+1	551,163	9,750,000
3	2018	332,659	-	3,467,567	561	·	4,500,000	209,957	10,000,000	2,683,685	3=2	350,982	10 Set	10,558,692	-
4	2019	340,976	(H)	3,554,256	3583	4,612,500	4,500,000	10,465,206	454	2,750,777	5 3 3	359,757	1,415,700	10,822,659	5
5	2020	349,500	127	3,643,112	H ₂ , 19 5 3	9,340,313	==	10,726,836	656	2,819,547		1,819,843	1,415,700	11,093,226	8
6	2021	358,238	1,970,066	2,613,933	1,970,066	9,573,820	€	10,995,007	121	2,890,035	3225	3,316,432	1,415,700	11,370,557	20
7	2022	2,386,511	1,970,066	4,698,599	1,970,066	9,813,166	2	11,269,882	121	2,962,286	(92)	4,850,435	1,415,700	11,654,820	2
8	2023	4,465,491	1,970,066	6,835,381	1,970,066	10,058,495	-	11,551,629	3#6	3,036,343	100	6,422,789	1,415,700	11,946,191	*
9	2024	6,596,445	1,970,066	9,025,582	1,970,066	10,309,957	*	11,840,420	200	3,112,252	(1 0)	8,034,451	8 8 1	12,244,846	*
10	2025	8,780,673	1,970,066	11,270,539	1,970,066	10,567,706	7.	12,136,430	370	3,190,058	1.05	8,235,312	(E)	12,550,967	R.
11	2026	11,019,507	1,970,066	13,571,620	1,970,066	10,831,899	5	12,439,841			14,157,000	8,441,195		12,864,741	<u> </u>
12	2027	13,314,312	1,970,066	15,930,227	1,970,066	11,102,696		12,750,837	122	14,510,925		8,652,225	120	13,186,360	2
13	2028	15,666,487	1,970,066	18,347,800	1,970,066	11,380,264	2 1	13,069,608	100	14,873,698	75	8,868,530	:=:	13,516,019	¥
14	2029	18,077,467	1,970,066	20,825,812	1,970,066	11,664,770	-	13,396,348		15,245,541	3 = 3	9,090,244		13,853,919	•
15	2030	20,548,720	1,970,066	23,365,775	1,970,066	11,956,390	-	13,731,257		15,626,679	9 🦛	9,317,500	:=:	14,200,267	Ξ.
16	2031	23,081,755		25,969,236	1275	12,255,299		14,074,538	175	16,017,346	573	9,550,437		14,555,274	8
17	2032	23,658,799	85	26,618,467	1 1 1 1 1 1	12,561,682		14,426,402	-	16,417,780	2.50	9,789,198	929	14,919,155	2
18	2033	24,250,269	2	27,283,929	(E)	12,875,724	2	14,787,062	720	16,828,224	900	10,033,928	101	15,292,134	w
19	2034	24,856,526	8	27,966,027	± z. (2#)	13,197,617		15,156,738	·	17,248,930	(₩)	10,284,776	5=3	15,674,438	2
20	2035	25,477,939		28,665,178	()	13,527,557	-	15,535,657		17,680,153) =),	10,541,896	-	16,066,299	C.M.

Orion Township Orion Township Corridor Improv CIA Taxable Value Breakout: By

Inflation:	Section	n 8:
	Central BIZ De	evelopment
Plans for Development:	1 6	Commercia
Total Development Value:		\$ 50,856,300
Taxable Portion:		0.5
Taxable Development Value:		25,428,150
Start Year:	1	2018
# Years:		10
% Existing Demolished?		509
# Acres:		46.7
Commercial Coverage %		0.20
Commecial Value/sq ft.		\$ 125
# of outlots		
Value per outlot		
Big Box Value		
Value per house		
Houses per acre	=	
% of Residential acres		
% of Commercial acres		
Developable % of Residential acre	35	

			Secti	on 8:	Sections with No New Development	Total:
			Central BIZ I	Development		
			Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Cumulative Taxable Value
Г	Year:	S.E.V.	1,300,070		23,389,500	33,635,600
1	1	Taxable (2016)	1,191,350		22,370,060	30,804,520
	2	2017	1,221,134	·	22,929,312	41,324,633
1	3	2018	625,831	2,542,815	23,502,544	58,774,733
1	4	2019	3,247,862	2,542,815	24,090,108	68,702,616
1	5	2020	5,935,444	2,542,815	24,692,361	74,378,697
1	6	2021	8,690,216	2,542,815	25,309,670	83,016,553
1	7	2022	11,513,856	2,542,815	25,942,411	92,990,613
	- 8	2023	14,408,088	2,542,815	26,590,972	103,214,024
ŀ	9	2024	17,374,676	2,542,815	27,255,746	112,277,321
	10	2025	20,415,428	2,542,815	27,937,140	121,567,200
ľ	11	2026	23,532,199	2,542,815	28,635,568	141,976,516
	12	2027	26,726,889	2,542,815	29,351,457	152,008,875
	13	2028	30,001,447		30,085,244	159,749,228
	14	2029	30,751,483		30,837,375	167,683,090
1	15	2030	31,520,270	,020	31,608,309	175,815,298
1	16	2031	32,308,277	12	32,398,517	180,210,680
1	17	2032	33,115,984	(80)	33,208,480	184,715,947
1	18	2033	33,943,884	150	34,038,692	189,333,846
ı	19	2034	34,792,481		34,889,659	194,067,192
1	20	2035	35,662,293	2	35,761,901	198,918,872

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.00%
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

	Projected	Bond Debt	Ser	vice	
Term	Total	Debt Service	Вс	and Amount	Interest Rate
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%

Total Projected Capture	5	1,353,737	
Total Flojected Captule	-	1,333,737	

	Year				1525	2		3	4	5	THE RESIDENCE	5	7		8	9	10	
					2016	2017	201	18	2019	2020			2022	202		2024	2025	
Total Taxable Value (See d	etail analysis)			\$	30,804,520 \$	41,324,633	\$ 58,774,73	3 \$	68,702,616	74,378,697	\$ 83,016,553	\$	92,990,613	\$ 103,214,024	4 5 1	112,277,321	121,567,200	\$ 141,976,51
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage		a a			0.00	a	55		1			200			
				\$	- \$		/r	- \$	-		\$ -	\$	140	\$	- \$	- 8		\$ -
			7.6		855	S-34		1	- 5	17	52	1	(E)		1	5		(E)
					38	3.00		1		i i					1	ŝ		-
100 170	50%	4 4400	0.7068	1	43,542	58,412	83,07		97,111	105,134	117,344		131,442	145,89		158,704	171,835	200,68
W - Library	50%	1.4135	0.7068	1	111-210-100	0.00	C SESSION	5			19792.1871.187		\$25.00 CO. CO.	145,89	2	138,704	1/1,033	200,60
					955 744	552 X		4	7 7	17.	E 2	1	5.5	N 5		5	5 2	67 55
								1	- 1	-	s	1	-			2	2	(4)
				1	6 2 6	7 191		1	0			1				2	8 9	
					142	141	- 2		<u> </u>	~			348			- 2	2	147
Total Annual Collection Less: Base Year Tax		1.4135	0.7068	\$	43,542 \$ (43,542)	58,412 (43,542)	(43,54	2)	97,111 \$ (43,542)	(43,542)	(43,542		131,442 (43,542)	(43,542	2)	158,704 (43,542)	(43,542)	(43,54
Incremental Tax x % of Millage Eligible for	CIA Capture			_	50.00%	14,870 50.00%	39,530 50.009		53,569 50.00%	61,592 50.00%	73,802 50.00%		87,900 50.00%	102,35° 50.00%		115,162 50.00%	128,293 50.00%	157,14 50.00°
Incremental Tax Captur	e			\$	<u> </u>	7,435	\$ 19,76	8 \$_	26,784	30,796	\$ 36,901	\$	43,950	\$ 51,17	5 \$	57,581	64,147	\$ 78,57
Capture by Jurisdiction Sumr							_											
	%	Total	Captured		1				1									
	Capture	Millage	Millage	2000			w		530×55343×5555		07.0 (2000.U200.0)							1040
Township	50%	1.4135	0.7068	\$	- \$	7,435	\$ 19,76	8 \$	26,784	30,796	\$ 36,901	\$.	43,950	\$ 51,17	5 \$	57,581	64,147	
County	#DIV/0!	0.0000	0.0000		1048	(Fig.)	121		2	-	2		(*)	-		~ 1		1 3
Community College	#DIV/0!	0.0000	0.0000	1	1	6.75°	(IS	N.	5	15	5	1	10 miles	70		- 2	2	
Metro Parks	#DIV/0!	0.0000	0.0000		7,23	£l¥i tent	120	Ī	-		2	1	20-0 20-0				-	141
NOTA	#DIV/0!	0.0000	0.0000	-			-					-		-				
				1		7,435	\$ 19,76		26,784	30,796	\$ 36,901	1	43,950	\$ 51,179	1	57,581	64,147	\$ 78,57

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the remaining term of the CIA District

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.00%
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

	Projected	Bond Debt	Ser	vice	
Term	Total	Debt Service	Вс	and Amount	Interest Rate
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%

Total Projected Capture	\$	1,353,737	
-------------------------	----	-----------	--

