

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 May 16, 2016

Approved by Board of Trustees May 16, 2016



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Penny Shults, Clerk
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Donni Steele, Trustee
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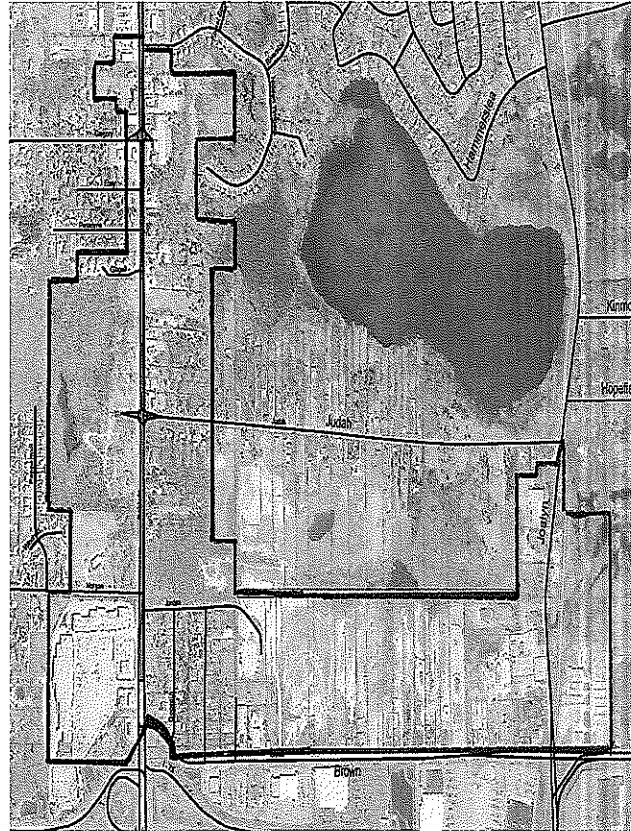
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Introduction

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 Corridor and Baldwin Road Corridor as a Corridor Improvement Authority District. The Orion Township Board of Trustees approved the 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)

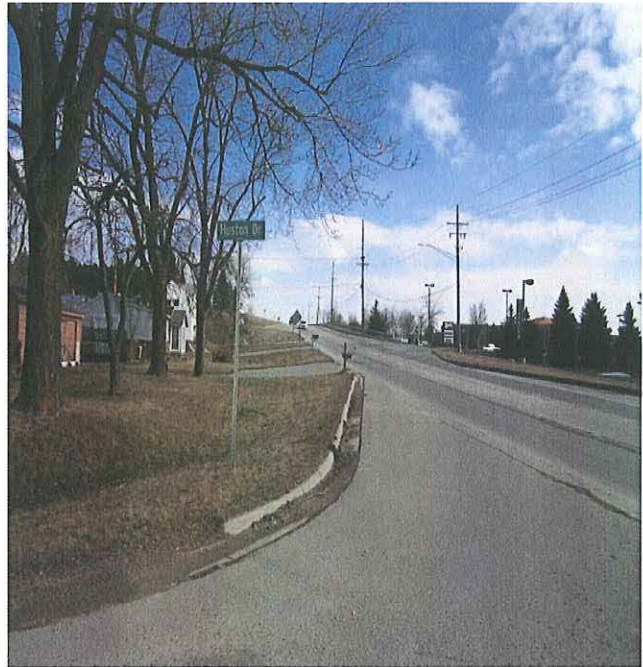


Existing Conditions

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 new commercial developments 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 Shopping Center. This is a viable and 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

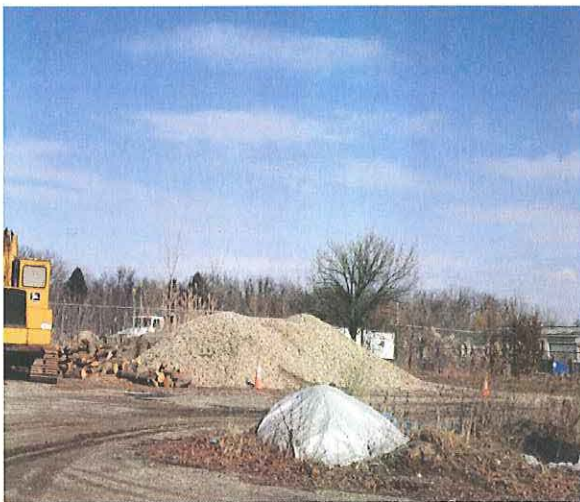


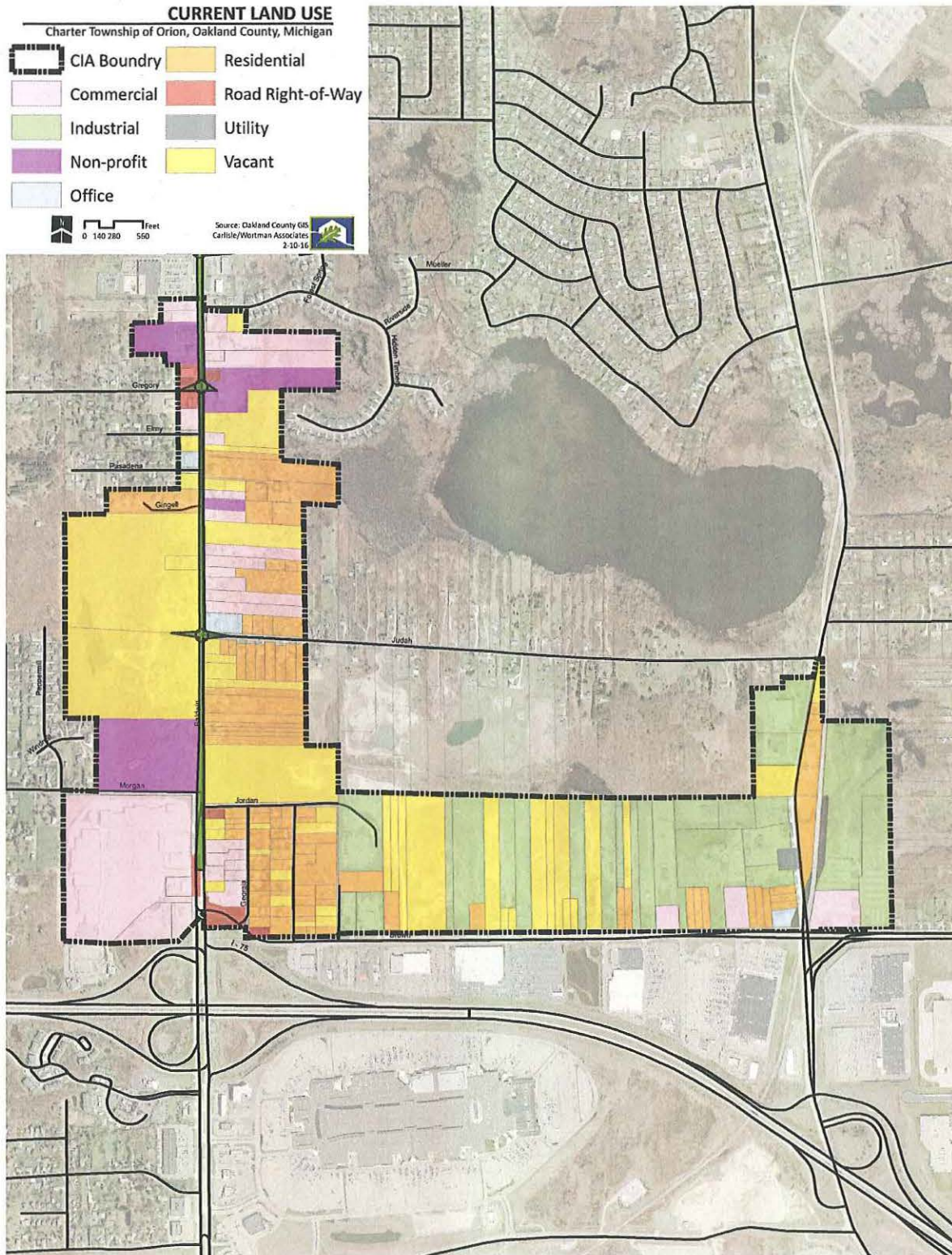
Existing Conditions

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.



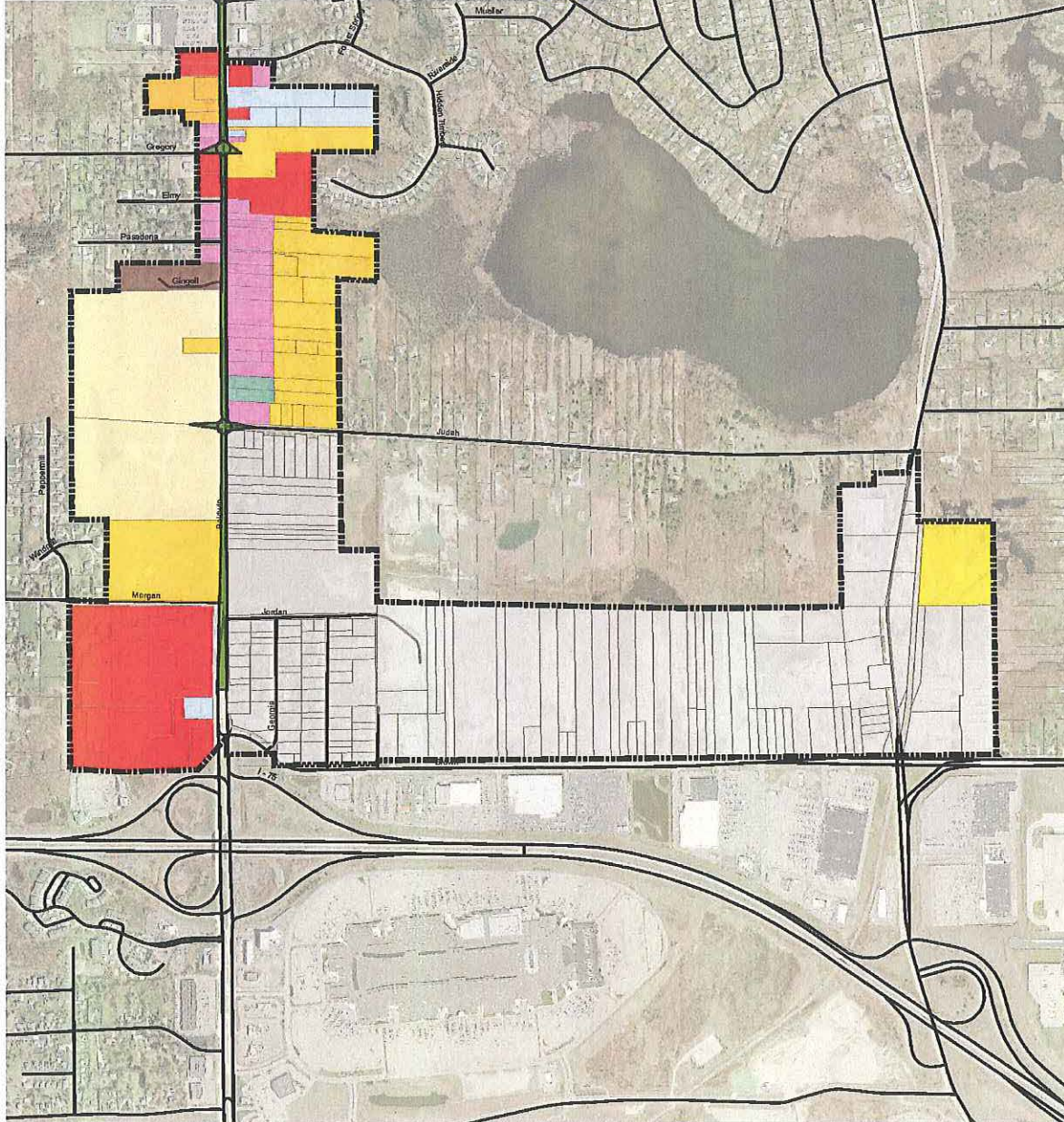
ZONING

Charter Township of Orion, Oakland County, Michigan

- | | |
|--|--|
|  CIA Boundary |  SR Suburban Ranch |
|  BIZ Innovation Zone |  SC Special Circumstances |
|  GB General Business |  RM-1 Multiple Family Residential |
|  OP Office and Professional |  R-1 Single Family Residential (14,000 sq. ft.) |
|  RB Restricted Business |  R-2 Single Family Residential (10,800 sq. ft.) |
|  SF Suburban Farms |  R-3 Single Family Residential (8,400 sq. ft.) |

0 140 280 560 Feet

Source: Oakland County GIS
Carlisle/Wortman Associates
3-4-16



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 through 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.



