

**2023-2043**

# ***VILLAGE OF MILLINGTON***

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***DOWNTOWN DEVELOPMENT PLAN &  
TAX INCREMENT FINACING PLAN***





# VILLAGE OF MILLINGTON

Village of Millington Downtown Development Authority  
Millington, Tuscola County, Michigan

## List of Officials

### *Downtown Development Authority Board*

- *Patrick Wood – President*
- *Dr. Richard Watkins – Vice President*
- *Lori Holtsberry – Treasurer*
- *Gailan Reinert – Secretary*
- *Dawn Pavelka*
- *Jeff Draper*
- *Tom Duesbout*
- *Martha Swartz*
- *April Pelch*

### *Village Council*

- *Gailan Reinert – President*
- *Jessie Bassett – Mayor Pro Tem*
- *Sharon Beam*
- *Andrew Selich*
- *Trisha Slough*
- *Herb Thompson*
- *Theron Nesbit*

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# ***INTRODUCTION***

## INTRODUCTION

The Village of Millington Downtown Development Authority (DDA) was originally established in 1992 in accordance with P.A. 1975, as amended and is now under the authority of P.A. 57 of 2018. The DDA was established to prevent deterioration and promote economic growth within a business district by developing, adopting, and implementing plans for new and redeveloped businesses.

The Millington DDA has been extremely active over the several years preceding this plan update, with a strong emphasis on supporting existing and new businesses within the district. The main priority of this plan, and the Millington DDA as a whole is to continue to provide resources and programs that support business growth within the district, with additional priorities around façade improvements, resident engagement, enhancing pedestrian connections, and general community and economic development.

The purpose of this document is to establish a Downtown Development and Tax Increment Financing Plan to foster improvements within the boundary of the DDA. The Downtown Development Plan identifies projects and priorities of the DDA, while the Tax Increment Financing Plan details anticipated funding and resources to support project implementation.

The Village of Millington DDA District is unique in that it includes several iterations of the DDA boundary, with different taxing jurisdictions associated with each. The large area of the DDA allows it to pursue a variety of projects that support overall development within the Village, consistent with its Master Plan.



 **Photo:** Village of Millington Hall



 **Photo:** Downtown Millington



 **Photo:** Historic Downtown Millington

## DEVELOPMENT PLAN

### CRITERIA FOR ESTABLISHING A DDA

The following is an excerpt from Part Two the State of Michigan's Recodified Tax Increment Financing Act, Act 57 of 2018 as amended, which enables the Village of Millington to establish a DDA and governs the contents of this plan.

#### **Sec. 201a. The legislature finds all of the following:**

*(a) That there exists in this state conditions of property value deterioration detrimental to the state economy and the economic growth of the state and its local units of government.*

*(b) That government programs are desirable and necessary to eliminate the causes of property value deterioration thereby benefiting the economic growth of the state.*

*(c) That it is appropriate to finance these government programs by means available to the state and local units of government in the state, including tax increment financing.*

*(d) That tax increment financing is a government financing program that contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from economic growth and development to facilities, structures, or improvements within a development area thereby facilitating economic growth and development.*

*(e) That it is necessary for the legislature to exercise its power to legislate tax increment financing as authorized in this part and in the exercise of this power to mandate the transfer of tax increment revenues by city, village, township, school district, and county treasurers to authorities created under this part in order to effectuate the legislative government programs*

*to eliminate property value deterioration and to promote economic growth.*

*(f) That halting property value deterioration and promoting economic growth in the state are essential governmental functions and constitute essential public purposes.*

*(g) That economic development strengthens the tax base upon which local units of government rely and that government programs to eliminate property value deterioration benefit local units of government and are for the use of the local units of government.*

*(h) That the provisions of this part are enacted to provide a means for local units of government to eliminate property value deterioration and to promote economic growth in the communities served by those local units of government.*

As a small rural village of just over 1,000 people according to the U.S. Census, **the Village of Millington DDA District experiences nearly all the challenges identified in the state enabling legislation.** The downtown district struggles with business vacancy and blight—which contributes to a negative perception of the community.

**This DDA Plan is designed to directly combat these challenges through a coordinated series of efforts that help existing businesses make smart investments to sustain their operation, encourage property owners to reinvest in their buildings, and beautify the downtown through incremental improvements** that benefit residents while also attracting visitors and new potential businesses to the community.



 **Photo:** Buildings along Main Street.

## DEVELOPMENT PLAN REQUIREMENTS

**Section 217 (2) (MCL 125.4217) of the Recodified Tax Increment Financing Act requires a specific set of information to be provided as part of a Development Plan. This section addresses all information required in the act and provides for additional detail based on the unique challenges and opportunities present in Downtown Millington.**

### Designation of Boundaries

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

The boundaries of the proposed development area shall remain as amended in 2003. In 2003, the Village of Millington amended the DDA boundary to include a number of parcels in addition to the original 1992 boundary. At this time, the Village entered into an interlocal agreement with Tuscola County that included