Total Taxable Value (See	detail analysis) % Capture	Total	CWOSELET ST	\$	2027 152,008,875 \$	2028 159,749,228			030	2031	203	2	2033	20:		2035		
er sa uz rom va va	%	Total		\$	152,008,875 \$	159,749,228												
axing Jurisdictions		Total					\$ 167,683,090	\$ 175,815,	298 \$	180,210,680	\$ 184,715,94	\$	189,333,846	\$ 194,067,19	2 \$	198,918,872		
		Millage*	Captured Millage							×	0							y Mil Milla
				\$	- \$		***	\$	- \$	-	N.C.	. \$	-	\$	- \$	- 1	ş -	
				11	*	((*)	:#X		8	. *	980	1	33=3	¥				
					8	9	S		8	ä	-		7 2		1	- 1	-	
A VALUE OF		11 / C 17			*	(E)	100		5		W 980		×	-				
W - Library	50%	1.4135	0.7068	11	214,865	225,806	237,020	248,	SOCIAL III	254,728	261,096		267,623	274,31	4	281,172	2,707,475	3
					*	(: :::	(80)		83	*			3000			- 1	*	
				11	*	(*)		1		8	9	1	-		1	. 1	-	
					-	(HE)	(* 3		S	*	900		3.00	=	1	: 1	*	
					8	•		N 2		8	-		~	-		- 1		
							(20)		-			-						
Total Annual Collection		1.4135	0.7068	\$	214,865 \$ (43,542)	225,806 (43,542)	\$ 237,020 (43,542)	\$ 248, (43,	515 \$	254,728 (43,542)	\$ 261,096 (43,542		267,623 (43,542)	\$ 274,31 (43,54		281,172 (43,542)	\$ 2,707,475	
Less: Base Year Tax				-			193,478	204,		211,186	217,554		224,081	230,77		237,630		
Incremental Tax					171,322 50.00%	182,263 50.00%	50.00%	50.0		50.00%	50.00%		50.00%	50.009		50.00%		
x % of Millage Eligible for	CIA Capture			-	50.00%	50.00%	50.00%	50,0	⁹ –	50.00%	50.00%	' —	30,00%	30.00	° -	30.0076		
Incremental Tax Captu	re			\$	85,661 \$	91,132	\$ 96,739	\$ 102,	186 \$	105,593	\$ 108,777	\$	112,041	\$ 115,38	6 \$	118,815		
apture by Jurisdiction Sum	mary:																	
	%	Total	Captured	11			ĺ						I			- 1		
	Capture	Millage	Millage	0000			909 ST 11/11/SIMSONS			The Miller Control			PERMITTING THE			22-2-2-2-2		
Township	50%	1.4135	0.7068	\$	85,661 \$	91,132	\$ 96,739	\$ 102,	186 \$	105,593	\$ 108,77	7 \$	112,041	\$ 115,38	6 \$	118,815	\$ 1,353,737	
County	#DIV/0!	0.0000	0.0000		2	7.5			•	5		1						
Community College	#DIV/01	0.0000	0.0000		-	a c	-	(-	-		1	- 1	(*)			*	
Metro Parks	#DIV/0!	0.0000	0.0000		8	-		9 -		8			· · · · · · · · · · · · · · · · · · ·	-			2	
NOTA	#DIV/0!	0.0000	0.0000	1 -		286		-		-		-	- 50		- -			
	Subtotal:	1,4135	0.7068		85,661 \$	91,132	\$ 96,739	4 102	186 \$	105,593	\$ 108,77	,	112,041	\$ 115,38	6 \$	118,815	\$ 1,353,737	

 $[\]ensuremath{^{*}}$ Analysis assumes that all millage rates are renewed upon expiration for at least the n

Township Library Estimated Tax Capture Exhibit A-5

ASSUMPTIONS	Name of	
% of Millage eligible for CIA Capture		50.009
Current Taxable Value of Property in CIA District	\$	30,804,520
Term of CIA District		2
Property Inflation Rate		0.02

Projected Bond Debt Service									
Term	Total	Debt Service	Вс	and Amount	Interest Rate				
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%				
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%				
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%				

Total Projected Capture	\$ 1,353,737	

	Year			
Total Taxable Value (See de	etail analysis)			
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage	Summary Captured
W - Library	50%	1.4135	0.7068	\$ - 1,353,73 - -
Total Annual Collection Less: Base Year Tax Incremental Tax x % of Millage Eligible for C	IA Capture	1.4135	0.7068	\$ 1,353,73
Incremental Tax Capture	е			20
Capture by Jurisdiction Summ	iary:			
	% Capture	Total Millage	Captured Millage	
Township	50%	1.4135	0.7068	1
County	#DIV/01	0.0000	0.0000	11
Community College	#DIV/0!	0.0000	0.0000	11
Metro Parks	#DIV/0!	0.0000	0.0000	11
NOTA	#DIV/0!	0.0000	0.0000	
	Subtotal:	1.4135	0.7068	

 $^{^{\}bullet}$ Analysis assumes that all millage rates are renewed upon expiration for at least the σ

Orion Township Orion Township Corridor Improvement Authority CIA Taxable Value Breakout: By Section

	Section 1	:	Section 2		Section 3:	Section 4	4:	Section 5:		Section 6:		Section	17:
	West of Baldwin, Jordan	North of	East of Baldwin, Jordan	North of	West of Baldwin, North of Morgan (Church)	Commercial and 1 Developm	Second History Control of the Control	Georgia Huston Este Neighborhood	s	West of Big Box Re	etail	Big Box Retail	and Outlots
Plans for Development:		Mixed Use		Mixed Use	Retail		Mixed Use	Comm	ercial	, recent of an example with the control of	nmercial		ig Box & Outle
Total Development Value:	\$	39,401,310	\$	39,401,310	\$ 18,000,000	\$	20,000,000	\$ 28,31	4,000	\$ 14,3	157,000	\$	19,500,00
Taxable Portion:		0.5		0.5	0.5		0.5		0.5		0.5		0
Taxable Development Value:		19,700,655		19,700,655	9,000,000		10,000,000	14,15	7,000	7,0	078,500		9,750,00
Start Year:		2021		2021	2018		2018		2026		2019		20:
# Years:		10		10	2		1		1		5		
% Existing Demolished?		0%		30%	0%		0%		100%		0%		0
# Acres:		59		71.36	16		16		26		13		3
Commercial Coverage %		0.20		0.20					0.20		0.20		
Commecial Value/sq ft.	\$	125	\$	125				\$	125	\$	125		
# of outlots													
Value per outlot				- 1								\$	1,500,00
Big Box Value							-					\$	12,000,00
Value per house	\$	300,000	\$	300,000					- 1				
Houses per acre		0.50		0.50					- 1				
% of Residential acres		60%		60%							- 1		
% of Commercial acres		40%		40%							- 1		
Developable % of Residential acres		80%		80%					- 17		- 1		

		Secti		Secti	on 2:		ion 3:	Secti	on 4:	Secti	on 5:	Sect	ion 6:	Sect	tion 7:								
		20422422	win, North of	A STATE OF THE STA	win, North of	THE PERSON NAMED IN COLUMN	lwin, North of	Commercial a	nd Townhouse		uston Estes												
		Jore	dan	Jor	dan	Morgan	(Church)	Develo	pment	Neighb	orhood	West of Bi	g Box Retail	Big Box Reta	ail and Outlots								
			Current Year		Current Year		Current Year	Garrier Entrant	Current Year		Current Year										Current Year		Current Year
		Cumulative	Development	Cumulative	Development	Cumulative	Development	Cumulative	Development	Cumulative	Development	Cumulative	Development	Cumulative	Development								
0.00	- La Company	Taxable Value	Taxable Value	Taxable Value	Taxable Value	Taxable Value	Taxable Value	Taxable Value	Taxable Value		Taxable Value		Taxable Value	Taxable Value	Taxable Value								
Year:	S.E.V.	731,510		4,202,010		-		199,840		2,878,490		359,830		574,350									
1	Taxable (2016)	316,630		3,300,480		*		199,840		2,554,370		334,070		537,720									
2	2017	324,546	5.50	3,382,992	-	.*		204,836	-	2,618,229		342,422		551,163	9,750,000								
3	2018	332,659	-	3,467,567		1.7	4,500,000	209,957	10,000,000	2,683,685	-	350,982	! + 1	10,558,692	:+								
4	2019	340,976	•	3,554,256	-	4,612,500	4,500,000	10,465,206	140	2,750,777	-	359,757	1,415,700	10,822,659	-								
5	2020	349,500		3,643,112		9,340,313		10,726,836	-	2,819,547		1,819,843	1,415,700	11,093,226	-								
6	2021	358,238	1,970,066	2,613,933	1,970,066	9,573,820	-	10,995,007	-	2,890,035	-	3,316,432	1,415,700	11,370,557	-								
7	2022	2,386,511	1,970,066	4,698,599	1,970,066	9,813,166	-	11,269,882	-	2,962,286	-	4,850,435	1,415,700	11,654,820	-								
8	2023	4,465,491	1,970,066	6,835,381	1,970,066	10,058,495	-	11,551,629		3,036,343	-	6,422,789	1,415,700	11,946,191	-								
9	2024	6,596,445	1,970,066	9,025,582	1,970,066	10,309,957	-	11,840,420	-	3,112,252	-	8,034,451		12,244,846	-								
10	2025	8,780,673	1,970,066	11,270,539	1,970,066	10,567,706		12,136,430		3,190,058	-	8,235,312	-	12,550,967									
11	2026	11,019,507	1,970,066	13,571,620	1,970,066	10,831,899	-	12,439,841			14,157,000	8,441,195	-	12,864,741	·								
12	2027	13,314,312	1,970,066	15,930,227	1,970,066	11,102,696	12±	12,750,837	-	14,510,925		8,652,225	8	13,186,360	-								
13	2028	15,666,487	1,970,066	18,347,800	1,970,066	11,380,264		13,069,608	-	14,873,698		8,868,530	-	13,516,019	-								
14	2029	18,077,467	1,970,066	20,825,812	1,970,066	11,664,770		13,396,348		15,245,541	-	9,090,244	-	13,853,919	-								
15	2030	20,548,720	1,970,066	23,365,775	1,970,066	11,956,390	-	13,731,257	-	15,626,679	-	9,317,500		14,200,267	-								
16	2031	23,081,755	-	25,969,236	-	12,255,299	*	14,074,538	-	16,017,346	-	9,550,437	-	14,555,274	-								
17	2032	23,658,799	196	26,618,467	~	12,561,682	~	14,426,402	-	16,417,780	*	9,789,198		14,919,155									
18	2033	24,250,269		27,283,929	-	12,875,724		14,787,062	-	16,828,224	-	10,033,928	141	15,292,134	~								
19	2034	24,856,526	-	27,966,027		13,197,617	-	15,156,738		17,248,930	-	10,284,776	-	15,674,438									
20	2035	25,477,939	-	28,665,178	-	13,527,557		15,535,657	-	17,680,153	-	10,541,896	-	16,066,299	-								