PROPOSED CORRIDOR IMPROVEMENT AUTHORITY (C.I.A.)

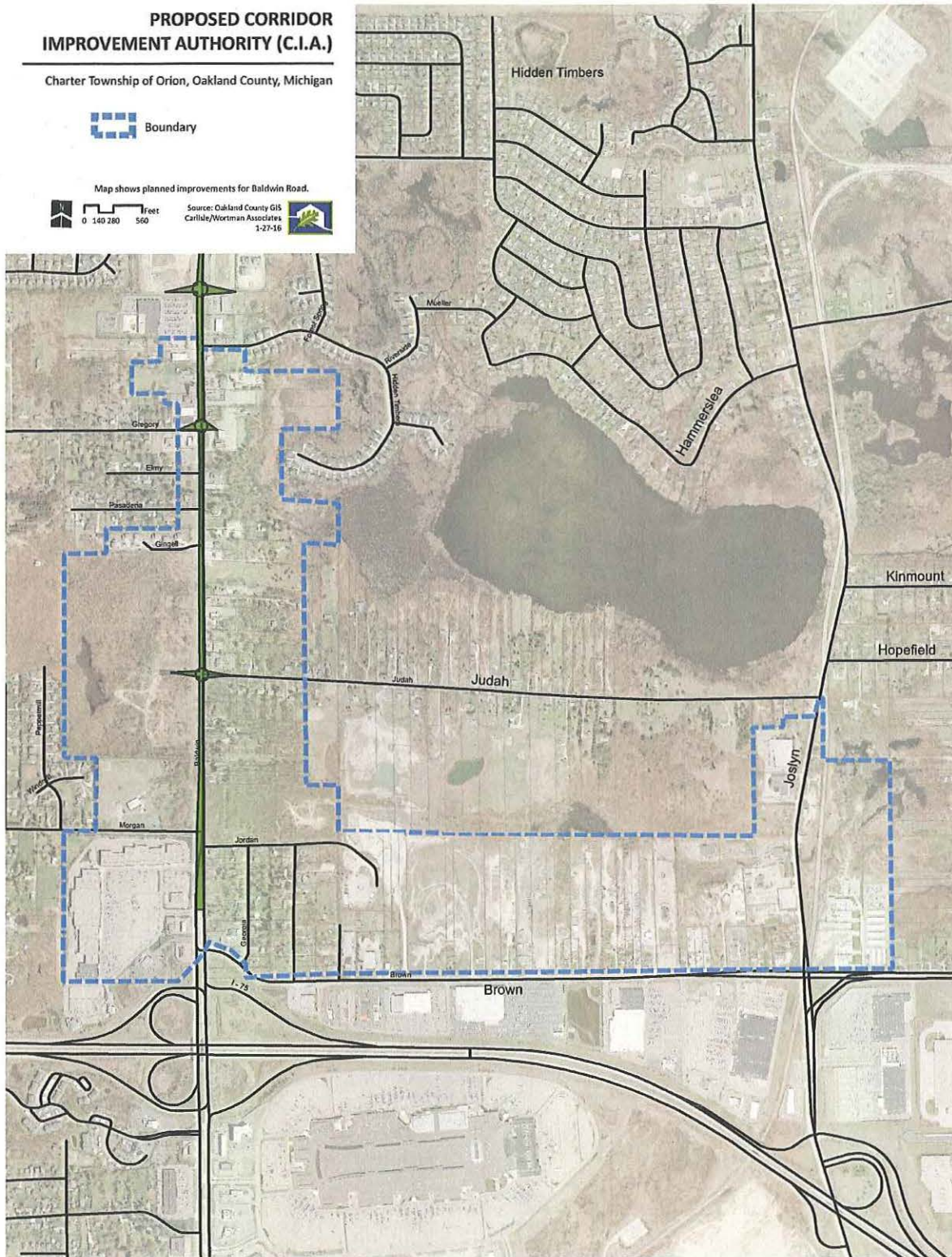
Charter Township of Orion, Oakland County, Michigan



Map shows planned improvements for Baldwin Road.



Source: Oakland County GIS
Carlisle/Wortman Associates
3-27-16



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.

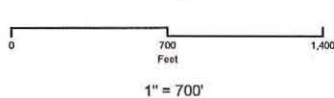
The road and streetscape improvements described are necessary for the implementation of the Development Plan and will increase the economic activity in the Orion Township CIA district.





CIA Utility Map

- WaterMain
- SanitaryGravityMain



Source: Data provided by Oakland County and Charter Township of Orion. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Int'l Feet

Map Published: February 25, 2016

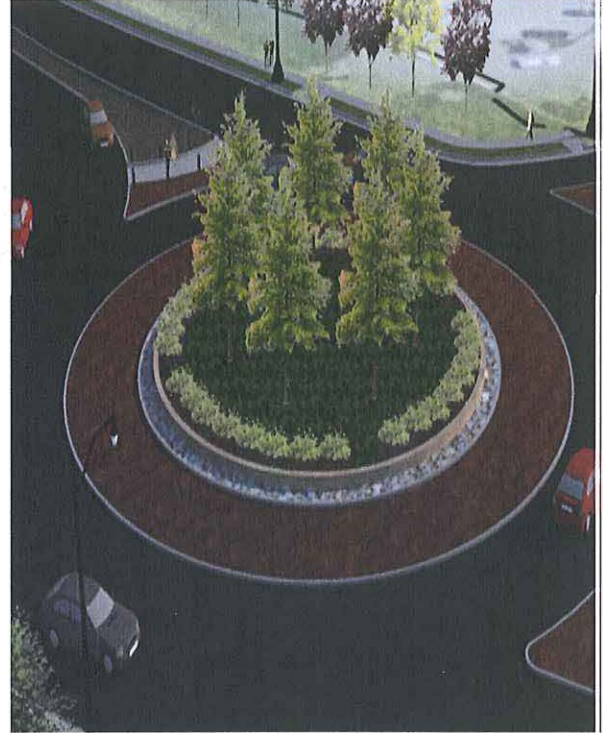


888.522.6711 | ohm-advisors.com

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



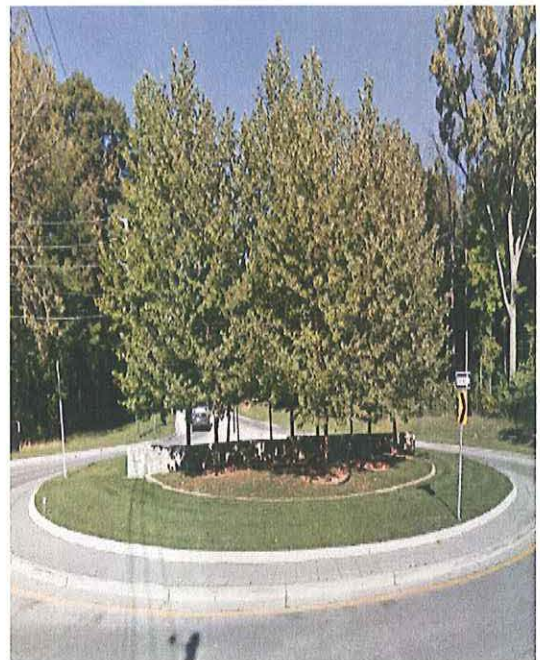
expansion of the requisite two new lanes along the north side, and for the majority of the route, the existing 120' ROW is in place with the exception of a section along the curve west of Huston Drive where additional ROW and grading easements are required. Of the various pavement options presented, 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.

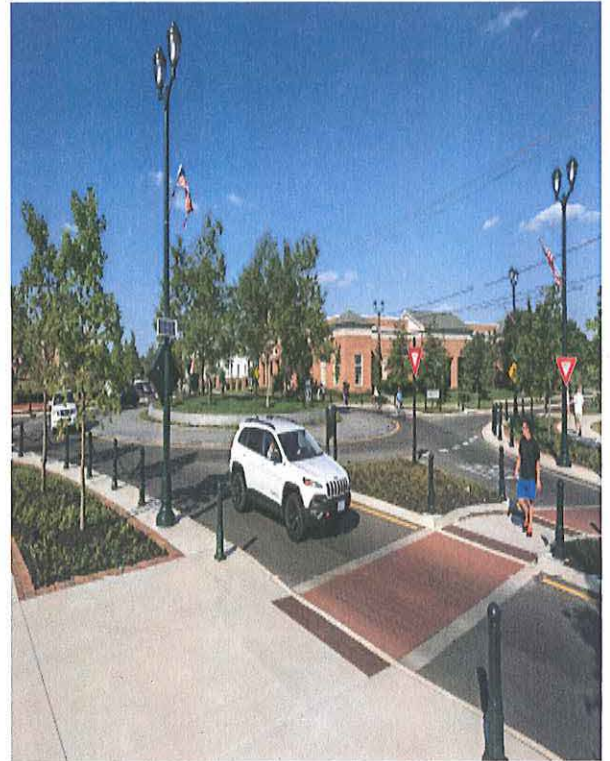
All disturbed ROW and graded area will be fine graded with top soil and stabilized for erosion control. Additionally, for visual uniformity a rhythmic pattern of landscaping will be included as a part of the new road construction. In turn, applicants seeking site plan approval for projects along the 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.





DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
0128-15-300	KC	KM	TP	Oakland			1" = 40'	Value	Value
Charter Township of Orion Brown Road									

REVISIONS:	DATE
DESCRIPTION	

OHM

ARCHITECTS ENGINEERS PLANNERS

34000 Plymouth Road
Livonia, MI 48150
P (734) 522-8111 F (734) 522-8427
OHMADVCS.COM

DRAWING PATH: P:\0101_01250\012150300 Brown_Road_Bozoy\Drawings\CM\Map\Map_Presentation\Exhibit 1117.dwg Apr 07, 2016 - 5:30pm



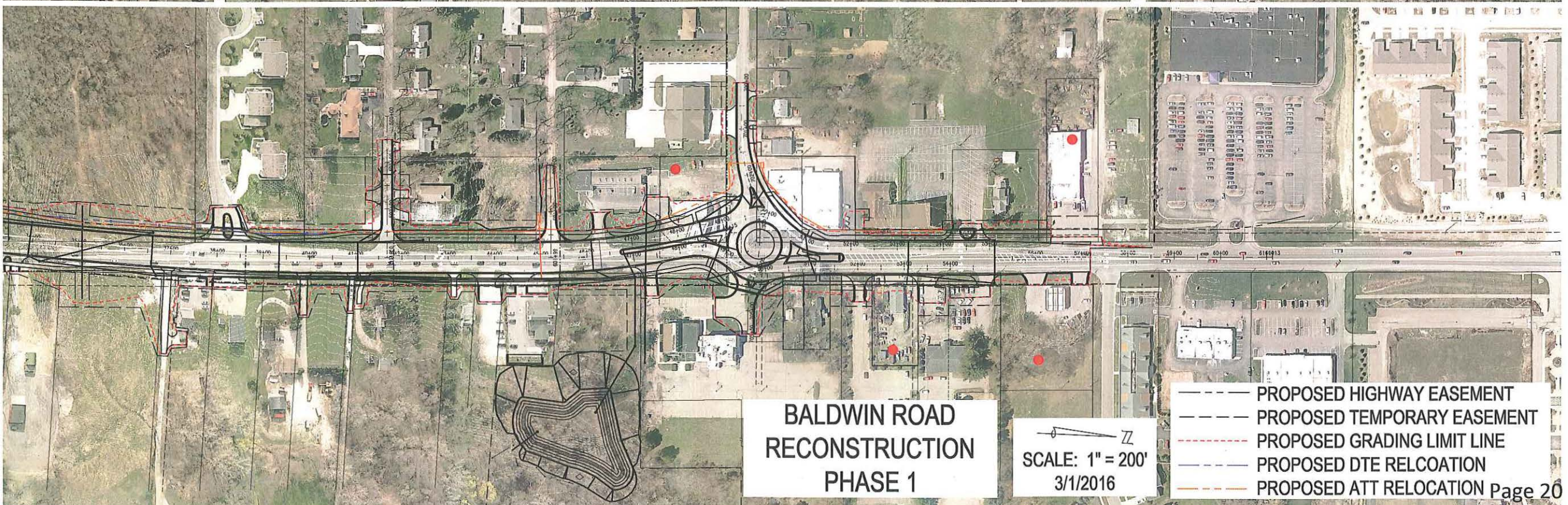
OHM
ARCHITECTS ENGINEERS PLANNERS
34000 Plymouth Road
Livonia, MI 48150
P (734) 522-6711 | F (734) 522-6427
OHM-ADVISORS.COM

REVISIONS	DATE
DESCRIPTION	

DATE	PROJECT NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/TOWNSHIP	SCALE	HC	PC	VC	HT	VERT DATUM	VERT DATUM
	0121-15-000	NC	SM	TP	Orland								

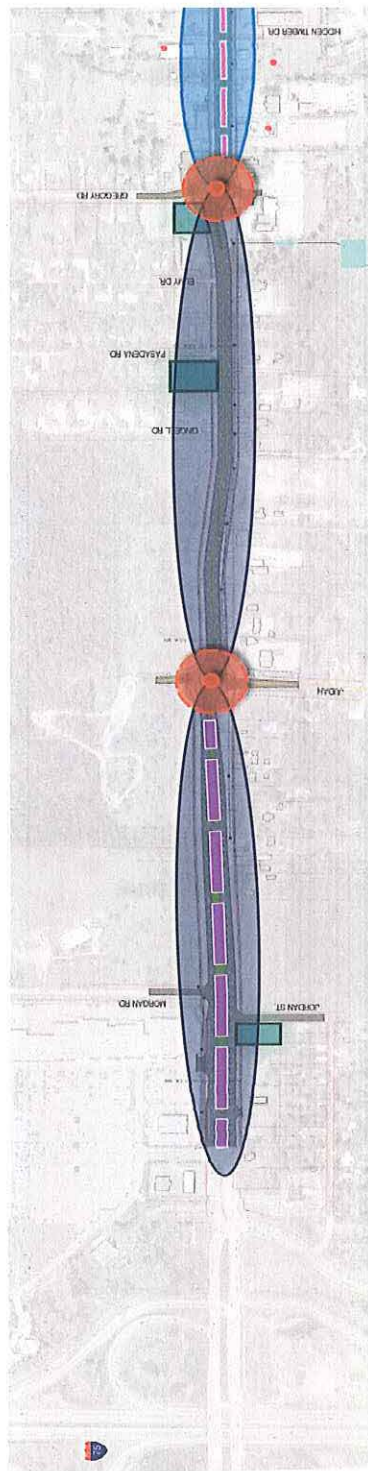
Charter Township of Orion
Brown Road

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- Legend**
- Streetscape Design Type 1 - Higher Vehicular Speeds
 - Streetscape Design Type 2 - Lower Vehicular Speeds
 - Pocket Parks
 - Median Design Type 1 - Wide Median Width
 - Median Design Type 2 - Narrow Median Width
 - Roundabout & Surrounding Aesthetics Treatments



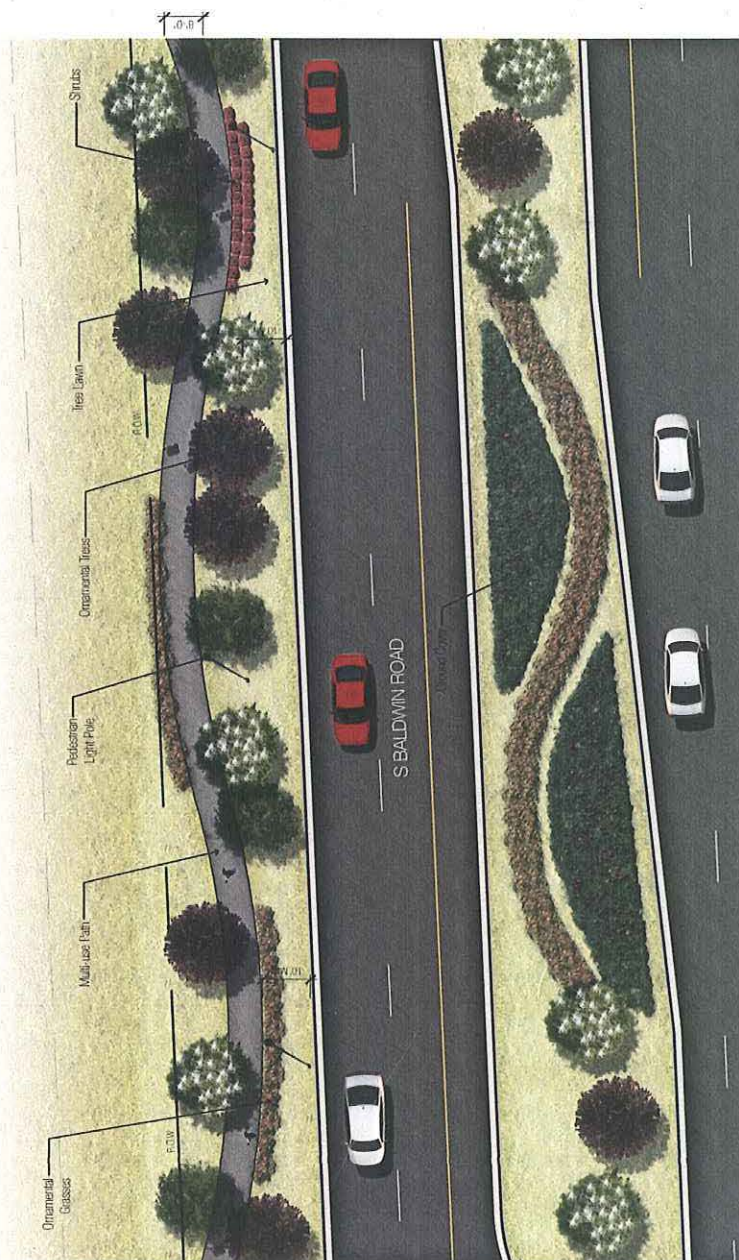
*Streetscape design to extend north in future phases

STREETSCAPE DESIGN DIAGRAM

Baldwin Road Streetscape | ORION TOWNSHIP, MICHIGAN

02.15.2016





TYPICAL PLAN VIEW: STREETSCAPE & MEDIAN DESIGN TYPE 1

Baldwin Road Streetscape

02.15.2016





TYPICAL SECTION & ELEVATION: STREETSCAPE & MEDIAN DESIGN TYPE 1

Baldwin Road Streetscape | ORION TOWNSHIP, MICHIGAN

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.

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

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

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

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

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





ORCHARD, HILTZ & McCLEMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150

OPINION OF PROBABLE CONSTRUCTION COST

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 Widening
Option ONE: Widen + Mill/Fill Ex Pavt

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

ITEM NO.	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
1	Mobilization, Max.	LS	1	\$ 244,000.00	\$ 244,000.00
2	Clearing, RCOG	Acre	1	\$ 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	\$ 325.00	\$ 4,225.00
5	Dr Structure, Rem	Ea	3	\$ 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	\$ 9.00	\$ 26,217.00
10	Excavation, Earth	Cyd	14725	\$ 9.00	\$ 132,525.00
11	Excavation, Earth, RCOG	Syd	4212	\$ 12.00	\$ 50,544.00
12	Erosion Control, Silt Fence, RCOG	Ft	4774	\$ 2.00	\$ 9,548.00
13	Erosion Control, Inlet Protection, Fabric Drop, RCOG	Ea	50	\$ 95.00	\$ 4,750.00
14	Aggregate Base, 12 inch, CIP, 21 AA, RCOG	Syd	14691	\$ 17.00	\$ 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	\$ 1,350.00
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	\$ 150.00	\$ 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, RCOG	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	\$ 70.00	\$ 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, RCOG	Ft	6875	\$ 5.00	\$ 34,375.00
36	HMA Approach (Commercial)	Ton	639	\$ 115.00	\$ 73,485.00
37	HMA Approach (Residential)	Ton	26	\$ 115.00	\$ 2,990.00
38	Pavt, Cleaning, RCOG	LS	1	\$ 10,000.00	\$ 10,000.00

1 of 4





ORCHARD, HILTZ & McCLEMENT, INC.