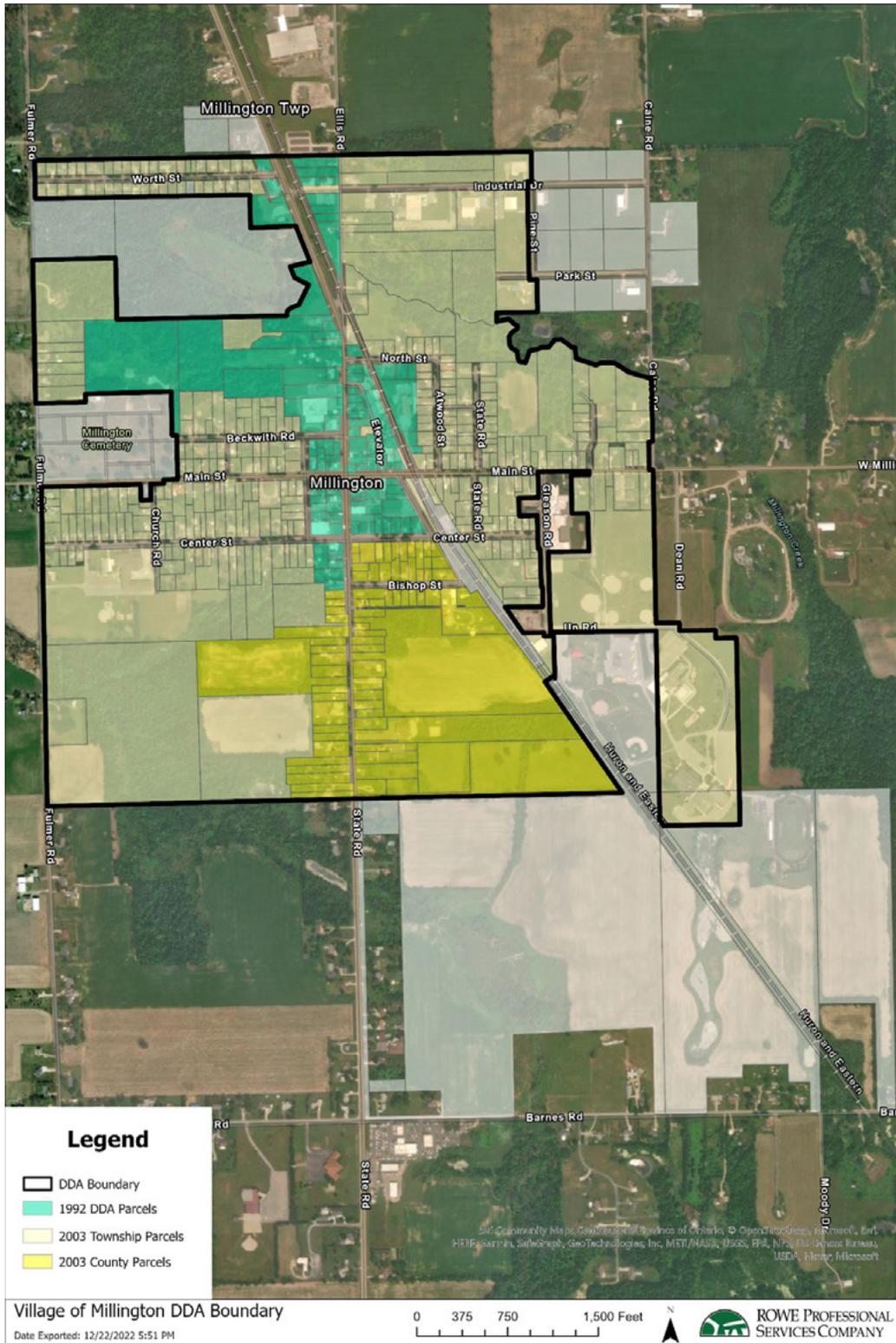
a portion of the 2003 addition of parcels in an agreement to permit capture of 50 percent of county taxes assessed on this subset of parcels. Millington Township agreed to allow the Village to capture 100 percent of the assessed value throughout the 2003 addition.

The DDA boundary map included on the next page shows the total DDA District Boundary, and differentiates between parcels included in the 1992 district and the 2003 district subject to the interlocal agreement with Tuscola County, and those parcels for which the Village only captures Millington Township assessed value. A full list of parcels included within each classification is provided in the TIF Plan. **Figure 1** provides a map of the DDA District boundary.

It is the intent of this plan to maintain the same Tax Increment Financing Plan and formula for capturing taxable value that has been in place since the 2003 expansion.

**FIGURE 1**

**Figure 1: Millington DDA District Boundaries**



## EXISTING INFRASTRUCTURE & LAND USE

**(B).** The location and extent of existing streets and other public facilities within the development area and shall designate the location, character, and extent of categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.

The Village of Millington DDA District includes a range of critical infrastructure, public services, and local government offices. **Figure 2** provides the location of publicly-owned facilities and assets within the DDA District. The Village of Millington’s iconic water tower was placed in service in 1980 which holds 300,000 gallons that is supplied by two wells. The Village