Orion Township Orion Township Corridor Improv CIA Taxable Value Breakout: By

	Section	8:
	Central BIZ Dev	elopment
Plans for Development:		Commercia
Total Development Value:	\$	50,856,300
Taxable Portion:	_	0.5
Taxable Development Value:		25,428,150
Start Year:		2018
# Years:	1	10
% Existing Demolished?		50%
# Acres:	1	46.7
Commercial Coverage %		0.20
Commecial Value/sq ft.	\$	125
# of outlots		
Value per outlot		
Big Box Value		
Value per house		
Houses per acre		
% of Residential acres		
% of Commercial acres	1	
Developable % of Residential acr	et	

		Secti	on 8:	Sections with No New Development	Total:
		Central BIZ	Development		
		Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Cumulative Taxable Value
Ye	(A)	1,300,070		23,389,500	33,635,600
1	Taxable (2016	1,191,350		22,370,060	30,804,520
2		1,221,134		22,929,312	41,324,633
9		625,831	2,542,815	23,502,544	58,774,733
1 4	2019	3,247,862	2,542,815	24,090,108	68,702,616
5	2020	5,935,444	2,542,815	24,692,361	74,378,697
6		8,690,216	2,542,815	25,309,670	83,016,553
7	2022	11,513,856	2,542,815	25,942,411	92,990,613
8	2023	14,408,088	2,542,815	26,590,972	103,214,024
9	2024	17,374,676	2,542,815	27,255,746	112,277,321
1	0 2025	20,415,428	2,542,815	27,937,140	121,567,200
1	1 2026	23,532,199	2,542,815	28,635,568	141,976,516
1	2 2027	26,726,889	2,542,815	29,351,457	152,008,875
1	3 2028	30,001,447	-	30,085,244	159,749,228
1	4 2029	30,751,483	*	30,837,375	167,683,090
1	5 2030	31,520,270		31,608,309	175,815,298
1	6 2031	32,308,277		32,398,517	180,210,680
1	7 2032	33,115,984	9	33,208,480	184,715,947
1	8 2033	33,943,884	8	34,038,692	189,333,846
1	9 2034	34,792,481	-	34,889,659	194,067,192
2	2035	35,662,293	-	35,761,901	198,918,872

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.009
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	21
Property Inflation Rate	0.02

Projected Bond Debt Service									
Term	Total	Debt Service	Вс	and Amount	Interest Rate				
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%				
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%				
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%				

ı	Total Projected Capture	Ś	6.689.674	

	Year				1	ENG NA	2		3	4	5	5	6		7		8	9		10	sala 🚊 🐧
					2016		2017	201	8	2019	2020	0	2021	10.00	2022	2	023	2024		2025	202
Total Taxable Value (See	detail analysis)			\$	30,804,520	\$ 41	,324,633	\$ 58,774,73	\$	68,702,616	74,378,697	\$	83,016,553	\$ 5	92,990,613	\$ 103,214,0	24 \$	112,277,321	\$	121,567,200	141,976,516
	%	Total	Captured	11			8					1									
Taxing Jurisdictions	Capture	Millage*	Millage									1									
				\$	13#33	\$	140	\$	\$	- \$	· -	\$	((4)	\$	90	\$	- \$		\$	- 5	,
								-				1	29 1000 Date (Marcon)					Name and Address of the			
W - Police	50%	2.9885	1.4943	1	92,059		123,499	175,648		205,318	222,281		248,095		277,902	308,4		335,541		363,304	424,297
W - Fire	50%	2.5817	1.2909		79,528	l l	106,688	151,739	9	177,370	192,023		214,324		240,074	266,4	68	289,866	1	313,850	366,541
					990		390	*		-	~	1	+0		960	120		*		* .	(9)
W - GF	50%	0.9286	0.4643	11	28,605		38,374	54,578	2	63,797	69,068		77,089		86,351	95,8		104,261		112,887	131,839
W - Safety Paths	50%	0.2372	0.1186		7,307		9,802	13,94		16,296	17,643		19,692		22,057	24,4		26,632	1	28,836	33,677
W - NOTA	50%	0.2490	0.1245		7,670		10,290	14,635		17,107	18,520)	20,671		23,155	25,7	00	27,957		30,270	35,352
					0+0		: e:	- T		3° ×	~	1	**		596	33	^ E	***		- 1	(=)
				-	2 2		548				-	-			-		- -		_		
Total Annual Collection		6.9850	3.4925	\$	215,170		288,653		\$	479,888 \$			579,871	\$	649,539		50 \$	784,257	\$	849,147	
Less: Base Year Tax					(215,170)		(215,170)	(215,170)	(215,170)	(215,170))	(215,170)		(215,170)	(215,1	70)	(215,170)	_	(215,170)	(215,170
Incremental Tax						A	73,483	195,372	1	264,718	304,366		364,701		434,370	505,7	80	569,088		633,977	776,536
x % of Millage Eligible for	CIA Capture			0.	50.00%		50.00%	50.009	-	50.00%	50.00%	-	50.00%	_	50.00%	50.0	2% -	50.00%	<u> </u>	50.00%	50.00%
Incremental Tax Captur	ге			\$	7.00	\$	36,741	\$ 97,686	\$	132,359	152,183	\$	182,351	\$	217,185	\$ 252,8	90 \$	284,544	\$	316,989	388,268
Capture by Jurisdiction Sumi																					
Capture by Jurisuiction Juris	mary. %	Total	Captured			id.	1										- 1		1		
	Capture	Millage	Millage							_		1							1		
Township	50%	6.7360	3.3680	s		5	35,432	\$ 94,204	1 5	127,641 \$	146,758	3 5	175,850	\$	209,443	\$ 243.8	75 \$	274,400	Ś	305,689	374,427
County	#DIV/01	0.0000	0.0000	1	5 Sec.	~	33,432	- 54,20		127,041	240,730		1,5,650	*	203,773	2,40,0		2,7,400	· ·	303,003	-,42
Community College	#DIV/0!	0.0000	0.0000	П			125			2	1 2		2					2		9 1	158
Metro Parks	#DIV/0!	0.0000	0.0000	П	9 - 0		262	-		100		1	-		-			10			
NOTA	50%	0.2490	0.1245		32	. 8	1,310	3,482	2	4,718	5,425	5	6,500		7,742	9,0	15	10,143	- E	11,300	13,841
I Section	5070	5.2400	5.1246	-		-			-1-						- 33.32						
	Subtotal:	6.9850	3.4925	s	925	s	36,741	\$ 97,68	S	132,359 \$	152,183	1 8	182,351	\$	217,185	\$ 252.8	90 \$	284,544	\$	316,989	388,268

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the remaining term of the CIA District

ASSUMPTIONS		
% of Millage eligible for CIA Capture		50.00%
Current Taxable Value of Property in CIA District	\$	30,804,520
Term of CIA District		20
Property Inflation Rate	100	0.025

	Projected	Bond Debt	Ser	vice	
Term	Total	Debt Service	Вс	and Amount	Interest Rate
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%

ſ	Total Projected Capture	ě	6.689.674	
1	Total Projected Capture		0,003,074	

	20		19		18		17		16		15			13		12	100	CANTEN SER		Year	
	2035	34	2034	33	2033	2	2032		2031)	2030	9	2029	2028	7	2027				an we will be a	
	198,918,872	2 \$	194,067,192	16 \$	189,333,846	. \$	184,715,947	\$	180,210,680	\$	175,815,298	\$	\$ 167,683,090	159,749,228	. \$	152,008,875	\$			detail analysis)	Total Taxable Value (See
Capture by Mi Subtotal Mil		-		10 845				828						w			0.50	Captured Millage	Total Millage*	% Capture	Taxing Jurisdictions
-	- \$	- \$	- 1	- \$		\$	***	\$		\$	-	\$	\$ -		\$	_ "	\$				
5,724,293	594,469	o	579,970	24	565,824	ā .	552,024		538,560		525,424		501,121	477,411	il .	454,279		1.4943	2.9885	50%	W - Police
4,945,092	513,549		501,023		488,803		476,881		465,250		453,902		432,907	412,425		392,441		1.2909	2.5817	50%	W - Fire
1,778,678	184,716	1	180,211	15	175,815	9	171,527		167,344	ć II	163,262		155,711	148,343	(141,155		0.4643	0.9286	50%	W - GF
454,342	47,184	3	46,033	0	44,910	4	43,815		42,746		41,703		39,774	37,893	á	36,057	П	0.1186	0.2372	50%	W - Safety Paths
476,945	49,531	3	48,323	14	47,144		45,994		44,872		43,778		41,753	39,778		37,850		0.1245	0.2490	50%	W - NOTA
	· :	-	2	_	2		- 12		5	_	- 2	_									
13,379,349	1,389,448 (215,170)		1,355,559 (215,170)		1,322,497 (215,170)		1,290,241 (215,170)	\$	1,258,772 (215,170)		1,228,070 (215,170)		\$ 1,171,266 (215,170)	1,115,848 (215,170)		1,061,782 (215,170)	\$	3.4925	6.9850		Total Annual Collection Less: Base Year Tax
	1,174,279 50.00%		1,140,390 50.00%		1,107,327 50.00%	o	1,075,071 50.00%	_	1,043,602 50.00%	_	1,012,900 50.00%		956,097 50.00%	900,679 50.00%		846,612 50.00%				CIA Capture	Incremental Tax x % of Millage Eligible for
	587,139	5 \$	570,195	<u>\$</u>	553,664	. \$	537,536	\$	521,801	\$_	506,450	\$	\$ 478,048	450,339	\$_	423,306	\$			ire	Incremental Tax Captu
																~				imary:	Capture by Jurisdiction Sum
	0.							1		1					1		П	Captured	Total	%	
		3										1	6					Millage	Millage	Capture	
6,451,202	566,209 \$	9 \$	549,869	27 \$	533,927	\$	518,374	\$	503,200	\$	488,396	\$	\$ 461,007	434,286	. \$	408,216	\$	3.3680	6.7360	50%	Township
**	-			1	8		-	1	* 1		₩		15 2 5	2	1	2		0.0000	0.0000	#DIV/01	County
			-		o Pa			1 "		1	5			5	1	ā		0.0000	0.0000	#DIV/01	Community College
1	-		-	- 1	40.707		-	0	40.004		40.000	J	-		Л	25.000		0.0000	0.0000	#DIV/0!	Metro Parks
238,472	20,930	6 -	20,326	37 -	19,737		19,162	-	18,601	-	18,054	-	17,041	16,054	1-	15,090	100	0.1245	0.2490	50%	NOTA
6,689,674	587,139 s	5 \$	570,195	34 \$	553,664	\$ \$	537,536	\$	521,801	\$	506,450	s	\$ 478,048	450,339	s	423,306	\$	3,4925	6.9850	Subtotal:	