34000 Plymouth Road, Livonia, Michigan, 48150

**OPINION OF PROBABLE
CONSTRUCTION COST**

Telephone: (734) 622-6711 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 Widening
Option ONE: Widen + Mill/Fill Ex Pavt

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

ITEM NO.	DESCRIPTION	UNIT	TOTAL	UNIT 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 Mkg, Ovly Cold Plastic, 6 inch, Crosswalk	Ft	163	\$ 3.00	\$ 489.00
53	Pavt Mkg, Ovly Cold Plastic, 24 inch, Stop Bar	Ft	86	\$ 10.00	\$ 860.00
54	Pavt Mkg, Ovly Cold Plastic, Lt Turn Arrow Sym	Ea	4	\$ 140.00	\$ 560.00
55	Pavt Mkg, Ovly Cold Plastic, Only	Ea	6	\$ 140.00	\$ 840.00
56	Pavt Mkg, Ovly Cold Plastic, Rt Turn Arrow Sym	Ea	2	\$ 140.00	\$ 280.00
57	Pavt Mkg, Sprayable Thermopl, 4 inch, White	Ft	3124	\$ 0.40	\$ 1,249.60
58	Pavt Mkg, 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, Oper	Ea	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	\$ 30,000.00	\$ 30,000.00
65	Part Width Intersection Construction	Ea	1	\$ 3,600.00	\$ 3,600.00
66	Pavt Mkg, Longit, 6 inch or Less Width, Rem	Ft	11935	\$ 1.00	\$ 11,935.00
67	Pavt Mkg, Type R, 4 inch, White, Temp	Ft	4774	\$ 2.00	\$ 9,548.00
68	Pavt Mkg, 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

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ORCHARD, HILTZ & McCLEMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150

OPINION OF PROBABLE CONSTRUCTION COST

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 Widening
Option ONE: Widen + Mill/Fill Ex Pavt

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

ITEM NO.	DESCRIPTION	UNIT	TOTAL	UNIT 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	Dlr	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 \$10/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

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ORCHARD, HILTZ & McCLEMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150

OPINION OF PROBABLE CONSTRUCTION COST

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
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Option ONE: Widen + Mill/Fill Ex Pavt

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

ITEM NO.	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
Assumptions:					
<ol style="list-style-type: none"> 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. No wetland impacts are anticipated. 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). The existing curb & gutter on the south side of Brown Rd will be retained. All proposed embankment areas will require 6" of existing topsoil removal. 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. It is our understanding that RCOC 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). 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. Sanitary sewer improvements are not included in this estimate. 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. According to the 1999 Giffels-Webster 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. 					

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Baldwin Road Streetscape

Orion Township, MI

DRAFT: PRELIMINARY PROJECT BUDGET

Feb-16

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



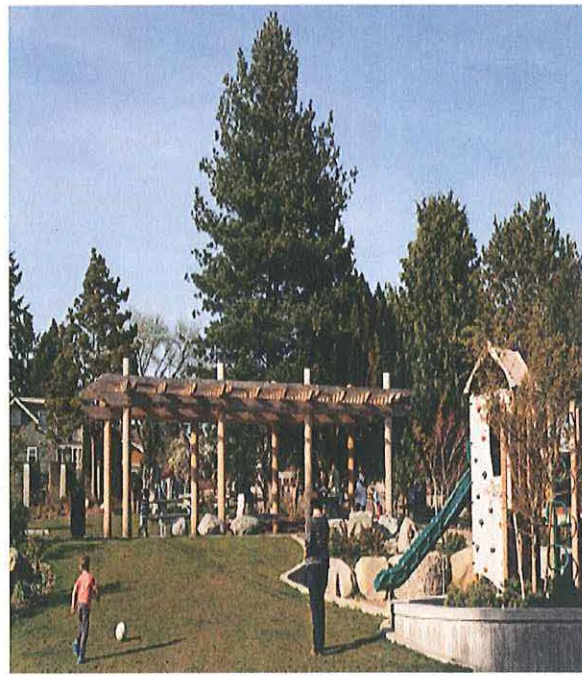
Page 1

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 opportunities for acquisition 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. Secondly, 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 Revenue 2016	Tax Revenue Collected by Taxing Jurisdiction Stagnant over 20 years W/O CIA (2.5% inflation)	Tax Revenue Collected by Taxing Jurisdiction over 20 Year CIA (CIA Plan in place)	Incremental Tax Collected by CIA over 20 year CIA (CIA Plan in place)	Post 2035 Annual Tax Revenue for Taxing Jurisdiction without CIA Plan	Post 2035 Potential Annual Tax Revenue for Taxing Jurisdiction at End of CIA Plan
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 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



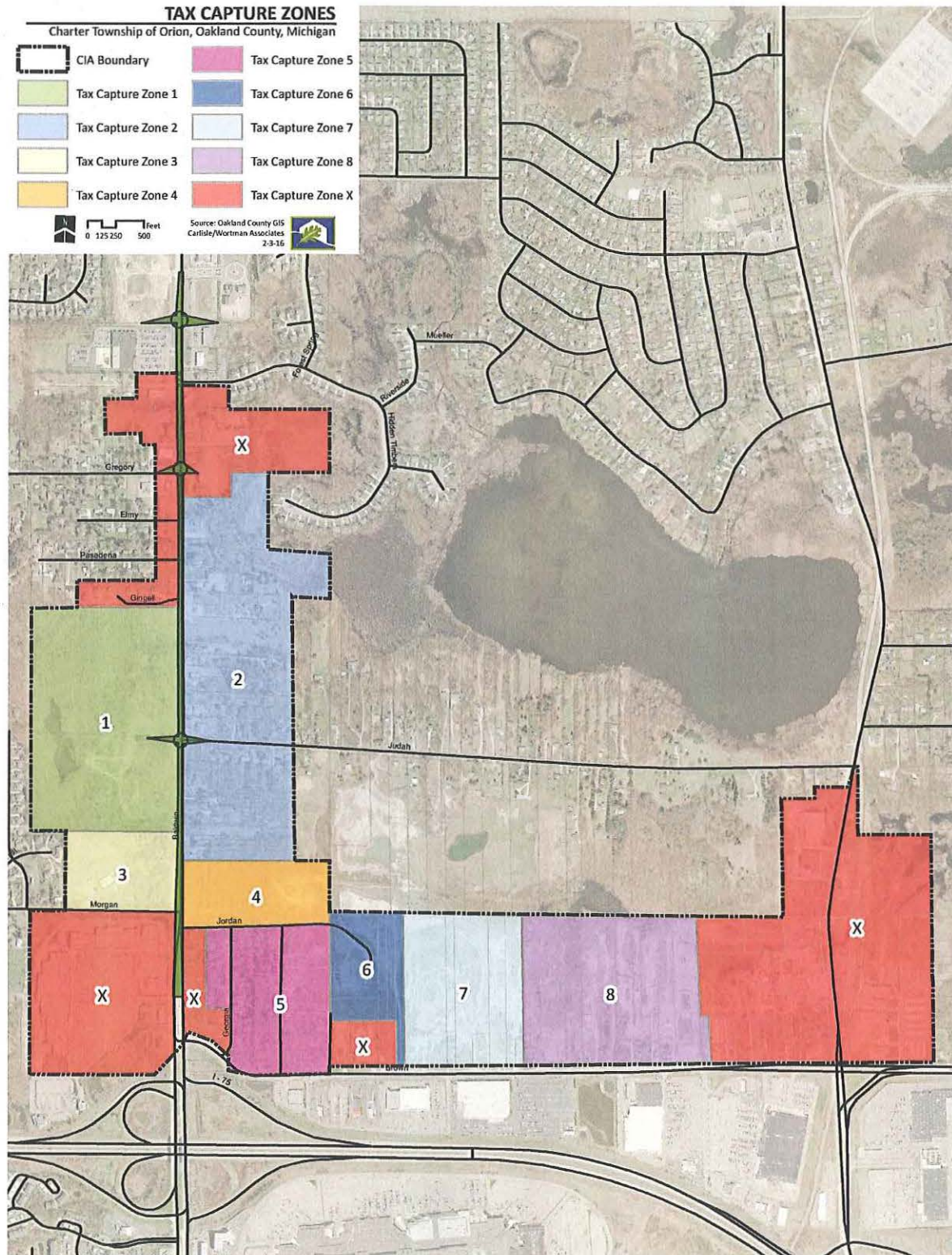


Exhibit A-1



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

Development Assumptions Summary:

Sections 1 + 2 (Mixed Use):

Commercial & residential dev will be split 40/60 across
development area

Commercial:

Sq. Ft / Acre: 43,560
Lot coverage: 20%
Value / Sq. Ft: \$ 125

Residential:

Developable % of Lot: 80%
Houses / Acre: 0.50
Value / House: \$ 300,000

Section 3 (Retail):

Lump Sum Dev. Value: \$ 18,000,000
Phases of Development: 2

Section 4 (Mixed Use):

Developer Approved Dev. Value: \$ 20,000,000
Phases of Development: 1

Section 5 (Commercial):

Sq. Ft / Acre: 43,560
Lot coverage: 20%
Value / Sq. Ft: \$125

Section 6 (Commercial):

Sq. Ft / Acre: 43,560
Lot coverage: 20%
Value / Sq. Ft: \$125

Section 7 (Big Box):

Big Box Dev. Value: \$ 12,000,000
Outlots: 5
Value / Outlot: \$ 1,500,000

Section 8 (Commercial):

Sq. Ft / Acre: 43,560
Lot coverage: 20%
Value / Sq. Ft: \$125

Orion Township Total Estimated Tax Capture *Exhibit A-2*

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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

Year				1	2	3	4	5	6	7	8	9	10	11
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
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	\$ 103,214,024	\$ 112,277,321	\$ 121,567,200	\$ 141,976,516
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage											
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	\$ 224,593
S - Oakland County	50%	4.0900	2.0450	125,990	169,018	240,389	280,994	304,209	339,538	380,332	422,145	459,214	497,210	580,684
W - Police	50%	2.9885	1.4943	92,059	123,499	175,648	205,318	222,281	248,095	277,902	308,455	335,541	363,304	424,297
W - Fire	50%	2.5817	1.2909	79,528	106,688	151,739	177,370	192,023	214,324	240,074	266,468	289,866	313,850	366,541
W - Library	50%	1.4135	0.7068	43,542	58,412	83,078	97,111	105,134	117,344	131,442	145,893	158,704	171,835	200,684
W - GF	50%	0.9286	0.4643	28,605	38,374	54,578	63,797	69,068	77,089	86,351	95,845	104,261	112,887	131,839
W - Safety Paths	50%	0.2372	0.1186	7,307	9,802	13,941	16,296	17,643	19,692	22,057	24,482	26,632	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	25,700	27,957	30,270	35,352
W - County Parks	50%	0.2410	0.1205	7,424	9,959	14,165	16,557	17,925	20,007	22,411	24,875	27,059	29,298	34,216
W - Metro Parks	50%	0.2146	0.1073	6,611	8,868	12,613	14,744	15,962	17,815	19,956	22,150	24,095	26,088	30,468
Total Annual Collection		14.5260	7.2630	\$ 447,466	\$ 600,282	\$ 853,762	\$ 997,974	\$ 1,080,425	\$ 1,205,898	\$ 1,350,782	\$ 1,499,287	\$ 1,630,940	\$ 1,765,885	\$ 2,062,351
Less: Base Year Tax				(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)
Incremental Tax				-	152,815	406,295	550,508	632,958	758,432	903,315	1,051,820	1,183,474	1,318,419	1,614,884
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 Capture				\$ -	\$ 76,408	\$ 203,148	\$ 275,254	\$ 316,479	\$ 379,216	\$ 451,658	\$ 525,910	\$ 591,737	\$ 659,209	\$ 807,442
Capture by Jurisdiction Summary:														
	% Capture	Total Millage	Captured Millage											
Township	50%	8.1495	4.0748	\$ -	\$ 42,867	\$ 113,972	\$ 154,425	\$ 177,554	\$ 212,751	\$ 253,393	\$ 295,051	\$ 331,981	\$ 369,835	\$ 452,998
County	50%	4.3310	2.1655	-	22,781	60,569	82,068	94,360	113,065	134,664	156,803	176,429	196,547	240,743
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	87,931
Metro Parks	50%	0.2146	0.1073	-	1,129	3,001	4,066	4,676	5,602	6,673	7,770	8,742	9,739	11,929
NOTA	50%	0.2490	0.1245	-	1,310	3,482	4,718	5,425	6,500	7,742	9,015	10,143	11,300	13,841
Subtotal:		14.5260	7.2630	\$ -	\$ 76,408	\$ 203,148	\$ 275,254	\$ 316,479	\$ 379,216	\$ 451,658	\$ 525,910	\$ 591,737	\$ 659,209	\$ 807,442