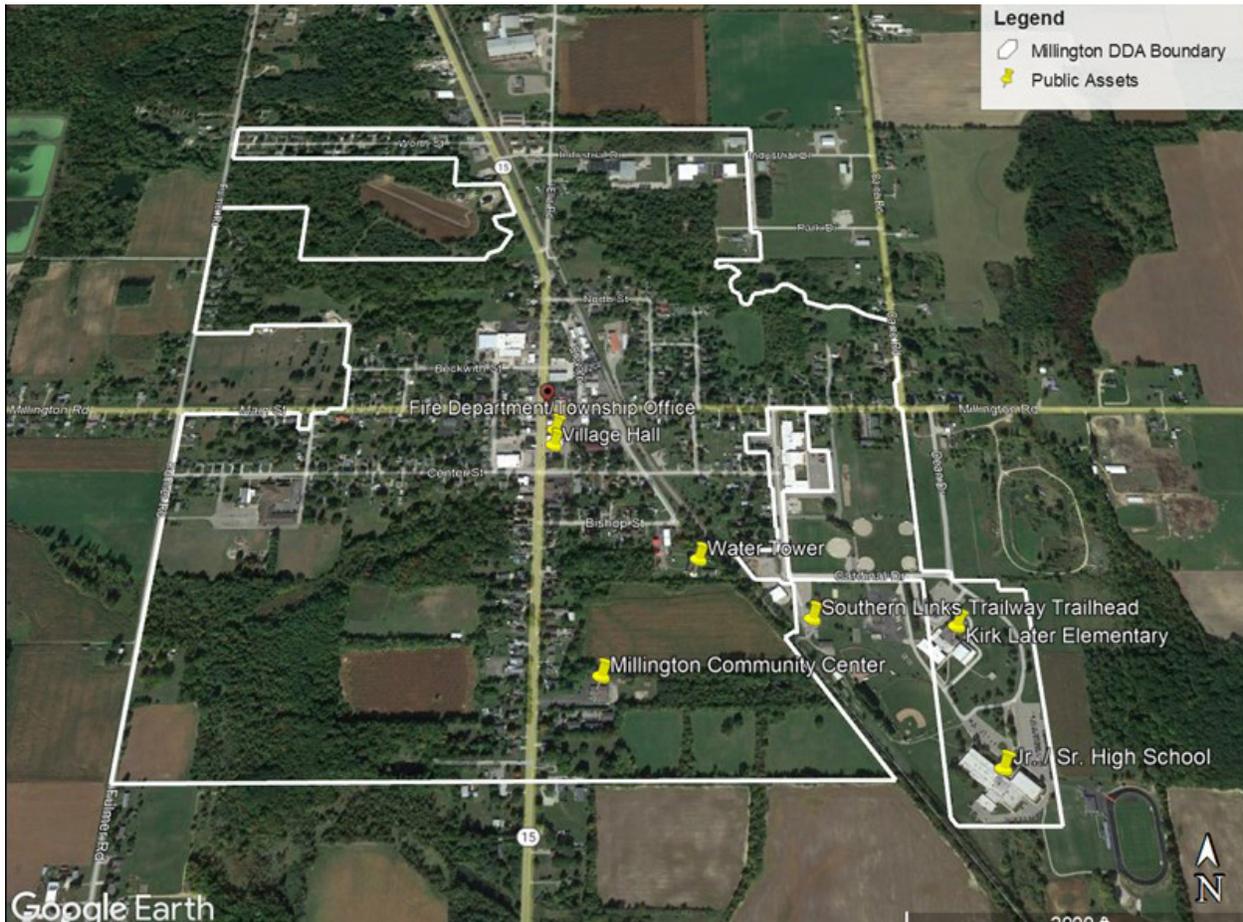
also has a public sanitary sewer system that contains three cells.

### Key public facilities and assets within the DDA District include:

- Village of Millington Hall
- Millington/Arbela Fire Department
- Millington Township Office
- Millington Community Center
- Village of Millington Water Tower
- Kirk Later Elementary School/Millington
- Headstart Program
- Millington Jr./Sr. High School
- Southern Links Trailway Trail Head

These assets are shown in Figure 2 below.

 **Figure 2: Public Assets**



The DDA boundary includes parcels zoned Single-Family Residential District, Multiple Family Residential, Central Business District, General Commercial, and Industrial. **Table 1** provides a summary of the purpose and intent of each zoning district. **Figure 3** is a map that depicts the zoning districts within the Village of Millington.

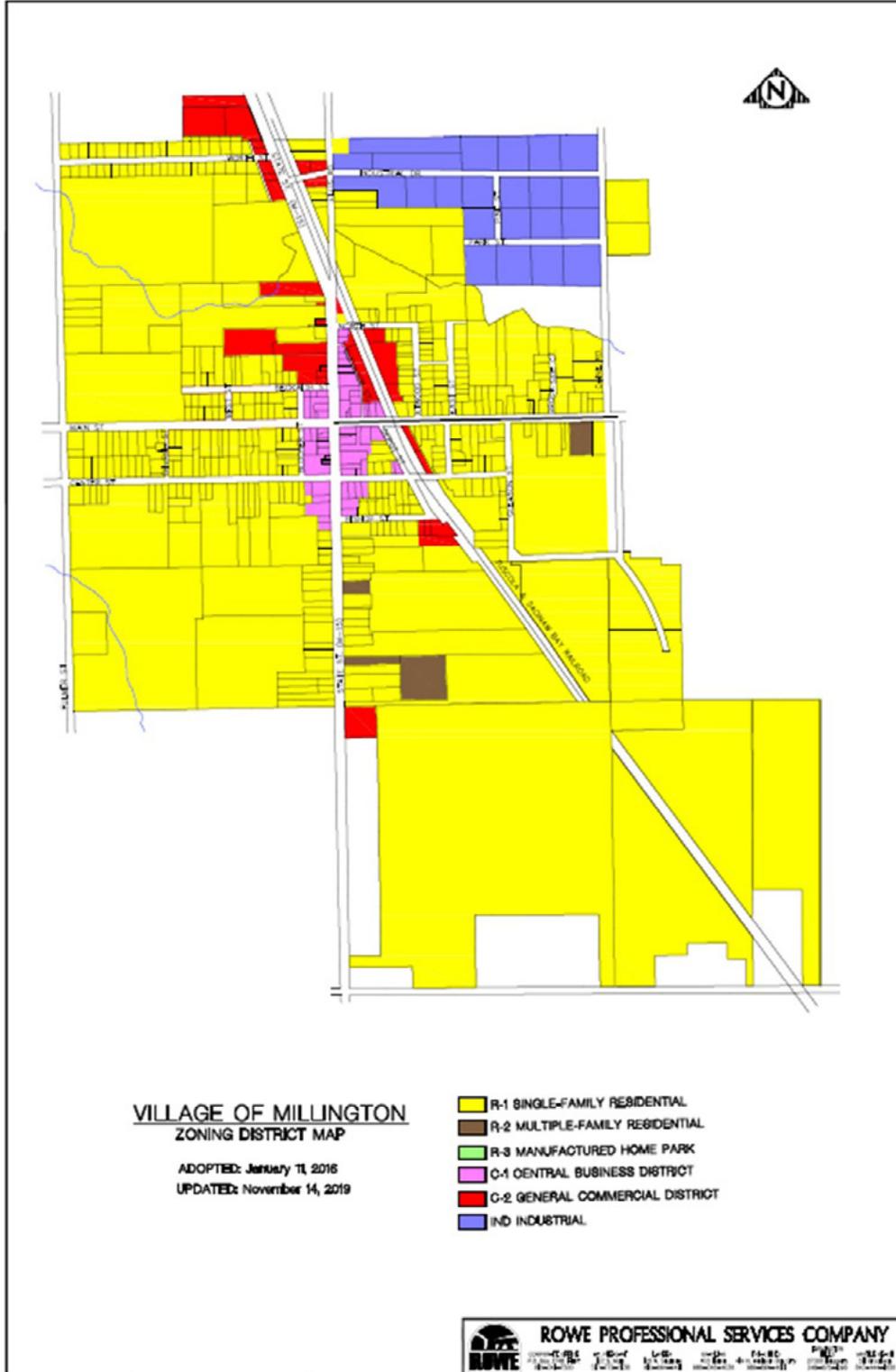
Table 1: Zoning District Classifications
<b>R-1 Single-Family Residential District:</b> This category includes one-family, detached homes and manufactured homes.
<b>R-3 Multiple-Family Residential District:</b> This category includes duplexes, townhouses, and apartments.
<b>C-1 Central Business District:</b> This classification allows for a variety of downtown developments located along or near M-15. Various uses such as hotels, general retail stores, restaurants, village offices, and other uses are located in the Central Business District.
<b>C-2 General Commercial District:</b> This classification allows for a variety of uses not provided for in the Central Business District such as specialty stores, autobody shops, and small manufacturers.
<b>IND Industrial:</b> This classification is primarily located along the railroad line cutting through the center of the Village and the industrial park at the northern end of the Village. This classification allows for both local and regional manufacturers servicing a variety of needs not only for the Village but the regional area as well.