 $[\]mbox{*}$ Analysis assumes that all millage rates are renewed upon expiration for at least the \mbox{r}_{1}

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.009
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.02

	Projected	Bond Debt	Ser	vice	
Term	Total	Debt Service	Вс	nd Amount	Interest Rate
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%

ľ	Total Projected Capture	Ś	6,689,674	

	Year		Name and State	
Total Taxable Value (See d	etail analysis)	A SOURCE AND	Carlot II park	
axing Jurisdictions	% Capture	Total Millage*	Captured Millage	Summary Captured
				\$
W - Police	50%	2.9885	1.4943	2,862,14
W - Fire	50%	2.5817	1.2909	2,472,54
W - GF	50%	0.9286	0.4643	889,33
W - Safety Paths	50%	0.2372	0.1186	227,17
W - NOTA	50%	0.2490	0.1245	238,47
Total Annual Collection		6.9850	3.4925	\$ 6,689,67
Less: Base Year Tax				
Incremental Tax				11
x % of Millage Eligible for C	IA Capture			11
Incremental Tax Capture	e			
Capture by Jurisdiction Summ	narv:			
	%	Total	Captured	11
	Capture	Millage	Millage	11
Township	50%	6.7360	3.3680	
County	#DIV/01	0.0000	0.0000	772
Community College	#DIV/01	0.0000	0.0000	
Metro Parks	#DIV/0!	0.0000	0.0000	11
NOTA	50%	0.2490	0.1245	
	Subtotal:	6,9850	3.4925	

 $^{^{\}mbox{*}}$ Analysis assumes that all millage rates are renewed upon expiration for at least the $r_{\mbox{\tiny f}}$

Orion Township Orion Township Corridor Improvement Authority CIA Taxable Value Breakout: By Section

	Section 1:	S	ection 2:	Section 3:	Section 4:	Section 5:	Section 6:	Section 7:
	West of Baldwin, North o		aldwin, North of	West of Baldwin, North of	Commercial and Townhouse	Georgia Huston Estes		
	Jordan		Jordan	Morgan (Church)	Development	Neighborhood	West of Big Box Retail	Big Box Retail and Outlots
Plans for Development:	Mixed L	se	Mixed Use	Retail	Mixed Use	Commercial	Commercial	Big Box & Outlet
Total Development Value:	\$ 39,401,3	LO	\$ 39,401,310	\$ 18,000,000	\$ 20,000,000	\$ 28,314,000	\$ 14,157,000	\$ 19,500,000
Taxable Portion:		0.5	0.5	0.5	0.5	0.5	0.5	0.
Taxable Development Value:	19,700,6	55	19,700,655	9,000,000	10,000,000	14,157,000	7,078,500	9,750,000
Start Year:	2	21	2021	2018	2018	2026	2019	201
# Years:		10	10	2	1	1	5	
% Existing Demolished?		0%	30%	0%	0%	100%	0%	09
# Acres:		59	71.36	16	16	26	13	31
Commercial Coverage %	0	20	0.20			0.20	0.20	
Commecial Value/sq ft.	\$ 1	25	\$ 125			\$ 125	\$ 125	
# of outlots								
Value per outlot		1		**				\$ 1,500,000
Big Box Value		_			i i			\$ 12,000,000
Value per house	\$ 300,0	00	\$ 300,000		1			
Houses per acre	0	50	0.50		1			*
% of Residential acres		0%	60%					
% of Commercial acres		0%	40%		8			
Developable % of Residential acres		0%	80%					

		Secti West of Bald Jor	win, North of	East of Bald	ion 2: win, North of dan	West of Bald	on 3: win, North of (Church)	Section Sectio	nd Townhouse		on 5: uston Estes orhood	Section 6: West of Big Box Retail		Section 7: Big Box Retail and Outlots	
		Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value
Year:	S.E.V.	731,510		4,202,010		Ten (-	199,840		2,878,490	N N	359,830		574,350	
1	Taxable (2016)	316,630		3,300,480	X	(2)X		199,840		2,554,370		334,070	La Contract	537,720	
2	2017	324,546	920	3,382,992	4	127	(3)	204,836	20	2,618,229		342,422	91.	551,163	9,750,000
3	2018	332,659	127	3,467,567	(40)	(4)	4,500,000	209,957	10,000,000	2,683,685	(A)	350,982	(41)	10,558,692	1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 =
4	2019	340,976	2	3,554,256	196	4,612,500	4,500,000	10,465,206	(+):	2,750,777	1, 81	359,757	1,415,700	10,822,659	(#)
5	2020	349,500	260	3,643,112	98	9,340,313	° 2±0 (10,726,836	(e) i	2,819,547		1,819,843	1,415,700	11,093,226	650
6	2021	358,238	1,970,066	2,613,933	1,970,066	9,573,820	(70)	10,995,007	5-	2,890,035		3,316,432	1,415,700	11,370,557	553
7	2022	2,386,511	1,970,066	4,698,599	1,970,066	9,813,166		11,269,882	€ 2	2,962,286	<u></u>	4,850,435	1,415,700	11,654,820	-
. 8	2023	4,465,491	1,970,066	6,835,381	1,970,066	10,058,495	341	11,551,629	120	3,036,343	(40)	6,422,789	1,415,700	11,946,191	721
9	2024	6,596,445	1,970,066	9,025,582	1,970,066	10,309,957	145	11,840,420	5405	3,112,252	342	8,034,451	(20)	12,244,846	12
10	2025	8,780,673	1,970,066	11,270,539	1,970,066	10,567,706	-	12,136,430	(4)	3,190,058		8,235,312	-	12,550,967	181
11	2026	11,019,507	1,970,066	13,571,620	1,970,066	10,831,899	(=)	12,439,841	(=)	100	14,157,000	8,441,195	(#)	12,864,741	19/
12	2027	13,314,312	1,970,066	15,930,227	1,970,066	11,102,696	121	12,750,837	(8)	14,510,925	##S	8,652,225	1 1 56	13,186,360	5.5
13	2028	15,666,487	1,970,066	18,347,800	1,970,066	11,380,264		13,069,608	· *	14,873,698		8,868,530		13,516,019	•
14	2029	18,077,467	1,970,066	20,825,812	1,970,066	11,664,770	(2)	13,396,348	(#C	15,245,541	23	9,090,244	28	13,853,919	920
15	2030	20,548,720	1,970,066	23,365,775	1,970,066	11,956,390	290	13,731,257	(w))	15,626,679	140	9,317,500	(#3)	14,200,267	(w)
16	2031	23,081,755		25,969,236	(*)	12,255,299	-	14,074,538	·	16,017,346	-	9,550,437	(= 0)	14,555,274	(m)
17	2032	23,658,799	3.7%	26,618,467	37.5	12,561,682	(14,426,402	.73	16,417,780	170	9,789,198	570	14,919,155	(2)
18	2033	24,250,269	576)	27,283,929		12,875,724		14,787,062		16,828,224	50	10,033,928	i t a	15,292,134	(8)
19	2034	24,856,526	V250	27,966,027	11 (2)	13,197,617	(a)	15,156,738	12 h	17,248,930	4 0	10,284,776	≅ 1	15,674,438	12:
20	2035	25,477,939	<u>3≅</u> 7	28,665,178	(4)	13,527,557	2	15,535,657	-	17,680,153	125	10,541,896	141	16,066,299	340

Orion Township Orion Township Corridor Improv CIA Taxable Value Breakout: By:

	Section 8:					
	Central BIZ Developmen					
Plans for Development:			Commercia			
Total Development Value:	1	\$	50,856,300			
Taxable Portion:			0.5			
Taxable Development Value:			25,428,150			
Start Year:			2018			
# Years:			10			
% Existing Demolished?			50%			
# Acres:			46.7			
Commercial Coverage %			0.20			
Commecial Value/sq ft.	1	\$	125			
# of outlots	1					
Value per outlot	1					
Big Box Value	1					
Value per house	1					
Houses per acre						
% of Residential acres						
% of Commercial acres	1					
Developable % of Residential acre	21					

		Secti	ion 8:	Sections with No New Development	Total:
		Central BIZ	Development	+2.7	
* * *	- P	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Cumulative Taxable Value
Year:	S.E.V.	1,300,070		23,389,500	33,635,600
1	Taxable (2016)	1,191,350		22,370,060	30,804,520
2	2017	1,221,134	=	22,929,312	41,324,633
3	2018	625,831	2,542,815	23,502,544	58,774,733
4	2019	3,247,862	2,542,815	24,090,108	68,702,616
5	2020	5,935,444	2,542,815	24,692,361	74,378,697
6	2021	8,690,216	2,542,815	25,309,670	83,016,553
7	2022	11,513,856	2,542,815	25,942,411	92,990,613
8	2023	14,408,088	2,542,815	26,590,972	103,214,024
9	2024	17,374,676	2,542,815	27,255,746	112,277,321
10	2025	20,415,428	2,542,815	27,937,140	121,567,200
11	2026	23,532,199	2,542,815	28,635,568	141,976,516
12	2027	26,726,889	2,542,815	29,351,457	152,008,875
13	2028	30,001,447		30,085,244	159,749,228
14	2029	30,751,483	-	30,837,375	167,683,090
15	2030	31,520,270	8	31,608,309	175,815,298
16	2031	32,308,277	~	32,398,517	180,210,680
17	2032	33,115,984		33,208,480	184,715,947
18	2033	33,943,884		34,038,692	189,333,846
19	2034	34,792,481		34,889,659	194,067,192
20	2035	35,662,293	-	35,761,901	198,918,872

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.00%
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