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

Orion Township Total Estimated Tax Capture **Exhibit A-2**

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				12	13	14	15	16	17	18	19	20		
				2027	2028	2029	2030	2031	2032	2033	2034	2035		
Total Taxable Value (See detail analysis)				\$ 152,008,875	\$ 159,749,228	\$ 167,683,090	\$ 175,815,298	\$ 180,210,680	\$ 184,715,947	\$ 189,333,846	\$ 194,067,192	\$ 198,918,872		
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage										Capture by Millage	
S - Community College	50%	1.5819	0.7910	\$ 240,463	\$ 252,707	\$ 265,258	\$ 278,122	\$ 285,075	\$ 292,202	\$ 299,507	\$ 306,995	\$ 314,670	\$ 3,030,035	50%
S - Oakland County	50%	4.0900	2.0450	621,716	653,374	685,824	719,085	737,062	755,488	774,375	793,735	813,578	7,834,150	50%
W - Police	50%	2.9885	1.4943	454,279	477,411	501,121	525,424	538,560	552,024	565,824	579,970	594,469	5,724,293	50%
W - Fire	50%	2.5817	1.2909	392,441	412,425	432,907	453,902	465,250	476,881	488,803	501,023	513,549	4,945,092	50%
W - Library	50%	1.4135	0.7068	214,865	225,806	237,020	248,515	254,728	261,096	267,623	274,314	281,172	2,707,475	50%
W - GF	50%	0.9286	0.4643	141,155	148,343	155,711	163,262	167,344	171,527	175,815	180,211	184,716	1,778,678	50%
W - Safety Paths	50%	0.2372	0.1186	36,057	37,893	39,774	41,703	42,746	43,815	44,910	46,033	47,184	454,342	50%
W - NOTA	50%	0.2490	0.1245	37,850	39,778	41,753	43,778	44,872	45,994	47,144	48,323	49,531	476,945	50%
W - County Parks	50%	0.2410	0.1205	36,634	38,500	40,412	42,371	43,431	44,517	45,629	46,770	47,939	461,621	50%
W - Metro Parks	50%	0.2146	0.1073	32,621	34,282	35,985	37,730	38,673	39,640	40,631	41,647	42,688	411,053	50%
Total Annual Collection		14.5260	7.2630	\$ 2,208,081	\$ 2,320,517	\$ 2,435,765	\$ 2,553,893	\$ 2,617,740	\$ 2,683,184	\$ 2,750,263	\$ 2,819,020	\$ 2,889,496	\$ 27,823,682	
Less: Base Year Tax				(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)	(447,466)		
Incremental Tax				1,760,614	1,873,051	1,988,298	2,106,427	2,170,274	2,235,717	2,302,797	2,371,554	2,442,029		
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%	50.00%		
Incremental Tax Capture				\$ 880,307	\$ 936,525	\$ 994,149	\$ 1,053,213	\$ 1,085,137	\$ 1,117,859	\$ 1,151,398	\$ 1,185,777	\$ 1,221,015		
Capture by Jurisdiction Summary:														
	% Capture	Total Millage	Captured Millage											
Township	50%	8.1495	4.0748	\$ 493,877	\$ 525,417	\$ 557,746	\$ 590,883	\$ 608,793	\$ 627,151	\$ 645,967	\$ 665,255	\$ 685,024	\$ 7,804,939	
County	50%	4.3310	2.1655	262,468	279,230	296,411	314,021	323,539	333,295	343,295	353,545	364,052	4,147,885	
Community College	50%	1.5819	0.7910	95,867	101,989	108,264	114,696	118,173	121,736	125,389	129,133	132,970	1,515,017	
Metro Parks	50%	0.2146	0.1073	13,005	13,836	14,687	15,560	16,031	16,515	17,010	17,518	18,039	205,527	
NOTA	50%	0.2490	0.1245	15,090	16,054	17,041	18,054	18,601	19,162	19,737	20,326	20,930	238,472	
Subtotal:		14.5260	7.2630	\$ 880,307	\$ 936,525	\$ 994,149	\$ 1,053,213	\$ 1,085,137	\$ 1,117,859	\$ 1,151,398	\$ 1,185,777	\$ 1,221,015	\$ 13,911,841	

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

Orion Township Total Estimated Tax Capture Exhibit A-2

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year					
Total Taxable Value (See detail 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		14.5260	7.2630	\$	13,911,841
Less: Base Year Tax					
Incremental Tax					
x % of Millage Eligible for CIA Capture					
Incremental Tax Capture					
Capture by Jurisdiction Summary:					
	% Capture	Total Millage	Captured Millage		
Township	50%	8.1495	4.0748		
County	50%	4.3310	2.1655		
Community College	50%	1.5819	0.7910		
Metro Parks	50%	0.2146	0.1073		
NOTA	50%	0.2490	0.1245		
Subtotal:		14.5260	7.2630		

* 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

Assumptions:

Inflation:	0.025													
	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 & Outlots	
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			
Commercial Value/sq ft.	\$ 125		\$ 125						\$ 125		\$ 125			
# of outlots													5	
Value per outlot													\$ 1,500,000	
Big Box Value													\$ 12,000,000	
Value per house	\$ 300,000		\$ 300,000											
Houses per acre	0.50		0.50											
% of Residential acres	60%		60%											
% of Commercial acres	40%		40%											
Developable % of Residential acres	80%		80%											

		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	
		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	-	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	-	10,465,206	-	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	-	12,750,837	-	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	-	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	-	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	-	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:

Assumptions:

Inflation:	
	Section 8:
	Central BIZ Development
Plans for Development:	Commercial
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
Commercial 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 acres	

		Section 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
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	-	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

Oakland Community College Total Estimated Tax Capture **Exhibit A-3**

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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	\$	1,515,017
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Year				1	2	3	4	5	6	7	8	9	10	11
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
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	\$ 103,214,024	\$ 112,277,321	\$ 121,567,200	\$ 141,976,516
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage											
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	\$ 224,593
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
Total Annual Collection		1.5819	0.7910	\$ 48,730	\$ 65,371	\$ 92,976	\$ 108,681	\$ 117,660	\$ 131,324	\$ 147,102	\$ 163,274	\$ 177,611	\$ 192,307	\$ 224,593
Less: Base Year Tax				(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)
Incremental Tax				-	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%	50.00%	50.00%	50.00%
Incremental Tax Capture				\$ -	\$ 8,321	\$ 22,123	\$ 29,975	\$ 34,465	\$ 41,297	\$ 49,186	\$ 57,272	\$ 64,441	\$ 71,789	\$ 87,931
Capture by Jurisdiction Summary:														
Township	% #DIV/0!	Total Millage	Captured Millage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	% #DIV/0!	Total Millage	Captured Millage	-	-	-	-	-	-	-	-	-	-	-
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	87,931
Metro Parks	% #DIV/0!	Total Millage	Captured Millage	-	-	-	-	-	-	-	-	-	-	-
NOTA	% #DIV/0!	Total Millage	Captured Millage	-	-	-	-	-	-	-	-	-	-	-
Subtotal:		1.5819	0.7910	\$ -	\$ 8,321	\$ 22,123	\$ 29,975	\$ 34,465	\$ 41,297	\$ 49,186	\$ 57,272	\$ 64,441	\$ 71,789	\$ 87,931

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

Oakland Community College Total Estimated Tax Capture *Exhibit A-3*

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions	

Projected Bond Debt Service				
Term	Total Debt Service	Bond 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	\$ 1,515,017
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Year				12	13	14	15	16	17	18	19	20	
				2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total Taxable Value (See detail analysis)				\$ 152,008,875	\$ 159,749,228	\$ 167,683,090	\$ 175,815,298	\$ 180,210,680	\$ 184,715,947	\$ 189,333,846	\$ 194,067,192	\$ 198,918,872	
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage										Capture by Millage Subtotal Millage
S - Community College	50%	1.5819	0.7910	\$ 240,463	\$ 252,707	\$ 265,258	\$ 278,122	\$ 285,075	\$ 292,202	\$ 299,507	\$ 306,995	\$ 314,670	\$ 3,030,035 50%
				-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	0%
Total Annual Collection		1.5819	0.7910	\$ 240,463	\$ 252,707	\$ 265,258	\$ 278,122	\$ 285,075	\$ 292,202	\$ 299,507	\$ 306,995	\$ 314,670	\$ 3,030,035
Less: Base Year Tax				(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	(48,730)	
Incremental Tax				191,733	203,978	216,528	229,393	236,346	243,472	250,778	258,265	265,940	
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%	
Incremental Tax Capture				\$ 95,867	\$ 101,989	\$ 108,264	\$ 114,696	\$ 118,173	\$ 121,736	\$ 125,389	\$ 129,133	\$ 132,970	
Capture by Jurisdiction Summary:													
	% Capture	Total Millage	Captured Millage										
Township	#DIV/0!	0.0000	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-
Community College	50%	1.5819	0.7910	95,867	101,989	108,264	114,696	118,173	121,736	125,389	129,133	132,970	1,515,017
Metro Parks	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-
NOTA	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-
Subtotal:		1.5819	0.7910	\$ 95,867	\$ 101,989	\$ 108,264	\$ 114,696	\$ 118,173	\$ 121,736	\$ 125,389	\$ 129,133	\$ 132,970	\$ 1,515,017

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

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions	

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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	\$	1,515,017
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[illegible]

* 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

Assumptions:

Inflation:	0.025													
	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 & Outlots	
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		0.20		0.20		0.20	
Commercial Value/sq ft.	\$ 125		\$ 125						\$ 125		\$ 125			
# of outlots													5	
Value per outlot													\$ 1,500,000	
Big Box Value													\$ 12,000,000	
Value per house	\$ 300,000		\$ 300,000											
Houses per acre	0.50		0.50											
% of Residential acres	60%		60%											
% of Commercial acres	40%		40%											
Developable % of Residential acres	80%		80%											