The Village of Millington 2021-2041 Master Plan depicts the general use of the above zoning districts and matches the zoning district directly to the Future Land Use classifications with potential goals of each district and locational criteria. The Master Plan also includes potential ideas for developments in each Future Land Use classification that would best suit the district it is in connection with. **Table 2** summarizes the purpose and intent of each Future Land Use Classification in the Village of Millington 2021 Master Plan. **Figure 4** is a map of the Future Land Use classifications.

Table 2: Future Land Use Classifications (Abbreviated Descriptions from 2021 Village of Millington Master Plan)
<b>Single-Family Residential:</b> This land use includes single-family detached homes, duplexes, and uses such as neighborhood parks, schools, and churches. This district promotes an orderly expansion of existing neighborhoods while preserving the friendly and small-town character of the community with an emphasis on cost-effective expansion.
<b>Multiple-Family Residential:</b> This land use is intended to provide opportunities for affordable housing and alternatives to traditional single-family homes. This land use includes duplexes, townhouses, apartments, and mobile home parks. Future development will consider the inclusion of middle housing types such as fourplexes, cottage courts, and multiplexes with an emphasis on walkability.
<b>Commercial:</b> This land use is intended to serve retail services and offices that supply both local and regional markets not located within the Central Business District.
<b>Central Business District:</b> This land use is located along the heart of the Village on or near M-15. The development of the Central Business District will align with the unique theme that promotes regional destination for shopping, service, and recreation. Unlike the Commercial land use designation, the Central Business District encourages mixed uses, non-motorized transportation and safety, and emphasizes design of building facades and signs.
<b>Industrial:</b> This land use is designated for expansion of the existing industrial park. The Village contains a state-certified industrial park with access to M-15 and various utilities.