Projected Bond Debt Service											
Term	Total	Debt Service	Вс	and Amount	Interest Rate						
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%						
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%						
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%						

Total Projected Capture	\$ 205,527	

	Year		THE REAL PROPERTY.		1	2		3	4	5	6		7	8	9	10		De la Colonia
					2016	2017				2020	2021	202		2023	2024	2025		20:
Total Taxable Value (See	e detail analysis)			\$	30,804,520 \$	41,324,633	\$ 58,774,733	\$ 68,702,61	6 \$	74,378,697	\$ 83,016,553	\$ 92,990,613	3 \$	103,214,024	\$ 112,277,321	\$ 121,567,200	\$	141,976,51
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage												201			
				\$	- \$		T.	\$	- \$		\$ -		- \$	-	***		\$	
				11	-	7 -	-	-			-		1		-	-		
				I I	-	-	-			-			1	1	*	-		-
					-	-	-	1 -		-		1125						
					-	-		1 .	1	-		-	1	-				-
					-		-				7.		1					
				11		-		1 :		-	-		1	- 1	*	-		-
						-				- 1	-		1					
IN Make Dade	conv	0.2446	0.4077	11	6,611	8,868	12,613	14,74	,	15,962	17,815	19,956		22,150	24,095	26,088		30,46
W - Metro Parks	50%	0.2146	0.1073	11-	0,011	0,000	12,013	14,74	4 -	15,902	17,015	19,950	-	22,150	24,095	20,088		30,46
Total Annual Collection Less: Base Year Tax		0.2146	0.1073	\$	6,611 \$ (6,611)	8,868 (6,611)	\$ 12,613 (6,611			15,962 (6,611)	\$ 17,815 (6,611)	\$ 19,956 (6,611		22,150	\$ 24,095 (6,611)	\$ 26,088 (6,611)	\$	30,46
Incremental Tax				-	(0,011)	2,258	6,002	-		9,351	11,205	13,345	-	15,539	17,484	19,478	_	23,85
x % of Millage Eligible fo	or CIA Contura			11	50.00%	50.00%	50.00%	50.00		50.00%	50.00%	50.00%		50.00%	50.00%	50.00%		50.009
X 76 OF WITH A PER ENGINE TO	i CiA Capture				- 00.00	00.00			_	00.0070			_	55.5576			***************************************	00.00
Incremental Tax Capt	ure			\$	\$	1,129	\$ 3,001	\$ 4,06	6 \$	4,676	5,602	\$ 6,673	\$	7,770	\$ 8,742	\$ 9,739	\$	11,92
Capture by Jurisdiction Sur	nmary:																	
	%	Total	Captured	11					1	1				- 1				
	Capture	Millage	Millage	Ш						- 1			1	- 1				
Township	#DIV/0!	0.0000	0.0000	\$	- \$		\$ -	\$	- \$	- 5	\$ -	\$	- \$		\$ -	\$ -	\$	
County	#DIV/0!	0.0000	0.0000		-	12		-		4	-	1=		- 1			100	
Community College	#DIV/0!	0.0000	0.0000	П	- 1	/=	*	-		> * €		(=)	1		-	*		
Metro Parks	50%	0.2146	0.1073	П	~	1,129	3,001	4,06	6	4,676	5,602	6,673	3	7,770	8,742	9,739		11,92
NOTA	#DIV/01	0.0000	0.0000	-		-	-		_			-	-	-			-	
	Subtotal:	0.2146	0.1073	s	- s	1,129	\$ 3,001	\$ 4,06	6 S	4,676	5,602	\$ 6,673	3 5	7,770	\$ 8,742	\$ 9,739	s	11,92

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the remaining term of the CIA District

ASSUMPTIONS	3 6
% of Millage eligible for CIA Capture	50.00%
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

	Projected Bond Debt Service												
Term	Total	Debt Service	Вс	and Amount	Interest Rate								
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%								
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%								
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%								

Total Projected Capture	\$ 205,527	

		20		19		18		17		16		15		14	13	12				Year	
	35	2035		2034	3	2033		2032		2031		2030		2029	2028	2027		Total Account	MILL NO.		(Interest to the Control of the Cont
	72	198,918,872	\$	194,067,192	\$	189,333,846	\$	184,715,947	\$	180,210,680	\$	175,815,298	\$	\$ 167,683,090	159,749,228	8,875 \$	\$ 152,008,			etail analysis)	Total Taxable Value (See
Capture by Mil																	100	Captured	Total	%	
Subtotal Mill	- 1		1		1				1				1					Millage	Millage*	Capture	Taxing Jurisdictions
	- 5		· s	-	\$		S	140	s		S	-	Ś	\$ -	-	- 5	Ś		and the second second		
	1		1	-	1	-				-		-			-						
					1	9	1			-	1		1	-	2						
				-	-	_	1	-		-	1	-	1		-	-					
-		-			1	-	1		1			2	1		¥ .	8.	3				
			1		1	-	1	100			1	-	1		-	(m)	9				
		-		*	1	-	1	-		2	1				-	-					
				· ·		-				-					-						
		141	1	-		-				-	1	-			Ψ.	S .					
411,053	<u>88</u> _	42,688	-	41,647	-	40,631	_	39,640	_	38,673	_	37,730	-	35,985	34,282	2,621	32,6	0.1073	0.2146	50%	W - Metro Parks
411,053		42,688				40,631		39,640		38,673	s	37,730	\$		34,282	2,621 \$		0.1073	0.2146		Total Annual Collection
		(6,611)	-	(6,611)	-	(6,611)	-	(6,611)	_	(6,611)		(6,611)	·	(6,611)	(6,611)	6,611)					Less: Base Year Tax
		36,077		35,036		34,020		33,029		32,063		31,119		29,374	27,672	6,010					Incremental Tax
	1%	50.00%	· -	50.00%	-	50.00%	-	50.00%	-	50.00%	-	50.00%	-	50.00%	50.00%	0.00%	50.0			IA Capture	x % of Millage Eligible for
	39	18,039	\$	17,518	\$	17,010	\$	16,515	\$	16,031	\$	15,560	\$	\$ 14,687	13,836	3,005 \$	\$ 13,0			•	Incremental Tax Captu
																				nary:	Capture by Jurisdiction Sum
	- 1		1		1		1		1.1				1					Captured	Total	%	
					1		1		1				1			1		Millage	Millage	Capture	
-	- \$	-	\$	-	. \$	-	\$	-	\$	-	\$	-	\$	\$ -	×	- \$	\$	0.0000	0.0000	#DIV/0!	Township
+:		-		-						-		-				-		0.0000	0.0000	#DIV/0!	County
*		-		(in the second	1	-	Į.		1	**	1	+	1	*	×	-	3	0.0000	0.0000	#DIV/0!	Community College
205,527	39	18,039	3	17,518		17,010		16,515		16,031	1	15,560		14,687	13,836	3,005	13,0	0.1073	0.2146	50%	Metro Parks
-:	- -						_		-		-		-			-		0.0000	0.0000	#DIV/0!	NOTA
205,527	20 .	18,039	s	17,518	s	17,010	s	16,515		16,031	2	15,560		\$ 14,687	13,836	3,005 \$	s 13.0	0.1073	0.2146	Subtotal:	

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the n

ASSUMPTIONS	- 5 5	
% of Millage eligible for CIA Capture		50.00%
Current Taxable Value of Property in CIA District	\$	30,804,520
Term of CIA District		20
Property Inflation Rate		0.025

Projected Bond Debt Service												
Term	Total	Debt Service	Во	and Amount	Interest Rate							
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%							
18 Year Term	\$	11,235,416	\$	8,000,000	4.009							
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%							

Total Projected Capture	Ś	205,527

	Year	Carl In Roll		
Total Taxable Value (See de	tail analysis)			
axing Jurisdictions	% Capture	Total Millage*	Captured Millage	Summary Captured
				\$ _
				-
				1
				-
W - Metro Parks	50%	0.2146	0.1073	205,5
Total Annual Collection		0.2146	0.1073	\$ 205,5
Less: Base Year Tax				
Incremental Tax				11
x % of Millage Eligible for C	IA Capture			
Incremental Tax Capture	0			8
Capture by Jurisdiction Summ	ary:			
	%	Total	Captured	
	Capture	Millage	Millage	11
Township	#DIV/0!	0.0000	0.0000	
County	#DIV/0!	0.0000	0.0000	
Community College	#DIV/01	0.0000	0.0000	
Metro Parks	50%	0.2146	0.1073	
NOTA	#DIV/0!	0.0000	0.0000	
	Subtotal:	0.2146	0.1073	N N

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the n

Orion Township Orion Township Corridor Improvement Authority CIA Taxable Value Breakout: By Section