		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	
		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	-	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	-	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	-	12,854,741	-
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	-	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	-	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	-	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 :

Assumptions:

Inflation:	
	Section 8:
	Central BIZ Development
Plans for Development:	Commercial
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
Commercial 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:	

		Section 8:	Sections with No New Development	Total:
		Central BIZ Development		
		Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value
Year:	S.E.V.			
1	Taxable (2016)	1,300,070		23,389,500
2	2017	1,191,350		33,635,600
3	2018	1,221,134	-	22,929,312
4	2019	625,831	2,542,815	41,324,633
5	2020	3,247,862	2,542,815	23,502,544
6	2021	5,935,444	2,542,815	24,090,108
7	2022	8,690,216	2,542,815	24,692,361
8	2023	11,513,856	2,542,815	25,309,670
9	2024	14,408,088	2,542,815	25,942,411
10	2025	17,374,676	2,542,815	26,590,972
11	2026	20,415,428	2,542,815	27,255,746
12	2027	23,532,199	2,542,815	27,937,140
13	2028	26,726,889	2,542,815	28,635,568
14	2029	30,001,447	-	29,351,457
15	2030	30,751,483	-	30,085,244
16	2031	31,520,270	-	30,837,375
17	2032	32,308,277	-	31,608,309
18	2033	33,115,984	-	32,398,517
19	2034	33,943,884	-	33,208,480
20	2035	34,792,481	-	34,038,692
		35,662,293	-	34,889,659
				35,761,901
				198,918,872

Oakland County Estimated Tax Capture Exhibit A-4

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				1	2	3	4	5	6	7	8	9	10	11
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
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	\$ 103,214,024	\$ 112,277,321	\$ 121,567,200	\$ 141,976,516
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage											
S - Oakland County	50%	4.0900	2.0450	\$ 125,990	\$ 169,018	\$ 240,389	\$ 280,994	\$ 304,209	\$ 339,538	\$ 380,332	\$ 422,145	\$ 459,214	\$ 497,210	\$ 580,684
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
Total Annual Collection		4.0900	2.0450	\$ 125,990	\$ 169,018	\$ 240,389	\$ 280,994	\$ 304,209	\$ 339,538	\$ 380,332	\$ 422,145	\$ 459,214	\$ 497,210	\$ 580,684
Less: Base Year Tax				(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)
Incremental Tax				-	43,027	114,398	155,003	178,218	213,547	254,341	296,155	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%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
Incremental Tax Capture				\$ -	\$ 21,514	\$ 57,199	\$ 77,502	\$ 89,109	\$ 106,774	\$ 127,171	\$ 148,077	\$ 166,612	\$ 185,610	\$ 227,347
Capture by Jurisdiction Summary:														
Township	% Capture	Total Millage	Captured Millage											
County	#DIV/0!	0.0000	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community College	50%	4.0900	2.0450	-	21,514	57,199	77,502	89,109	106,774	127,171	148,077	166,612	185,610	227,347
Metro Parks	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
NOTA	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Subtotal:		4.0900	2.0450	\$ -	\$ 21,514	\$ 57,199	\$ 77,502	\$ 89,109	\$ 106,774	\$ 127,171	\$ 148,077	\$ 166,612	\$ 185,610	\$ 227,347

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

Oakland County Estimated Tax Capture **Exhibit A-4**

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				12	13	14	15	16	17	18	19	20		
				2027	2028	2029	2030	2031	2032	2033	2034	2035		
Total Taxable Value (See detail analysis)				\$ 152,008,875	\$ 159,749,228	\$ 167,683,090	\$ 175,815,298	\$ 180,210,680	\$ 184,715,947	\$ 189,333,846	\$ 194,067,192	\$ 198,918,872		
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage										Subtotal	Millage
S - Oakland County	50%	4.0900	2.0450	\$ 621,716	\$ 653,374	\$ 685,824	\$ 719,085	\$ 737,062	\$ 755,488	\$ 774,375	\$ 793,735	\$ 813,578	\$ 7,834,150	50%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
Total Annual Collection		4.0900	2.0450	\$ 621,716	\$ 653,374	\$ 685,824	\$ 719,085	\$ 737,062	\$ 755,488	\$ 774,375	\$ 793,735	\$ 813,578	\$ 7,834,150	
Less: Base Year Tax				(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)	(125,990)		
Incremental Tax				495,726	527,384	559,833	593,094	611,071	629,498	648,385	667,744	687,588		
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%		
Incremental Tax Capture				\$ 247,863	\$ 263,692	\$ 279,917	\$ 296,547	\$ 305,536	\$ 314,749	\$ 324,192	\$ 333,872	\$ 343,794		
Capture by Jurisdiction Summary:														
Township	% Capture	Total Millage	Captured Millage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County	#DIV/0!	0.0000	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Community College	50%	4.0900	2.0450	247,863	263,692	279,917	296,547	305,536	314,749	324,192	333,872	343,794	3,917,075	
Metro Parks	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
NOTA	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
Subtotal:		4.0900	2.0450	\$ 247,863	\$ 263,692	\$ 279,917	\$ 296,547	\$ 305,536	\$ 314,749	\$ 324,192	\$ 333,872	\$ 343,794	\$ 3,917,075	

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

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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% of Millage eligible for CIA Capture	50.00%
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Property Inflation Rate	0.025
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Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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[illegible]

* 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

Assumptions:

Inflation:	0.025													
	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 & 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		0.20		0.20			
Commercial Value/sq ft.	\$ 125		\$ 125						\$ 125		\$ 125			
# of outlots													5	
Value per outlot													\$ 1,500,000	
Big Box Value													\$ 12,000,000	
Value per house	\$ 300,000		\$ 300,000											
Houses per acre	0.50		0.50											
% of Residential acres	60%		60%											
% of Commercial acres	40%		40%											
Developable % of Residential acres	80%		80%											

		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	
		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	-	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	-	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	-	12,750,837	-	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	-	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	-	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	-	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:

Assumptions:

Inflation:	
	Section 8:
	Central BIZ Development
Plans for Development:	Commercial
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
Commercial 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 acres	

		Section 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
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	-	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

Township Library Estimated Tax Capture **Exhibit A-5**

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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	
Data inputs shaded yellow may be changed to modify assumptions			

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				1	2	3	4	5	6	7	8	9	10	11
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
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	\$ 103,214,024	\$ 112,277,321	\$ 121,567,200	\$ 141,976,516
Taxing Jurisdictions														
	% Capture	Total Millage*	Captured Millage											
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
W - Library	50%	1.4135	0.7068	43,542	58,412	83,078	97,111	105,134	117,344	131,442	145,893	158,704	171,835	200,684
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
Total Annual Collection		1.4135	0.7068	\$ 43,542	\$ 58,412	\$ 83,078	\$ 97,111	\$ 105,134	\$ 117,344	\$ 131,442	\$ 145,893	\$ 158,704	\$ 171,835	\$ 200,684
Less: Base Year Tax				(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)
Incremental Tax				-	14,870	39,536	53,569	61,592	73,802	87,900	102,351	115,162	128,293	157,142
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%	50.00%	50.00%	50.00%
Incremental Tax Capture				\$ -	\$ 7,435	\$ 19,768	\$ 26,784	\$ 30,796	\$ 36,901	\$ 43,950	\$ 51,175	\$ 57,581	\$ 64,147	\$ 78,571
Capture by Jurisdiction Summary:														
	% Capture	Total Millage	Captured Millage											
Township	50%	1.4135	0.7068	\$ -	\$ 7,435	\$ 19,768	\$ 26,784	\$ 30,796	\$ 36,901	\$ 43,950	\$ 51,175	\$ 57,581	\$ 64,147	\$ 78,571
County	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Community College	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Metro Parks	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
NOTA	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Subtotal:		1.4135	0.7068	\$ -	\$ 7,435	\$ 19,768	\$ 26,784	\$ 30,796	\$ 36,901	\$ 43,950	\$ 51,175	\$ 57,581	\$ 64,147	\$ 78,571

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

Township Library Estimated Tax Capture Exhibit A-5

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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	
Data inputs shaded yellow may be changed to modify assumptions			

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				12	13	14	15	16	17	18	19	20		
				2027	2028	2029	2030	2031	2032	2033	2034	2035		
Total Taxable Value (See detail analysis)				\$ 152,008,875	\$ 159,749,228	\$ 167,683,090	\$ 175,815,298	\$ 180,210,680	\$ 184,715,947	\$ 189,333,846	\$ 194,067,192	\$ 198,918,872		
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage										Capture by Millage	
													Subtotal	Millage
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
W - Library	50%	1.4135	0.7068	214,865	225,806	237,020	248,515	254,728	261,096	267,623	274,314	281,172	2,707,475	50%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
Total Annual Collection		1.4135	0.7068	\$ 214,865	\$ 225,806	\$ 237,020	\$ 248,515	\$ 254,728	\$ 261,096	\$ 267,623	\$ 274,314	\$ 281,172	\$ 2,707,475	
Less: Base Year Tax				(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	(43,542)	
Incremental Tax				171,322	182,263	193,478	204,973	211,186	217,554	224,081	230,772	237,630	237,630	
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%	
Incremental Tax Capture				\$ 85,661	\$ 91,132	\$ 96,739	\$ 102,486	\$ 105,593	\$ 108,777	\$ 112,041	\$ 115,386	\$ 118,815		
Capture by Jurisdiction Summary:														
	% Capture	Total Millage	Captured Millage											
Township	50%	1.4135	0.7068	\$ 85,661	\$ 91,132	\$ 96,739	\$ 102,486	\$ 105,593	\$ 108,777	\$ 112,041	\$ 115,386	\$ 118,815	\$ 1,353,737	
County	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
Community College	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
Metro Parks	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
NOTA	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
Subtotal:		1.4135	0.7068	\$ 85,661	\$ 91,132	\$ 96,739	\$ 102,486	\$ 105,593	\$ 108,777	\$ 112,041	\$ 115,386	\$ 118,815	\$ 1,353,737	

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

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				
Total Taxable Value (See detail analysis)				
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage	Summary Captured
				\$ -
				-
				-
W - Library	50%	1.4135	0.7068	1,353,737
				-
				-
				-
				-
				-
Total Annual Collection		1.4135	0.7068	\$ 1,353,737
Less: Base Year Tax				
Incremental Tax				
x % of Millage Eligible for CIA Capture				
Incremental Tax Capture				
Capture by Jurisdiction Summary:				
	% Capture	Total Millage	Captured Millage	
Township	50%	1.4135	0.7068	
County	#DIV/0!	0.0000	0.0000	
Community College	#DIV/0!	0.0000	0.0000	
Metro Parks	#DIV/0!	0.0000	0.0000	
NOTA	#DIV/0!	0.0000	0.0000	
Subtotal:		1.4135	0.7068	

* 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

Assumptions:

Inflation:	0.025													
	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 & Outlots	
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			
Commercial Value/sq ft.	\$ 125		\$ 125						\$ 125		\$ 125			
# of outlots													5	
Value per outlot													\$ 1,500,000	
Big Box Value													\$ 12,000,000	
Value per house	\$ 300,000		\$ 300,000											
Houses per acre	0.50		0.50											
% of Residential acres	60%		60%											
% of Commercial acres	40%		40%											
Developable % of Residential acres	80%		80%											