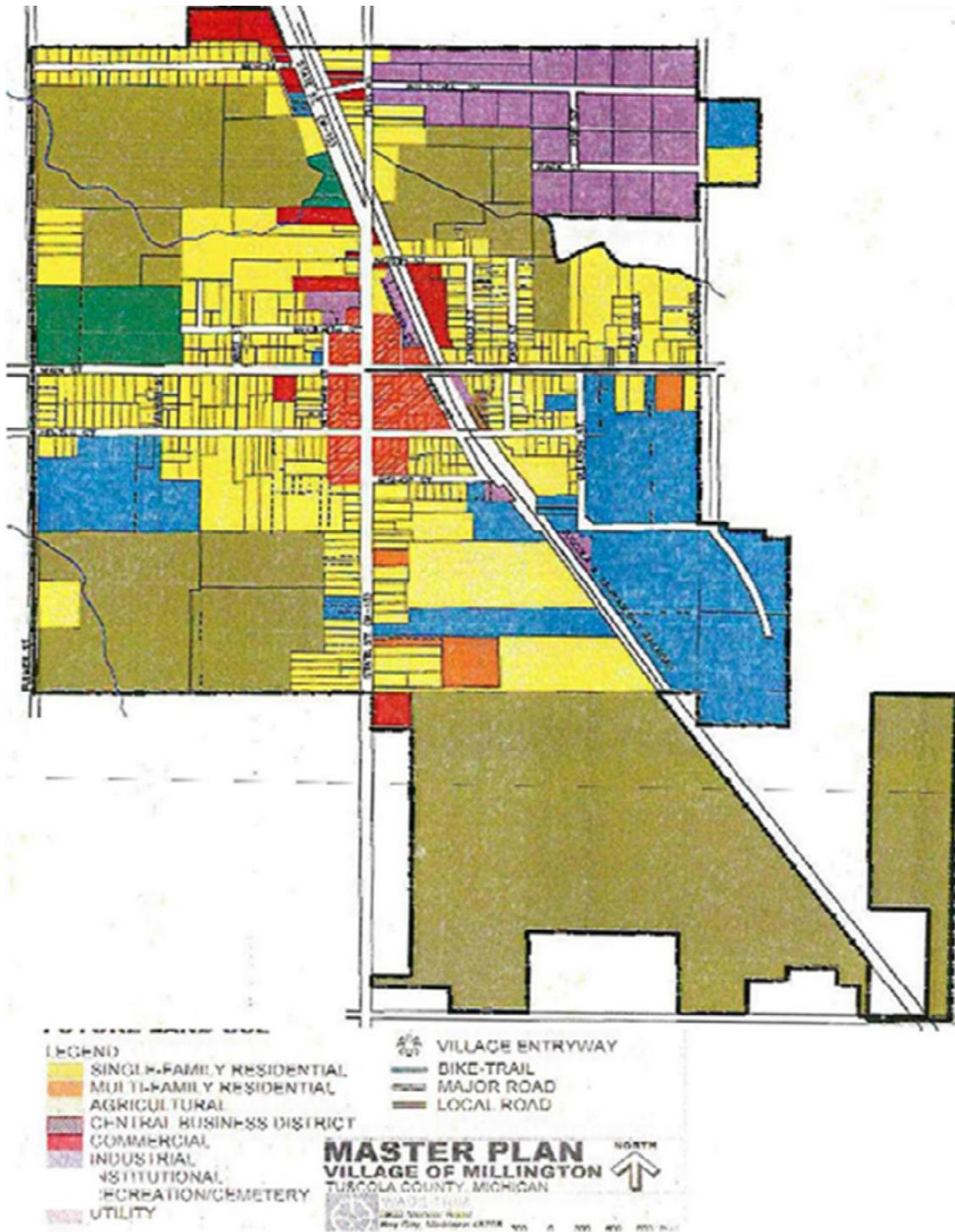
**FIGURE 3**

📍 **Figure 3: Village of Millington Zoning Map**



**FIGURE 4**

📍 **Figure 4: Village of Millington Future Land Use Map**



## DDA IMPROVEMENTS

**(C).** A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

The Village DDA intends to prioritize redevelopment and maintenance of existing infrastructure within the DDA District with an emphasis on supporting the local businesses with the programs and funds described below. Projects are listed below in general order of priority for the DDA. **Table 3** provides a summary of all current and planned improvements within the DDA.

### Equipment Lease Program

**Project Summary:** The DDA currently has an equipment lease program that allows businesses to lease equipment with the intent to own the equipment. This allows businesses to secure equipment and financing that may not be available through traditional business loans, and ensures that the program is maintained through lease payments. Over the years, the program has demonstrated a strong repayment rate, making it a sustainable and highly effective tool at helping businesses open, or stay in businesses within the DDA District.

**Timeframe:** On-going

**Estimated cost:** Initial fund established, replenish at an average of \$2,000 per year.

### Business Emergency Relief Fund (BERF)

**Project Summary:** The Village DDA created the BERF to provide up to \$4,500 to local businesses to help them recover from a catastrophic event like a fire, water leak, unanticipated equipment failure, or other unexpected event that could otherwise drive a small locally-owned business into bankruptcy. The Village DDA plans to contribute \$4,500 per year, the equivalent of

one BERF grant per year to a local business. If the program is not utilized in a given year, funds will simply roll-over to the next year.

**Timeframe:** On-going

**Estimated cost:** Contribute \$4,500 per year to the fund

### Façade Grant Program

**Project Summary:** The DDA provides façade redevelopment grants to property owners with a one-to-one match requirement. The grant program is funded through the DDA Tax Capture and with the intent of securing additional funds from local foundations or corporate sponsorships in the future. The façade grant program is a critical tool for the DDA to encourage local building owners to make improvements to their buildings and dovetails with a planned emphasis on code enforcement in the community.

**Timeframe:** On-going

**Estimated cost:** \$25,000 per year



 **Photo:** BERF Recipient Millington Pizza

## DDA IMPROVEMENTS *(continued)*

### Lighting Maintenance

**Project Summary:** The DDA works closely with the Village of Millington to improve and maintain lighting along M-15 and Main Street. Street lights were recently replaced with LEDs and there are minimal annual maintenance costs that the DDA shares with the Village.

**Timeframe:** On-going

**Estimated cost:** \$12,000 per year

### Holiday Decorations

**Project Summary:** The DDA purchases, installs, and maintains holiday decorations in the DDA District to engage residents and create a sense of community. This project is solely funded through DDA Tax Capture.

**Timeframe:** On-going

**Estimated cost:** Varies per year

### Streetscape and Beautification

**Project Summary:** The Village DDA has partnered with the Village in the past to pursue

grant funds and complete improvements to sidewalks wishes to enhance the existing streetscapes including the sidewalks, trees, curbs, paint, and wayfinding by planting flowers and undertaking other beautification efforts along key corridors and locations in the DDA such as along M-15 and Main Street.

**Timeframe:** On-going

**Estimated cost:** Varied depending on project

**(D).** *The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.*

Beyond maintaining existing improvements and reinvesting in established programs, the Village DDA has identified the following priorities for additional investment and development in the DDA District. Projects are generally listed in order of priority for the DDA.



**Photo:** Sidewalk and Lighting Improvements in Downtown Millington



## DDA IMPROVEMENTS *(continued)*

### Real Estate Purchase and Redevelopment

**Project Summary:** One of the primary issues facing the Village of Millington DDA District is building vacancy and blight of existing commercial buildings. Because of the lack of a strong market for redevelopment of these buildings, the Village DDA intends to pursue funding through a combination of grant funding and, potentially, bonds issued against TIF revenue to purchase critical buildings within the district, make renovations, and lease the buildings to local businesses and residents. The DDA may also add additional housing options to the DDA District with the purchase and redevelopment of blighted buildings.

**Timeframe:** 2023-2025 to secure initial investment capital; on-going thereafter.

**Estimated cost:** To be determined

### Pedestrian Infrastructure

**Project Summary:** While recent streetscape and sidewalk improvements along M-15 and Main Street have significantly improved the pedestrian environment within the core downtown area, pedestrian connections between downtown and Millington's neighborhoods are lacking in some areas, and there is no clear connection between Downtown Millington and the Southern Links Trailway Trail Head. Improving the connections to the Southern Lakes Trail Way as well as the US-20 Bicycle Route is a priority for the DDA to attract trail users to local businesses. The DDA intends to use grants and DDA Tax Capture as possible match funding.