	Section 1:	Section 2:	Section 3:	Section 4:	Section 5:	Section 6:	Section 7:
	West of Baldwin, North of	East of Baldwin, North of	West of Baldwin, North of	Commercial and Townhouse Development	Georgia Huston Estes Neighborhood	West of Big Box Retail	Big Box Retail and Outlots
	Jordan	Jordan	Morgan (Church)	2000,000,000 miles 100,000		COLUMN TO SECULO	AND COMMENT AND AND THE REAL PROPERTY OF THE PARTY OF THE
Plans for Development:	Mixed Use	Mixed Use	Retail	Mixed Use	Commercial	Commercial	Big Box & Outlets
Total Development Value:	\$ 39,401,310	\$ 39,401,310	\$ 18,000,000	\$ 20,000,000	\$ 28,314,000	\$ 14,157,000	\$ 19,500,000
Taxable Portion:	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Taxable Development Value:	19,700,655	19,700,655	9,000,000	10,000,000	14,157,000	7,078,500	9,750,000
Start Year:	2021	2021	2018	2018	2026	2019	2017
# Years:	10	10	2	1	1	5	1
% Existing Demolished?	0%	30%	0%	0%	100%	0%	0%
# Acres:	59	71.36	16	16	26	13	31
Commercial Coverage %	0,20	0.20	•		0.20	0.20	
Commecial Value/sq ft.	\$ 125	\$ 125		V	\$ 125	\$ 125	
# of outlots			AT		23		n - 5
Value per outlot				9			\$ 1,500,000
Big Box Value		*			8		\$ 12,000,000
Value per house	\$ 300,000	\$ 300,000					
Houses per acre	0.50	0.50					
% of Residential acres	60%	60%			G.		
% of Commercial acres	40%	40%					
Developable % of Residential acres	80%	80%					

						to:									
		Secti	on 1:	Secti	on 2:	Secti	on 3:	Section	on 4:	Secti	ion 5:	Secti	ion 6:	Sect	ion 7:
	-	West of Bald	win, North of	East of Bald	win, North of	West of Bald	win, North of	Commercial ar	nd Townhouse	Georgia H	uston Estes				
		Jore	dan	Jor	dan	Morgan	(Church)	Develo	pment	Neighb	orhood	West of Bi	g Box Retail	Big Box Reta	ail and Outlots
		Cumulative Taxable Value	Current Year Development Taxable Value												
Year:	S.E.V.	731,510		4,202,010		929	7.	199,840		2,878,490	I	359,830		574,350	
1	Taxable (2016)	316,630		3,300,480		1(2)	n l	199,840		2,554,370		334,070		537,720	
2	2017	324,546	14	3,382,992	8 2 0	14/	34	204,836	240	2,618,229	(量)	342,422	1 2 10	551,163	9,750,000
3	2018	332,659	79	3,467,567	9 4 9	100	4,500,000	209,957	10,000,000	2,683,685	5 2 6	350,982		10,558,692	18
4	2019	340,976	(*)	3,554,256	083	4,612,500	4,500,000	10,465,206	3 4 1	2,750,777	(#)	359,757	1,415,700	10,822,659	
5	2020	349,500	(=)	3,643,112	100	9,340,313)(= 1	10,726,836	100	2,819,547	5 7 5	1,819,843	1,415,700	11,093,226	5.
6	2021	358,238	1,970,066	2,613,933	1,970,066	9,573,820	1277	10,995,007	1771	2,890,035	956	3,316,432	1,415,700	11,370,557	- 8
7	2022	2,386,511	1,970,066	4,698,599	1,970,066	9,813,166		11,269,882	-	2,962,286	~	4,850,435	1,415,700	11,654,820	2
8	2023	4,465,491	1,970,066	6,835,381	1,970,066	10,058,495	22	11,551,629	-	3,036,343	745	6,422,789	1,415,700	11,946,191	=
9	2024	6,596,445	1,970,066	9,025,582	1,970,066	10,309,957		11,840,420	(₩)	3,112,252	(4)	8,034,451	· ·	12,244,846	-
10	2025	8,780,673	1,970,066	11,270,539	1,970,066	10,567,706	(i=	12,136,430	(*)	3,190,058	(*)	8,235,312	186	12,550,967	₹.
11	2026	11,019,507	1,970,066	13,571,620	1,970,066	10,831,899	100	12,439,841	8	9.53	14,157,000	8,441,195	12	12,864,741	*
12	2027	13,314,312	1,970,066	15,930,227	1,970,066	11,102,696	0.54	12,750,837	950	14,510,925	- T	8,652,225	- 6	13,186,360	£ :
13	2028	15,666,487	1,970,066	18,347,800	1,970,066	11,380,264	72	13,069,608	1972	14,873,698	826	8,868,530	120	13,516,019	2
14	2029	18,077,467	1,970,066	20,825,812	1,970,066	11,664,770	-	13,396,348	399	15,245,541	140	9,090,244	192	13,853,919	# 0
15	2030	20,548,720	1,970,066	23,365,775	1,970,066	11,956,390	206	13,731,257	100	15,626,679		9,317,500	-	14,200,267	*
16	2031	23,081,755	((=1"	25,969,236		12,255,299		14,074,538	3 5 5	16,017,346	350	9,550,437	850	14,555,274	25 77 📆
17	2032	23,658,799	275	26,618,467	979	12,561,682	. 12	14,426,402	(5)	16,417,780	(5)	9,789,198	-	14,919,155	ල් :
18	2033	24,250,269		27,283,929		12,875,724		14,787,062	102	16,828,224	9 <u>2</u> 0	10,033,928	127	15,292,134	2
19	2034	24,856,526	£	27,966,027	14	13,197,617	12	15,156,738	3 <u>82</u> 2	17,248,930	924	10,284,776	-	15,674,438	Y = 1
20	2035	25,477,939	(i#)	28,665,178	(*)	13,527,557		15,535,657	140	17,680,153	(#)	10,541,896	*	16,066,299	-

Orion Township Orion Township Corridor Improv CIA Taxable Value Breakout: By:

	Section	8:
	Central BIZ Dev	elopment
Plans for Development:		Commercia
Total Development Value:	\$	50,856,300
Taxable Portion:		0.5
Taxable Development Value:		25,428,150
Start Year:		2018
# Years:		10
% Existing Demolished?		50%
# Acres:		46.7
Commercial Coverage %	1 1	0.20
Commecial Value/sq ft.	\$	125
# of outlots		
Value per outlot		
Big Box Value		
Value per house		
Houses per acre		
% of Residential acres		
% of Commercial acres		
Developable % of Residential acr	e:	

		Secti	on 8:	Sections with No New Development	Total:
		Central BIZ	Development		
		Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Cumulative Taxable Value
Year:	S.E.V.	1,300,070		23,389,500	33,635,600
1	Taxable (2016)	1,191,350		22,370,060	30,804,520
2	2017	1,221,134	-	22,929,312	41,324,633
3	2018	625,831	2,542,815	23,502,544	58,774,733
4	2019	3,247,862	2,542,815	24,090,108	68,702,616
5	2020	5,935,444	2,542,815	24,692,361	74,378,697
	2021	8,690,216	2,542,815	25,309,670	83,016,553
7	2022	11,513,856	2,542,815	25,942,411	92,990,613
8	2023	14,408,088	2,542,815	26,590,972	103,214,024
9	2024	17,374,676	2,542,815	27,255,746	112,277,321
10	2025	20,415,428	2,542,815	27,937,140	121,567,200
11	2026	23,532,199	2,542,815	28,635,568	141,976,516
12	2027	26,726,889	2,542,815	29,351,457	152,008,875
13	2028	30,001,447	-	30,085,244	159,749,228
14	2029	30,751,483		30,837,375	167,683,090
15	2030	31,520,270	5	31,608,309	175,815,298
16	2031	32,308,277	-	32,398,517	180,210,680
17	2032	33,115,984	*	33,208,480	184,715,947
18	2033	33,943,884	-	34,038,692	189,333,846
19	2034	34,792,481	-	34,889,659	194,067,192
20	2035	35,662,293	-	35,761,901	198,918,872

ASSUMPTIONS	是 HOP 25
% of Millage eligible for CIA Capture	50.009
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

	Projected	Bond Debt	Ser	vice	
Term	Total	Debt Service	Вс	and Amount	Interest Rate
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%

Total Projected Capture	\$	230,811	
-------------------------	----	---------	--

	Year				1		2	3	4		5	6	7			9	10	1
					2016	201	7	2018	2019	202	0 202	1	2022	2023	20	24	2025	202
Total Taxable Value (See	e detail analysis)		V V	\$	30,804,520	\$ 41,324,63	3 \$	58,774,733	68,702,616	\$ 74,378,69	\$ 83,016,55	\$	92,990,613	\$ 103,214,024	\$ 112,277,3	21 \$	121,567,200	141,976,516
	%	Total	Captured					1										
Taxing Jurisdictions	Capture	Millage*	Millage	Н							0 8				- 6			
				\$		\$	- \$	- \$	-	\$	- \$. \$	-	\$ -	\$	- \$	- 3	
						11 (#3		ii =		/200 ₩	, rei			S#3	-		-	;
					V SEL	-		9 1	∄ -	8	778		:€: V	· (6)	. × %		v § "	81
					(+)	9	11.	C 32	€		(90)		100	SE0			*	(-)
								*	251			ł	- 12 (a)		10 7/2		8	(<u>C</u>)
					(*)	300	1	×		×	11 (5%)		, 1 8 3	(- €	i Se	-	-	100
				1			14:74		-	ž	. ~		180	(2)	- 22			157
					((#))	190	31	*	₩.	u = =	(20)	1	380	30%)				80
W - County Parks	50%	0.2410	0.1205		7,424	9,95	9	14,165	16,557	17,92	10000000	7	22,411	24,875	27,0	P0001	29,298	34,216
				-			4-			5		-						
Total Annual Collection		0.2410	0.1205	s	7,424	\$ 9,95		14,165 S	16,557	S 17,925	\$ 20,00	, e	22,411	\$ 24,875	\$ 27.0		29,298	34,216
Less: Base Year Tax		0.2410	0.1203	"	(7,424)	(7,42		(7,424)	(7,424)	(7,424			(7,424)	(7,424)			(7,424)	(7,424
Incremental Tax			14	-	3.1.2.3	2,53		6,741	9,133	10,50			14,987	17,451	19,6		21,874	26,792
x % of Millage Eligible fo	or CIA Capture				50.00%	50.009		50.00%	50.00%	50.00%			50.00%	50.00%	50.00		50.00%	50.00%
V to al trilliage cribiale to	a cart captain						-					-	3.			9250 1, 54		
Incremental Tax Capt	ure			\$		\$ 1,26	8 \$	3,370	4,567	\$ 5,25	\$ 6,29	\$_	7,493	\$ 8,725	\$ 9,8	7 \$	10,937	13,396
Capture by Jurisdiction Sur	nmary:											Ì						
	%	Total	Captured	11	į.						1 0							
	Capture	Millage	Millage	1			1									1		
Township	#DIV/0!	0.0000	0.0000	\$	-	\$	- \$	- \$		\$	1070	- \$	-	7	\$	- \$	- 3	\$
County	50%	0.2410	0.1205		3.50	1,26	8	3,370	4,567	5,25	6,29	2	7,493	8,725	9,8	17	10,937	13,396
Community College	#DIV/0!	0.0000	0.0000			(8)		*		8	*		(80)	15			*	960
Metro Parks	#DIV/0!	0.0000	0.0000		15	3		8	3	9 8	1 2			76			ĕ	(2)
NOTA	#DIV/0!	0.0000	0.0000	1	1981 <u></u>		-						- 180			7 1		
	Subtotal:	0.2410	0.1205	s		\$ 1,26	8 \$	3,370 \$	4,567	\$ 5,25	\$ 6,29		7,493	\$ 8,725	\$ 9.8	17 \$	10,937	13,396
	Subtotal:	0.2410	0.1205	4		7,20	~ *	3,310	4,507	9 5,25	9 0,23	- 1 -	7,400	9 0,720	<u> </u>	4	10,007	10,0.