		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	
		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	-	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	-	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	-	12,750,837	-	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	-	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	-	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	-	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 :

Assumptions:

Inflation:	
	Section 8:
	Central BIZ Development
Plans for Development:	Commercial
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
Commercial 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:	

		Section 8:	Sections with No New Development	Total:
		Central BIZ Development		
		Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value
Year:	S.E.V.	1,300,070		23,389,500
1	Taxable (2016)	1,191,350		22,370,060
2	2017	1,221,134	-	22,929,312
3	2018	625,831	2,542,815	23,502,544
4	2019	3,247,862	2,542,815	24,090,108
5	2020	5,935,444	2,542,815	24,692,361
6	2021	8,690,216	2,542,815	25,309,670
7	2022	11,513,856	2,542,815	25,942,411
8	2023	14,408,088	2,542,815	26,590,972
9	2024	17,374,676	2,542,815	27,255,746
10	2025	20,415,428	2,542,815	27,937,140
11	2026	23,532,199	2,542,815	28,635,568
12	2027	26,726,889	2,542,815	29,351,457
13	2028	30,001,447	-	30,085,244
14	2029	30,751,483	-	30,837,375
15	2030	31,520,270	-	31,608,309
16	2031	32,308,277	-	32,398,517
17	2032	33,115,984	-	33,208,480
18	2033	33,943,884	-	34,038,692
19	2034	34,792,481	-	34,889,659
20	2035	35,662,293	-	35,761,901

Orion Township Estimated Tax Capture **Exhibit A-6**

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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	\$ 6,689,674
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Year				1	2	3	4	5	6	7	8	9	10	11
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
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	\$ 103,214,024	\$ 112,277,321	\$ 121,567,200	\$ 141,976,516
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage											
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
W - Police	50%	2.9885	1.4943	92,059	123,499	175,648	205,318	222,281	248,095	277,902	308,455	335,541	363,304	424,297
W - Fire	50%	2.5817	1.2909	79,528	106,688	151,739	177,370	192,023	214,324	240,074	266,468	289,866	313,850	366,541
W - GF	50%	0.9286	0.4643	28,605	38,374	54,578	63,797	69,068	77,089	86,351	95,845	104,261	112,887	131,839
W - Safety Paths	50%	0.2372	0.1186	7,307	9,802	13,941	16,296	17,643	19,692	22,057	24,482	26,632	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	25,700	27,957	30,270	35,352
				-	-	-	-	-	-	-	-	-	-	-
Total Annual Collection		6.9850	3.4925	\$ 215,170	\$ 288,653	\$ 410,542	\$ 479,888	\$ 519,535	\$ 579,871	\$ 649,539	\$ 720,950	\$ 784,257	\$ 849,147	\$ 991,706
Less: Base Year Tax				(215,170)	(215,170)	(215,170)	(215,170)	(215,170)	(215,170)	(215,170)	(215,170)	(215,170)	(215,170)	(215,170)
Incremental Tax				-	73,483	195,372	264,718	304,366	364,701	434,370	505,780	569,088	633,977	776,536
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%	50.00%	50.00%	50.00%
Incremental Tax Capture				\$ -	\$ 36,741	\$ 97,686	\$ 132,359	\$ 152,183	\$ 182,351	\$ 217,185	\$ 252,890	\$ 284,544	\$ 316,989	\$ 388,268
Capture by Jurisdiction Summary:														
	% Capture	Total Millage	Captured Millage											
Township	50%	6.7360	3.3680	\$ -	\$ 35,432	\$ 94,204	\$ 127,641	\$ 146,758	\$ 175,850	\$ 209,443	\$ 243,875	\$ 274,400	\$ 305,689	\$ 374,427
County	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Community College	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Metro Parks	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
NOTA	50%	0.2490	0.1245	-	1,310	3,482	4,718	5,425	6,500	7,742	9,015	10,143	11,300	13,841
Subtotal:		6.9850	3.4925	\$ -	\$ 36,741	\$ 97,686	\$ 132,359	\$ 152,183	\$ 182,351	\$ 217,185	\$ 252,890	\$ 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

Orion Township Estimated Tax Capture Exhibit A-6

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

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

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

Orion Township Estimated Tax Capture Exhibit A-6

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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	\$ 6,689,674
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Year				
Total Taxable Value (See detail analysis)				
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage	Summary Captured
W - Police	50%	2.9885	1.4943	\$ 2,862,146
W - Fire	50%	2.5817	1.2909	2,472,546
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
Total Annual Collection		6.9850	3.4925	\$ 6,689,674
Less: Base Year Tax				
Incremental Tax				
x % of Millage Eligible for CIA Capture				
Incremental Tax Capture				
Capture by Jurisdiction Summary:				
	% Capture	Total Millage	Captured Millage	
Township	50%	6.7360	3.3680	
County	#DIV/0!	0.0000	0.0000	
Community College	#DIV/0!	0.0000	0.0000	
Metro Parks	#DIV/0!	0.0000	0.0000	
NOTA	50%	0.2490	0.1245	
Subtotal:		6.9850	3.4925	

* Analysis assumes that all millage rates are renewed upon expiration for at least the r

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

Assumptions:							
Inflation:	0.025						
	Section 1: West of Baldwin, North of Jordan	Section 2: East of Baldwin, North of Jordan	Section 3: West of Baldwin, North of Morgan (Church)	Section 4: Commercial and Townhouse Development	Section 5: Georgia Huston Estes Neighborhood	Section 6: West of Big Box Retail	Section 7: Big Box Retail and Outlots
Plans for Development:	Mixed Use	Mixed Use	Retail	Mixed Use	Commercial	Commercial	Big Box & Outlots
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	
Commercial Value/sq ft.	\$ 125	\$ 125			\$ 125	\$ 125	
# of outlots							5
Value per outlot							\$ 1,500,000
Big Box Value							\$ 12,000,000
Value per house	\$ 300,000	\$ 300,000					
Houses per acre	0.50	0.50					
% of Residential acres	60%	60%					
% of Commercial acres	40%	40%					
Developable % of Residential acres	80%	80%					

		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	
		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	-	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	-	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	-	12,750,837	-	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	-	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	-	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	-	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 :

Assumptions:

Inflation:	
	Section 8:
	Central BIZ Development
Plans for Development:	Commercial
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
Commercial 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:	

			Section 8:	Sections with No New Development	Total:
			Central BIZ Development		
			Cumulative Taxable Value	Current Year Development 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		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	-	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

Metro Parks Estimated Tax Capture **Exhibit A-7**

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				1	2	3	4	5	6	7	8	9	10	11
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
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	\$ 103,214,024	\$ 112,277,321	\$ 121,567,200	\$ 141,976,516
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage											
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
W - Metro Parks	50%	0.2146	0.1073	6,611	8,868	12,613	14,744	15,962	17,815	19,956	22,150	24,095	26,088	30,468
Total Annual Collection		0.2146	0.1073	\$ 6,611	\$ 8,868	\$ 12,613	\$ 14,744	\$ 15,962	\$ 17,815	\$ 19,956	\$ 22,150	\$ 24,095	\$ 26,088	\$ 30,468
Less: Base Year Tax				(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)
Incremental Tax				-	2,258	6,002	8,133	9,351	11,205	13,345	15,539	17,484	19,478	23,856
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%	50.00%	50.00%	50.00%
Incremental Tax Capture				\$ -	\$ 1,129	\$ 3,001	\$ 4,066	\$ 4,676	\$ 5,602	\$ 6,673	\$ 7,770	\$ 8,742	\$ 9,739	\$ 11,929
Capture by Jurisdiction Summary:														
Township	% Capture	Total Millage	Captured Millage											
County	#DIV/0!	0.0000	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community College	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Metro Parks	50%	0.2146	0.1073	-	1,129	3,001	4,066	4,676	5,602	6,673	7,770	8,742	9,739	11,929
NOTA	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Subtotal:		0.2146	0.1073	\$ -	\$ 1,129	\$ 3,001	\$ 4,066	\$ 4,676	\$ 5,602	\$ 6,673	\$ 7,770	\$ 8,742	\$ 9,739	\$ 11,929

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

Metro Parks Estimated Tax Capture *Exhibit A-7*

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				12	13	14	15	16	17	18	19	20		
				2027	2028	2029	2030	2031	2032	2033	2034	2035		
Total Taxable Value (See detail analysis)				\$ 152,008,875	\$ 159,749,228	\$ 167,683,090	\$ 175,815,298	\$ 180,210,680	\$ 184,715,947	\$ 189,333,846	\$ 194,067,192	\$ 198,918,872		
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage										Capture by Millage	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Subtotal	Millage
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
W - Metro Parks	50%	0.2146	0.1073	32,621	34,282	35,985	37,730	38,673	39,640	40,631	41,647	42,688	411,053	50%
Total Annual Collection		0.2146	0.1073	\$ 32,621	\$ 34,282	\$ 35,985	\$ 37,730	\$ 38,673	\$ 39,640	\$ 40,631	\$ 41,647	\$ 42,688	\$ 411,053	
Less: Base Year Tax				(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)	(6,611)		
Incremental Tax				26,010	27,672	29,374	31,119	32,063	33,029	34,020	35,036	36,077		
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%	50.00%		
Incremental Tax Capture				\$ 13,005	\$ 13,836	\$ 14,687	\$ 15,560	\$ 16,031	\$ 16,515	\$ 17,010	\$ 17,518	\$ 18,039		
Capture by Jurisdiction Summary:														
	% Capture	Total Millage	Captured Millage											
Township	#DIV/0!	0.0000	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
County	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
Community College	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
Metro Parks	50%	0.2146	0.1073	13,005	13,836	14,687	15,560	16,031	16,515	17,010	17,518	18,039	205,527	
NOTA	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
Subtotal:		0.2146	0.1073	\$ 13,005	\$ 13,836	\$ 14,687	\$ 15,560	\$ 16,031	\$ 16,515	\$ 17,010	\$ 17,518	\$ 18,039	\$ 205,527	

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

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year			
Total Taxable Value (See detail analysis)			
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage
W - Metro Parks	50%	0.2146	0.1073
Total Annual Collection		0.2146	0.1073
Less: Base Year Tax			
Incremental Tax			
x % of Millage Eligible for CIA Capture			
Incremental Tax Capture			
Capture by Jurisdiction Summary:			
	% Capture	Total Millage	Captured Millage
Township	#DIV/0!	0.0000	0.0000
County	#DIV/0!	0.0000	0.0000
Community College	#DIV/0!	0.0000	0.0000
Metro Parks	50%	0.2146	0.1073
NOTA	#DIV/0!	0.0000	0.0000
Subtotal:		0.2146	0.1073

Summary
Captured
\$ -
-
-
-
-
-
-
205,527
\$ 205,527

* 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

Assumptions:							
Inflation:	0.025						
	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 & Outlots
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	
Commercial Value/sq ft.	\$ 125	\$ 125			\$ 125	\$ 125	
# of outlots							5
Value per outlot							\$ 1,500,000
Big Box Value							\$ 12,000,000
Value per house	\$ 300,000	\$ 300,000					
Houses per acre	0.50	0.50					
% of Residential acres	60%	60%					
% of Commercial acres	40%	40%					
Developable % of Residential acres	80%	80%					