**Timeframe:** 2027

**Estimated cost:** To be determined

### Supporting Village Capacity and Code Enforcement

**Project Summary:** The Village DDA will work collaboratively with the Village to share resources to encourage effective code enforcement in the DDA District. The DDA will work with the Village to create a position for code enforcement and a portion of the position's wages will be supported through DDA funds, with the understanding that significant portion of the effort of the position will be directed toward code enforcement within the core downtown area and adjacent neighborhoods. This approach provides a crucial opportunity for the Village and DDA to partner to drive compliance with existing codes. For example, when a building is in violation of the local codes, the Village can issue a violation letter or ticket and the DDA can offer financial resources or support to help the building come into compliance.

**Timeframe:** 2023-2025

**Estimated cost:** \$2,500 per year

### Greenspace and Recreation

**Project Summary:** While the DDA has emphasized the importance of the redevelopment and maintenance of existing infrastructure, there is also a need for creating greenspaces and public spaces within the DDA that serve as gather places and can host events and other activities that further attract people to the community. The DDA intends to use the greenspaces for both temporary and permanent uses depending on the needs of the community.

**Timeframe:** 2025

**Estimated cost:** To be determined

## DDA IMPROVEMENTS (continued)

### Parking Lot Maintenance and Improvements

**Project Summary:** The Village DDA intends to use DDA Tax Capture, grants, bonds, or loans to maintain and improve parking lots currently owned by the Village. There are no current needs for parking lot improvement or significant maintenance, but this will likely become a need in future years.

**Timeframe:** 2030+

**Estimated cost:** To be determined

### Other Community and Economic Development Activities

**Project Summary:** The Village intends to be involved with various programs and services that engage residents and business owners to support downtown development. Funding sources include DDA Tax Capture and associated grants with the intended program or service. As best practices evolve and the DDA identifies new opportunities to invest in programs and resources that support improvements within the core downtown district, the DDA will determine whether these investments are appropriate and consistent with the overall purpose and intent of the plan.

**Timeframe:** On-going

**Estimated cost:** Varies per year

 **Photo:** Millington Grain Elevator & DDA Businesses



## DDA IMPROVEMENTS PROJECT TABLE

**Table 3** summarizes key elements of projects, consistent with the requirements of the act, as amended. The information included in this table will be reflected in the Development Plan and Tax Increment Financing Plan.

**Table 3: DDA Improvements Projects**

PROJECT NAME	PROJECT DESCRIPTION	STATUS	PRIORITY	DEVELOPMENT TIMELINE	ESTIMATED COST	FUNDING SOURCES
<b>(C) Existing Improvements and Programs</b>						
Equipment Lease Program	Lease-to-own equipment program for businesses.	Active	High	On-going	Initial fund established, replenish \$2,000 per year	USDA initial investment, replenishment with DDA Tax Capture or grants
Business Emergency Relief Fund (BERF)	Provide up to \$4,500 to local businesses to help them recover from a catastrophic event.	Active	High	On-going	Contribute \$4,500 per year to the fund	DDA Tax Capture
Façade Grant Program	Provide façade redevelopment grants to property owners with a 1-1 match requirement.	Active	High	On-going	\$25,000 per year	DDA Tax Capture, Local Foundations
Lighting Maintenance	Maintain streetlights in DDA District.	Active	High	On-going	\$12,000 per year	DDA Tax Capture
Holiday Decorations	Purchase, install, and maintain holiday decorations in the DDA District.	Active	High	On-going	Varies per year	DDA Tax Capture
Streetscape and Beautification	Enhance streetscapes (sidewalks, crosswalks, etc.), plant flowers, and undertake other beautification efforts along key corridors and locations in the DDA.	Active	Medium	On-going	Varied depending on project	DDA Tax Capture, grants

**DDA IMPROVEMENTS PROJECT TABLE** (continued)

PROJECT NAME	PROJECT DESCRIPTION	STATUS	PRIORITY	DEVELOPMENT TIMELINE	ESTIMATED COST	FUNDING SOURCES
<b>(D) Planned Improvements</b>						
Real Estate Purchase and Redevelopment	Purchase and renovate key buildings when owners are no longer caring for them, invest in renovations, and then manage or sell the buildings to support local businesses and/or add additional housing options to the DDA District.	Planned	High	2023-2025 to secure initial investment capital; on-going thereafter	To be determined	Bonds and grants through the DDA
Pedestrian Infrastructure	Improve connections to the Southern Lakes Trail Way/ US-20 Bicycle Route.	Planned	Medium	2027	To be determined	Grants, DDA Tax Capture as potential match
Supporting Village Capacity and Code Enforcement	Work collaboratively with the Village to share resources to encourage effective code enforcement in the DDA District.	Planned	High	2023-2025	\$2,500 per year	DDA Tax Capture
Greenspace and Recreation	Create greenspaces, places for gathering, and recreation in the DDA, either on a temporary or permanent basis.	Planned	Medium	2025	To be determined	Grants and Fundraising
Parking Lot Maintenance and Improvements	Maintain and improve parking lots currently owned by the DDA and Village.	Planned	Low	2030+	To be determined	DDA Tax Capture, grants, bonds, or loans
Other Community and Economic Development Activities	Programs and services that engage residents and business owners in the Village to support downtown development.	Planned	Medium	On-going	Varies per year	DDA Tax Capture and grants

**(E).** A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

**See Table 3: DDA Improvements Projects.**

**Land Use Changes in the DDA District**

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

Recently, there were several buildings damaged by fire. Where there is no architectural or historical significance, and the cost of the renovations far exceed the cost of demolition, new construction may be considered for the creation of public spaces and open spaces. These areas to be public and open space shall be permanent unless the market demand and opportunities of redevelopment arise making the public space temporary.