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the remaining term of the CIA District

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.009
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	20
Property Inflation Rate	0.025

	Projected	Bond Debt	Ser	vice	
Term	Total	Debt Service	Вс	nd Amount	Interest Rate
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%

į	Total Projected Capture	Ś	230,811	

	20		19	18		17		16	15	TO See	14		13		12				Year	
	2035		2034	2033		2032		2031	2030		2029		2028		2027					Let I be served
	198,918,872	\$	194,067,192	89,333,846 \$	\$	184,715,947	\$	180,210,680	298 \$	175,	167,683,090	\$	159,749,228	5 \$	152,008,875	\$			letail analysis)	Total Taxable Value (See
Capture by Mil				e "		-		8 9					11	1	1		Captured	Total	%	
Subtotal Mills	26			- 1					6		30						Millage	Millage*	Capture	Taxing Jurisdictions
*	× 3	\$		- \$	\$	·*	\$	0. T = 8	- \$		(i=)	\$	360	- \$,a 8	\$				
ar E	- ¥		31	*				8			e 😤		1, 8		≤ 8					
×			140	*		782			#1		0≪8	1		1	- 1	11				
CS 2	* 1		201	7 8				8)	2			1	- 8	- 53	-					
*	-	10	180	-			1	*	e2		-	Į.	-		-					
. 8			*	8		-			8			1	8.1							
	- 1		(4)			3.00	1	*	ei .		- ·	Į.	-		=					
received the second		1	20	2007			1	100010000	€1 (30.500)				6427/S6007	5-	core-Boo	11	600,000,000	MANAGES.	24450	100 March 198 198 198 198
461,621	47,939		46,770	45,629	10	44,517	1	43,431	371		40,412		38,500	i l	36,634		0.1205	0.2410	50%	W - County Parks
		-			-					- A		_		н н		-				
461,621	47,939			45,629 \$	\$	44,517	s	43,431	371 \$		40,412	\$	38,500	4 \$	36,634	\$	0.1205	0.2410		Total Annual Collection
	(7,424))	(7,424)	(7,424)		(7,424)	1	(7,424)	424)	- 8	(7,424)		(7,424)	D	(7,424)					Less: Base Year Tax
	40,516	B	39,346	38,206		37,093		36,007	948		32,988		31,076		29,210					Incremental Tax
	50.00%	-	50.00%	50.00%		50.00%	_	50.00%	00%		50.00%	_	50.00%	4	50.00%	, =			CIA Capture	x % of Millage Eligible for
	20,258	\$	19,673	19,103 \$	\$	18,546	<u>\$</u>	18,003	474 \$		16,494	\$	15,538	<u> </u>	14,605	\$			e	Incremental Tax Captu
		i i																	nary:	Capture by Jurisdiction Sum
																	Captured	Total	%	<i>N N</i>
												1		4		11	Millage	Millage	Capture	
ě	4 3	\$		- \$	\$	199	. \$		- \$			\$	E 5	- \$	-	\$	0.0000	0.0000	#DIV/0!	Township
230,811	20,258		19,673	19,103		18,546	4	18,003	474		16,494		15,538	5	14,605		0.1205	0.2410	50%	County
· · · · · · · · · · · · · · · · · · ·	**************************************		*9	-		1	1	25	9		-		80 ₀	1	***	- 11	0.0000	0.0000	#DIV/0!	Community College
	-	1	363	×	3	200	1	*	-		(*:	1	*	1			0.0000	0.0000	#DIV/0!	Metro Parks
- 2			340			181	-		- -		841		<u> </u>	-	- 2	1	0.0000	0.0000	#DIV/0!	NOTA
230,811	20,258		19,673	19,103 \$		18,546		18,003	474 \$		16,494		15,538		14,605		0.1205	0.2410	Subtotal:	

^{*} Analysis assumes that all millage rates are renewed upon expiration for at least the ri

ASSUMPTIONS	
% of Millage eligible for CIA Capture	50.00%
Current Taxable Value of Property in CIA District	\$ 30,804,520
Term of CIA District	2
Property Inflation Rate	0.02

Projected Bond Debt Service									
Term	Total	Debt Service	Вс	and Amount	Interest Rate				
15 Year Term	\$	10,651,506	\$	8,000,000	4.00%				
18 Year Term	\$	11,235,416	\$	8,000,000	4.00%				
20 Year Term	\$	11,634,822	\$	8,000,000	4.00%				

Total Projected Capture	\$	230,811	
-------------------------	----	---------	--

	Year			
Total Taxable Value (See det	ail analysis)			
axing Jurisdictions	% Capture	Total Millage*	Captured Millage	Summary Captured
				\$
				// "
W - County Parks	50%	0.2410	0.1205	230,
TO SECTION OF				
Total Annual Collection		0.2410	0.1205	\$ 230,
Less: Base Year Tax				
Incremental Tax				11
x % of Millage Eligible for CIA	A Capture			
Incremental Tax Capture				
apture by Jurisdiction Summa	ry:			
	%	Total	Captured	×1
	Capture	Millage	Millage	
Township	#DIV/0!	0.0000	0.0000	
County	50%	0.2410	0.1205	
Community College	#DIV/0!	0.0000	0.0000	1
Metro Parks	#DIV/0!	0.0000	0.0000	11
NOTA	#DIV/01	0.0000	0.0000	
	Subtotal:	0.2410	0.1205	

 $^{^{*}}$ Analysis assumes that all millage rates are renewed upon expiration for at least the σ

Orion Township Orion Township Corridor Improvement Authority CIA Taxable Value Breakout: By Section

	Sec	tion 1:		Section	on 2:	Section 3:		Secti	on 4:	Se	ction 5:		Section 6	: 1	Secti	on 7:
		ldwin, North o ordan		East of Baldy Jord	vin, North of Ian	West of Baldwin, North o Morgan (Church)	of		nd Townhouse opment		Huston Estes hborhood	Wes	t of Big Box	c Retail	Big Box Retai	and Outlots
Plans for Development:		Mixed L	se		Mixed Use	Re	tail		Mixed Use		Commerc	ial		Commercial		Big Box & Outl
Total Development Value:		\$ 39,401,3	LO		\$ 39,401,310	\$ 18,000,	000		\$ 20,000,000		\$ 28,314,0	00	\$	14,157,000	\$	19,500,0
Taxable Portion:			0.5		0.5		0.5		0.5			0.5		0.5		
Taxable Development Value:		19,700,6	55		19,700,655	9,000,	000		10,000,000		14,157,0	00		7,078,500		9,750,0
Start Year:		20	21		2021		018		2018		20	026		2019		20
# Years:			LO		10		2		1			1		5		
% Existing Demolished?			0%		30%		0%		0%		10	0%		0%		
# Acres:			59		71.36		16		16			26		13		
Commercial Coverage %		0.	20		0.20		- 1		8		0.	20		0.20		
Commecial Value/sq ft.		\$ 1	25		\$ 125		- 1			u .	\$ 1	25	\$	125		
# of outlots Value per outlot Big Box Value				56					9	10		3 .			9 5	1,500,0 12,000,0
Value per house		\$ 300,0	00		\$ 300,000		- 1					2		85 /5		
Houses per acre		0.	50		0.50		- 1		e.v							
% of Residential acres		6	0%		60%		- 1									
% of Commercial acres		4	0%		40%		- 1			V				=		
Developable % of Residential acres		8	0%		80%		- 1			-				8		

		Section 1: West of Baldwin, North of Jordan		West of Baldwin, North of		West of Baldwin, North of East of Baldwin, North of West of Baldwin, North of Commercial and Townhouse		nd Townhouse	Section 5: Georgia Huston Estes Neighborhood		Section 6: West of Big Box Retail		Section 7: Big Box Retail and Outlots		
		Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value	Current Year Development Taxable Value
Year:	S.E.V.	731,510		4,202,010		950		199,840		2,878,490	1	359,830		574,350	
1	Taxable (2016)	316,630	ж.	3,300,480				199,840		2,554,370		334,070		537,720	
2	2017	324,546	18	3,382,992	11	1.5	-	204,836	# ·	2,618,229	*	342,422	₩.	551,163	9,750,00
3	2018	332,659	(E.)	3,467,567	(1 <u>14</u>)	1121	4,500,000	209,957	10,000,000	2,683,685	121	350,982	3 4 3	10,558,692	2.2
4	2019	340,976	(<u>*</u> 2	3,554,256	92	4,612,500	4,500,000	10,465,206		2,750,777	3#8	359,757	1,415,700	10,822,659	190
5	2020	349,500	(m	3,643,112	300	9,340,313	F(#)	10,726,836	-	2,819,547	(=)	1,819,843	1,415,700	11,093,226	3.0
6	2021	358,238	1,970,066	2,613,933	1,970,066	9,573,820	(m)	10,995,007	3#3	2,890,035	353	3,316,432	1,415,700	11,370,557	15
7	2022	2,386,511	1,970,066	4,698,599	1,970,066	9,813,166	950	11,269,882	(50)	2,962,286	(57.)	4,850,435	1,415,700	11,654,820	1/5/
8	2023	4,465,491	1,970,066	6,835,381	1,970,066	10,058,495	o ,€	11,551,629		3,036,343	-	6,422,789	1,415,700	11,946,191	€
9	2024	6,596,445	1,970,066	9,025,582	1,970,066	10,309,957	(2)	11,840,420	(12)	3,112,252	929	8,034,451	120	12,244,846	2
10	2025	8,780,673	1,970,066	11,270,539	1,970,066	10,567,706	: =:	12,136,430	729	3,190,058	(4)	8,235,312	1967	12,550,967	-
11	2026	11,019,507	1,970,066	13,571,620	1,970,066	10,831,899	13=0	12,439,841	() = (100	14,157,000	8,441,195		12,864,741	-
12	2027	13,314,312	1,970,066	15,930,227	1,970,066	11,102,696	38	12,750,837	1:00	14,510,925	15 (S)	8,652,225	(*)	13,186,360	5
13	2028	15,666,487	1,970,066	18,347,800	1,970,066	11,380,264	15	13,069,608		14,873,698	(=)	8,868,530	450	13,516,019	5
14	2029	18,077,467	1,970,066	20,825,812	1,970,066	11,664,770	8	13,396,348	*	15,245,541	-	9,090,244	2	13,853,919	=
15	2030	20,548,720	1,970,066	23,365,775	1,970,066	11,956,390	12	13,731,257	800	15,626,679		9,317,500	121	14,200,267	2
16	2031	23,081,755	SE3	25,969,236	((4)	12,255,299	-	14,074,538	196	16,017,346	(44)	9,550,437	(#)	14,555,274	-
17	2032	23,658,799		26,618,467	980	12,561,682	36	14,426,402	d = 0	16,417,780	100	9,789,198	383	14,919,155	*
18	2033	24,250,269	25	27,283,929	361	12,875,724		14,787,062	150	16,828,224	(5)	10,033,928	382	15,292,134	7.
19	2034	24,856,526	35	27,966,027	853	13,197,617	12	15,156,738	. 	17,248,930	-	10,284,776	18	15,674,438	- 5
20	2035	25,477,939	(-	28,665,178	· (*)	13,527,557	-	15,535,657	2	17,680,153	-	10,541,896	- 25	16,066,299	2