		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	
		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	-	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	-	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	-	12,750,837	-	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	-	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	-	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	-	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 :

Assumptions:

Inflation:	
	Section 8:
	Central BIZ Development
Plans for Development:	Commercial
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
Commercial 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:	

			Section 8:	Sections with No New Development	Total:
			Central BIZ Development		
			Current Year Cumulative 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	-	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

County Parks Estimated Tax Capture Exhibit A-8

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				1	2	3	4	5	6	7	8	9	10	11
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
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	\$ 103,214,024	\$ 112,277,321	\$ 121,567,200	\$ 141,976,516
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage											
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-
W - County Parks	50%	0.2410	0.1205	7,424	9,959	14,165	16,557	17,925	20,007	22,411	24,875	27,059	29,298	34,216
				-	-	-	-	-	-	-	-	-	-	-
Total Annual Collection		0.2410	0.1205	\$ 7,424	\$ 9,959	\$ 14,165	\$ 16,557	\$ 17,925	\$ 20,007	\$ 22,411	\$ 24,875	\$ 27,059	\$ 29,298	\$ 34,216
Less: Base Year Tax				(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)
Incremental Tax				-	2,535	6,741	9,133	10,501	12,583	14,987	17,451	19,635	21,874	26,792
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 Capture				\$ -	\$ 1,268	\$ 3,370	\$ 4,567	\$ 5,251	\$ 6,292	\$ 7,493	\$ 8,725	\$ 9,817	\$ 10,937	\$ 13,396
Capture by Jurisdiction Summary:														
	% Capture	Total Millage	Captured Millage											
Township	#DIV/0!	0.0000	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	50%	0.2410	0.1205	-	1,268	3,370	4,567	5,251	6,292	7,493	8,725	9,817	10,937	13,396
Community College	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Metro Parks	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
NOTA	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-
Subtotal:		0.2410	0.1205	\$ -	\$ 1,268	\$ 3,370	\$ 4,567	\$ 5,251	\$ 6,292	\$ 7,493	\$ 8,725	\$ 9,817	\$ 10,937	\$ 13,396

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

County Parks Estimated Tax Capture Exhibit A-8

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year				12	13	14	15	16	17	18	19	20		
				2027	2028	2029	2030	2031	2032	2033	2034	2035		
Total Taxable Value (See detail analysis)				\$ 152,008,875	\$ 159,749,228	\$ 167,683,090	\$ 175,815,298	\$ 180,210,680	\$ 184,715,947	\$ 189,333,846	\$ 194,067,192	\$ 198,918,872		
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage										Capture by Millage	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Subtotal	Millage
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
				-	-	-	-	-	-	-	-	-	-	0%
W - County Parks	50%	0.2410	0.1205	36,634	38,500	40,412	42,371	43,431	44,517	45,629	46,770	47,939	461,621	50%
				-	-	-	-	-	-	-	-	-	-	0%
Total Annual Collection		0.2410	0.1205	\$ 36,634	\$ 38,500	\$ 40,412	\$ 42,371	\$ 43,431	\$ 44,517	\$ 45,629	\$ 46,770	\$ 47,939	\$ 461,621	
Less: Base Year Tax				(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	(7,424)	
Incremental Tax				29,210	31,076	32,988	34,948	36,007	37,093	38,206	39,346	40,516		
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%	50.00%		
Incremental Tax Capture				\$ 14,605	\$ 15,538	\$ 16,494	\$ 17,474	\$ 18,003	\$ 18,546	\$ 19,103	\$ 19,673	\$ 20,258		
Capture by Jurisdiction Summary:														
	% Capture	Total Millage	Captured Millage											
Township	#DIV/0!	0.0000	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County	50%	0.2410	0.1205	14,605	15,538	16,494	17,474	18,003	18,546	19,103	19,673	20,258	230,811	
Community College	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
Metro Parks	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
NOTA	#DIV/0!	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	
Subtotal:		0.2410	0.1205	\$ 14,605	\$ 15,538	\$ 16,494	\$ 17,474	\$ 18,003	\$ 18,546	\$ 19,103	\$ 19,673	\$ 20,258	\$ 230,811	

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

County Parks Estimated Tax Capture Exhibit A-8

Orion Township
Orion Township Corridor Improvement Authority
Tax Increment Financing Table

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
Data inputs shaded yellow may be changed to modify assumptions		

Projected Bond Debt Service			
Term	Total Debt Service	Bond 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
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Year			
Total Taxable Value (See detail analysis)			
Taxing Jurisdictions	% Capture	Total Millage*	Captured Millage
W - County Parks	50%	0.2410	0.1205
Total Annual Collection		0.2410	0.1205
Less: Base Year Tax			
Incremental Tax			
x % of Millage Eligible for CIA Capture			
Incremental Tax Capture			
Capture by Jurisdiction Summary:			
	% Capture	Total Millage	Captured Millage
Township	#DIV/0!	0.0000	0.0000
County	50%	0.2410	0.1205
Community College	#DIV/0!	0.0000	0.0000
Metro Parks	#DIV/0!	0.0000	0.0000
NOTA	#DIV/0!	0.0000	0.0000
Subtotal:		0.2410	0.1205

Summary
Captured
\$
-
-
-
-
-
-
230,811
-
\$ 230,811

* 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

Assumptions:

Inflation:	0.025							
	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 & Outlots	
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		
Commercial Value/sq ft.	\$ 125	\$ 125			\$ 125	\$ 125		
# of outlots							5	
Value per outlot							\$ 1,500,000	
Big Box Value							\$ 12,000,000	
Value per house	\$ 300,000	\$ 300,000						
Houses per acre	0.50	0.50						
% of Residential acres	60%	60%						
% of Commercial acres	40%	40%						
Developable % of Residential acres	80%	80%						

		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	
		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	-	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	-	10,465,206	-	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	-	12,750,837	-	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	-	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	-	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	-	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 :

Assumptions:

Inflation:	
	Section 8:
	Central BIZ Development
Plans for Development:	Commercial
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
Commercial 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:	

		Section 8:	Sections with No New Development	Total:
		Central BIZ Development		
		Cumulative Taxable Value	Current Year Development Taxable Value	Cumulative Taxable Value
Year:	S.E.V.			Cumulative Taxable Value
1	Taxable (2016)	1,300,070		23,389,500
2	2017	1,191,350		33,635,600
3	2018	1,221,134	-	22,929,312
4	2019	625,831	2,542,815	41,324,633
5	2020	3,247,862	2,542,815	23,502,544
6	2021	5,935,444	2,542,815	24,090,108
7	2022	8,690,216	2,542,815	24,692,361
8	2023	11,513,856	2,542,815	25,309,670
9	2024	14,408,088	2,542,815	25,942,411
10	2025	17,374,676	2,542,815	26,590,972
11	2026	20,415,428	2,542,815	27,255,746
12	2027	23,532,199	2,542,815	27,937,140
13	2028	26,726,889	2,542,815	28,635,568
14	2029	30,001,447	-	29,351,457
15	2030	30,751,483	-	30,085,244
16	2031	31,520,270	-	30,837,375
17	2032	32,308,277	-	31,608,309
18	2033	33,115,984	-	32,398,517
19	2034	33,943,884	-	33,208,480
20	2035	34,792,481	-	34,038,692
		35,662,293	-	34,889,659
				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.

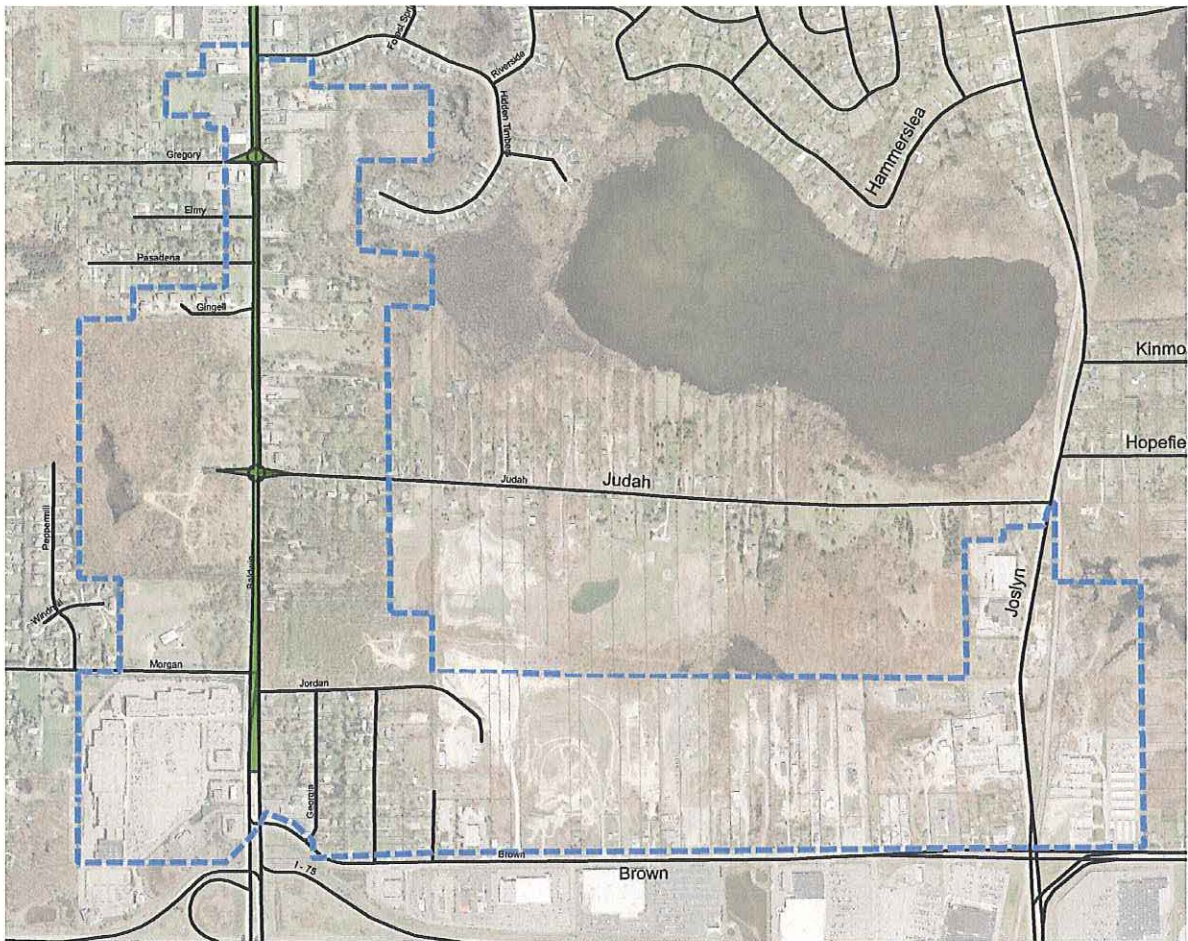
2. The Orion Township Corridor Improvement Authority meets all seven development area criteria specified in MCL 125.2875.

(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.