**DDA Sale/Lease of Property**

**(G).** A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The DDA does not currently own any properties that it plans to sell, lease, or exchange. As part of this plan, the DDA intends to purchase vacant and abandoned properties, pursuing funding for rehabilitation, and selling or leasing the properties to put back into productive use. All policies and procedures established by the Village of Millington will be followed regarding obtaining, rehabilitating, and selling or leasing properties.

**Proposed Zoning Change**

**(H).** A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

No significant zoning changes are identified in the current Village of Millington Master Plan.

The DDA does not recognize any needs for additional zoning changes.

**Development Financing**

**(I).** An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.

- The costs of various development plan projects are listed in "C" and "D" above. A majority of the sources of financing for improvements for the Village of Millington are provided by the DDA Tax Capture and grants. A summary of anticipated development financing sources is provided below, however, this list of sources is subject to change based on changing conditions, programs, and legislation.
- Tax Increment Financing: DDA tax capture.
- Village of Millington: General funds for joint projects
- State of Michigan: Grant programs, including Community Development Block Grants (CDBG), Michigan Natural Resources Trust Fund (MNRTF), and Public Spaces Community Places, among others
- Earned Income: Revenue received from lease payments, maintenance agreements, and other fee-for-service arrangements
- Debt and Bonds: The DDA may again bond to support critical public improvements in the DDA District based on anticipated revenue.
- Other: Federal grant programs, fundraisers, and other sources of income that may become available.

**Sale or Lease of Property – Designation of Persons**

**(J).** Designation of the person or persona, natural

or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

The DDA does plan to engage in real estate development, however, it does not currently have any pending agreements to sell any property. The DDA has not initiated any real estate development, however, wishes to use this plan as basis for obtaining, rehabilitating, and returning vacant and underutilized properties to productive use.

### Sale or Lease of Property – Procedure

**(K).** *The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons natural or corporate, that all or a portion of the development will be leased, sold, or conveyed, in any manner to those persons*

The Village of Millington DDA intends to follow all Village of Millington policies and procedures for future sale or lease of property.

### Displaced Persons

**(L).** *Estimate of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence, the number of owner occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, and estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced*

families and individuals.

The total of all Village of Millington DDA boundaries accounts for nearly all residential areas within the Village of Millington. As a consequence, the DDA has formed a Citizens District Council which will review and comment on the DDA Plan. The DDA does not have any intent to displace any persons currently residing within the district.

### Relocation Procedure

**(M).** *A plan for establishing priority of the relocation of persons displaced by the development in any new housing in the development area.*

**Not applicable.**

### Relocation Cost

**(N).** *Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accord with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91- 646, 42 U.S.C. Sections 4601, et seq.*

**Not applicable.**

### Compliance with PA 227 of 1972

**(O).** *A plan for compliance with Act. No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332. of. the Michigan Compiled Laws.*

**Not applicable.**

### Other Material

**(P).** *Other material which the authority, local public agency, or governing body deem pertinent.*

**Not applicable.**

## TAX INCREMENT FINANCING PLAN

**Why this plan will result in the capture of assessed value which could not otherwise be expected.**

The Village of Millington DDA has been extremely proactive in taking advantage of strategic opportunities to enhance the environment in Downtown Millington through a variety of traditional programs like streetscape improvements, and more innovative programs like grant-funded revolving loan programs and business support grants.

The primary objective of the DDA concept is to foster a strong and sustainable downtown Millington built on local businesses that serves residents, attracts visitors, and drives prosperity for the community. One of the constraints inherent in plans of this scale is the ever-increasing demands on public funds with decreasing sources of revenue.

As a consequence, tax increment financing provides an appropriate source of funds within a reasonable time frame that corresponds with the needs of businesses and the public within the Millington DDA District. Tax increment financing is considered an equitable method to help develop the projects identified herein and

provide the DDA with some financial leverage to attract additional investment and resources. A significant portion of the final financing package will consist of public participation through cooperative joint funding and the use of tax increment financing.



**Photo:** Village of Millington, Bishop Street and Depot Street.



## DETERMINATION OF INITIAL ASSESSED VALUE

The initial assessed value of the Millington DDA District was established in 1993 when 122 parcels were identified for the DDA with a base taxable value of \$2,163,700. In 2003, the DDA expanded its boundaries to include a portion of the Village that captured only Millington Township and Village of Millington taxable value, and another portion of the Village that captured Township and Village Revenue and 50 percent of Tuscola County Value. The Millington Township portion of the 2003 expansion includes 362 parcels with a base value of

\$9,897,860 and the Tuscola County portion of the 2003 expansion includes 74 parcels with a base value of \$2,193,654.

**See Table 4.**

As of the 2022 tax year, there are taxable properties including both real and personal property with a total value of \$20,067,670.

**This plan is a continuation of the existing DDA District based on Initial Taxable Values**

established in 1993 and 2003 and capture rates established with Tuscola County as part of the 2003 update.

**Table 4: DDA District Summary**

DDA District Area	Number of Parcels	Base Value	2022 Taxable Value	Change in Value	Avg. Change per year
1993 – Original Boundary	122	\$ 2,163,700	\$ 3,576,724	65%	2.18%
2003 – Township & Village	362	\$12,096,648	\$13,903,467	15%	0.75%
2003 – County	74	\$ 2,193,654	\$ 2,587,479	18%	0.90%
Total	58	\$16,454,002	\$ 20,067,670	22%*	

\*Average change per year cannot be calculated because there are different periods for each district.

## DETAILED EXPLANATION OF TAX INCREMENT FINANCING PROCEDURE

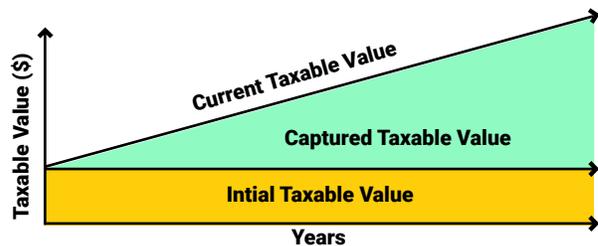
**The Downtown Development Authority Act** enables DDAs to undertake a broad range of downtown improvement activities that contribute to economic growth and prevent deterioration of property values. These improvement activities include but are not limited to plan and propose construction, renovation, repair, remodeling, rehabilitation, restoration, or reconstruction of public facilities; development of long-range plans; and otherwise implement any plan of development in the DDA District necessary to achieve the purposes of the Downtown Development Authority Act.