Orion Township Orion Township Corridor Improv CIA Taxable Value Breakout: By

	Section 8:						
	Central BIZ Development						
Plans for Development:		Commercia					
Total Development Value:	\$	50,856,300					
Taxable Portion:		0.					
Taxable Development Value:		25,428,150					
Start Year:		201					
# Years:	1	1					
% Existing Demolished?		509					
# Acres:		46.7					
Commercial Coverage %	1	0.20					
Commecial Value/sq ft.	\$	125					
# of outlots							
Value per outlot							
Big Box Value							
Value per house							
Houses per acre							
% of Residential acres							
% of Commercial acres		+					
Developable % of Residential acr	re:						

			Secti	ion 8:	Sections with No New Development	Total:	
			Central BIZ I	Development			
			Cumulative D Taxable Value Ta		Cumulative Taxable Value	Cumulative Taxable Value	
Г	Year:	S.E.V.	1,300,070		23,389,500	33,635,600	
1	1	Taxable (2016)	1,191,350		22,370,060	30,804,520	
	2	2017	1,221,134	-	22,929,312	41,324,633	
	3	2018	625,831	2,542,815	23,502,544	58,774,733	
П	4	2019	3,247,862	2,542,815	24,090,108	68,702,616	
1	5	2020	5,935,444	2,542,815	24,692,361	74,378,697	
1	6	2021	8,690,216	2,542,815	25,309,670	83,016,553	
1	7	2022	11,513,856	2,542,815	25,942,411	92,990,613	
1	8	2023	14,408,088	2,542,815	26,590,972	103,214,024	
1	9	2024	17,374,676	2,542,815	27,255,746	112,277,321	
1	10	2025	20,415,428	2,542,815	27,937,140	121,567,200	
	11	2026	23,532,199	2,542,815	28,635,568	141,976,516	
	12	2027	26,726,889	2,542,815	29,351,457	152,008,875	
	13	2028	30,001,447		30,085,244	159,749,228	
1	14	2029	30,751,483	-	30,837,375	167,683,090	
1	15	2030	31,520,270	12	31,608,309	175,815,298	
1	16	2031	32,308,277	-	32,398,517	180,210,680	
1	17	2032	33,115,984		33,208,480	184,715,947	
	18	2033	33,943,884		34,038,692	189,333,846	
	19	2034	34,792,481		34,889,659	194,067,192	
	20	2035	35.662.293		35.761.901	198.918.872	



CHARTER TOWNSHIP OF ORION ORION TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY

Oakland County Performance Standards

1. The Orion Township Corridor Improvement Authority meets all applicable criteria in Public Act 280 of 2005, as amended.

Orion Township is a mixed-use community; hosting a variety of residential, commercial and industrial areas. Orion's population has substantially increased over the years, and this growth is projected to steadily increase. As a result, Orion has the unique opportunity to designate certain areas of the Township for development and improvements. Specifically, the Township has designated the Brown Road and Baldwin Road Corridor as a Corridor Improvement Authority. The purpose of this authority is to promote the Brown Road area for industrial, medical, office, and research-related uses within an attractive industrial campus.

The Brown Road and Baldwin Corridor currently encourages mixed industrial and commercial uses, and supporting ancillary uses, within large-scale planned developments. These improvements would also encourage the elimination of blighted properties. The Corridor is also intended to encourage collaboration between adjacent property owners in the form of shared access and lot combinations. Parcel consolidation and interior loop roads are encouraged. Development in the area should incorporate low impact design and participate in Leadership in Energy and Environmental Design practices. New developments shall plan for safe and complementary vehicular and pedestrian circulation patterns and improve environmental quality. Special consideration will be given to projects that provide an attractive transition between residential and non-residential properties, and projects which feature a mixture of uses in a well-designed land use arrangement.

On October 5, 2015, the Township Board of Trustees passed a resolution approving the creation of the Orion Township Corridor Authority, pursuant to Act 280, Public Acts of Michigan 2005. The boundaries of the Authority were established at the same time. The Authority Board consists of the Township Supervisor and six additional members. The Board is governed by bylaws as approved by the Township Board of Trustees.

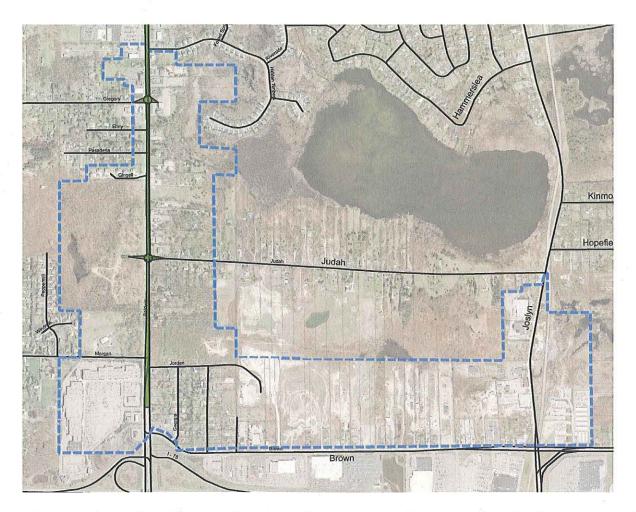
2. The Orion Township Corridor Improvement Authority meets all seven development area criteria specified in MCL 125.2875.

(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".

The development area includes property fronting the northern border of Brown Road, approximately 600 feet east of Joslyn Road to Baldwin Road. Additionally, properties included in the development area border Baldwin Road from the Interstate 75 interchange to Hidden Timber Drive (See map below for more detail).

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

As seen in the development area map below, the development area contains more than 10 contiguous parcels:



(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.

Sixty-five percent (65%) of the development area is within the Brown Road Innovation Zone District, which is specifically zoned for mixed industrial and commercial development. See **Exhibit A** for Zoning Map of Development Area.

(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.

In the 30 years preceding the creation of the development area, different parcels within the development area have been zoned for either residential use, commercial use, or industrial use.

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

The development area is currently served by municipal water; as evidenced by **Exhibit B** – CIA Utility Map.

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

Pursuant to Orion Township Zoning Ordinance, RM-1 — Multiple Family Residential includes a use for medium-high density. A portion of the northwest area of the development area is zoned RM-1. See **Exhibit A.**

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

On August 3, 2015, the Orion Township Board of Trustees passed a resolution stating in part that it agreed to expedite the local permitting and inspection process in the proposed development area and agrees to modify its master plan to provide for walkable non-motorized inter-connections, including sidewalks and streetscapes throughout the proposed development area.

3. Facilitates the redevelopment and/or revitalization of an existing developed area as opposed to developing a greenfield area or relatively undeveloped area

While a portion of the development area remains undeveloped (and full development was an ultimate goal in the creation of the Corridor Improvement Authority), the land uses along Brown Road between Joslyn and Baldwin Roads include: small retail facilities, drive-thru restaurants, heavy industrial trucking, mining operation, truck and equipment storage and concrete crushing activities. Additionally, the area fronting on Baldwin Road contains commercial, office and retail uses; however, that area also permits certain residential uses as well. One of the ultimate goals of the CIA is to create a revitalization effort in the currently developed area.

4. Establishes that single family residential use does not comprise more than 10% of the existing and/or planned land use of the Authority District

The majority of the existing and/or planned land use of the Authority District includes primarily for commercial and industrial uses.

SF – Suburban Farms, SR – Suburban Ranch, R-1 Single Family Residential (14,000 square feet of the development area), R-2 Single Family Residential (10,800 square feet of the development area). R-3 Single Family Residential (8,400 square feet of the development area).

Need to verify square footage of total development area.

5. Demonstrates that high density residential use does not comprise more than 30% of the existing and/or planned land use of the Authority District

Pursuant to Section 2(f) above, RM-1 – Multiple Family Residential is the only zoning district within the development area that includes a use for medium-high density. A portion of the northwest area of the development area is zoned RM-1, and this portion represents less than 10% of the existing and/or planned land use of the Authority District. See **Exhibit A.**

6. Emerging Sectors

After a thorough review of the Emerging Sectors identified by Advantage Oakland, it is feasible that the development area identified by the Orion Township Corridor Improvement Authority will target at least "Alternative Energy & Power Generation." Specifically, Sixty-five percent (65%) of the Orion Township Corridor Improvement Authority property is within the Brown Road Innovation Zone District (BIZ). Relevant to the "Alternative Energy and Power Generation" Emerging Sectors is the BIZ district's incorporation of Low Impact Design (LID) practices as well as full or partial ratings for Leadership in Energy and Environmental Design (LEED). The Corridor Improvement Authority Board foresees these uses to be expanded and enhanced throughout the development area.