To provide the DDA with the means of financing improvements, the Downtown Development Authority Act affords the opportunity to undertake tax increment financing of the development program. These programs must be identified in a Tax Increment Financing Plan which has been approved by the governing body of municipality. Simply stated, tax increment financing permits the DDA to capture tax revenues attributable to new construction, rehabilitation, remodeling, alteration, additions, or to such other factors as the assessor may deem appropriate.

At the time the Tax Increment Financing Plan is approved, the sum of the most recently

assessed taxable value of all parcels within the DDA District is established as the “Initial Taxable Value” or “Base Value”. Property exempt from taxation at the time of determination of the Initial Taxable Value shall be included as zero. In each subsequent year, the total assessed value of property within the district is termed the “Current Taxable Value”.

**Figure 5: Taxable Value**



The difference in any one year between the Current Taxable Value and the Initial Taxable Value is the “Captured Taxable Value”. The period during which the Tax Increment Financing Plan is in place, local taxing jurisdictions continue to receive tax revenue based on the Initial Taxable Value. Taxes paid on the Captured Taxable Value in years after the establishment of the development are, however, payable to the DDA for the purposes set forth in the Tax Increment Financing Plan.

## MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

The Village of Millington DDA will continue to bond for public improvements within the DDA District to support the projects identified within this plan when deemed appropriate by the DDA Board. The maximum amount of indebtedness shall be dictated by the projected Captured Taxable Value over the time period of the bond. Annual estimated amount of capture by the DDA is outlined in **Exhibit G**.

### The Duration of the Program

This plan permits the Village of Millington DDA to capture taxable value through 2043, or so long as debt remains that must be paid through revenue generated by Captured Taxable Value.

### Compliance with Part 3 of the Recodified Tax Increment Financing Act, Act 57 of 2018

It is recognized that the amount of tax increment revenue to be transmitted to the authority by the Village, Township, and County Treasurer shall be that portion of the tax levy of the County, Village, Township, and other taxing jurisdictions, paid annually on the taxable value of real property only in the development area more than the Initial Taxable Value.

It is further recognized that tax increment revenues shall be expended only in accordance with the provisions of the Tax Increment Financing Plan and the surplus tax increment revenues not used for projects as listed in the Development Plan, shall revert proportionately to the respective local taxing jurisdictions.

It is also recognized that tax increment revenues shall not be used to circumvent existing levy limit laws and that the Village of Millington Council may abolish the Tax Increment Financing Plan when it finds that the purposes for which the plan was created have been accomplished. Pursuant to Section 911(1) of the Recodified Tax Increment Financing Act, the DDA shall submit to the Village Council, governing bodies of all taxing units, and the Department of Treasury an annual report on

a form and in the manner prescribed by the Department of Treasury.

### The report shall include the following:

- The name of the authority.
- The date the authority was formed, the date the Tax Increment Financing Plan is set to expire or terminate, and whether the Tax Increment Financing Plan expired during the immediately preceding fiscal year.
- The date the authority began capturing tax increment revenues.
- The current base year taxable value of the tax increment financing district.
- The unencumbered fund balance for the immediately preceding fiscal year.
- The encumbered fund balance for the immediately preceding fiscal year.
- The amount and source of revenue in the account, including the amount of revenue from each taxing jurisdiction.
- The amount in any bond reserve account.
- The amount and purpose of expenditures from the account.
- The amount of principal and interest on any outstanding bonded indebtedness.
- The initial assessed value of the development area or authority district by property tax classification.
- The captured assessed value retained by the authority by property tax classification.
- The tax increment revenues received for the immediately preceding fiscal year.

- Whether the authority amended its Development Plan or its Tax Increment Financing Plan within the immediately preceding fiscal year and if the authority amended either plan, a link to the current Development Plan or Tax Increment Financing Plan that was amended.
- Any additional information the governing body of the municipality or the department of treasury considers necessary.

### Portion of the Captured Assessed Value Intended to be Used by the DDA

In view of the necessity of halting property value deterioration and of promoting economic growth within the development area, it is the intention of the authority to expend or otherwise obligate all tax increment revenues collected to achieve the purposes of the Recodified Tax Increment Financing Act.

### Estimated Impact of Tax Increment Financing of all Taxing Jurisdictions

The Tax Increment Financing Plan will in no way diminish the taxable values of property within the area boundaries compared to the Initial Taxable Value. Local taxing jurisdictions will therefore suffer minimal loss of revenue.

For the period during which the Tax Increment Financing Plan is in effect, the taxable values of properties within the development area will effectively remain constant as far as the local taxing jurisdictions are concerned. Any increase in property values will generate tax increment revenues which will be available only to the authority during the duration of the plan unless excess funds are available, and if available will be distributed proportionately to the taxing units.

It is anticipated that the development activities of the authority financed in whole or in part by tax increment revenues will produce a positive, material effect on the assessed values of property within and in the proximity of the development and will ultimately result in continued collection of greater real property tax revenues than would otherwise have been available; and that the improvements identified herein will be financed during the timeframe of this plan.

Pursuant to Section 313(3) of the Recodified Tax Increment Financing Act, the authority shall fully inform the taxing jurisdictions. For charts of estimated impact see **Exhibit H, Exhibit I, and Exhibit J.**

## APPENDIX

### **Exhibit A:** Legal Description of the DDA Boundaries

#### Millington DDA Property Description

##### Original DDA District Property Description

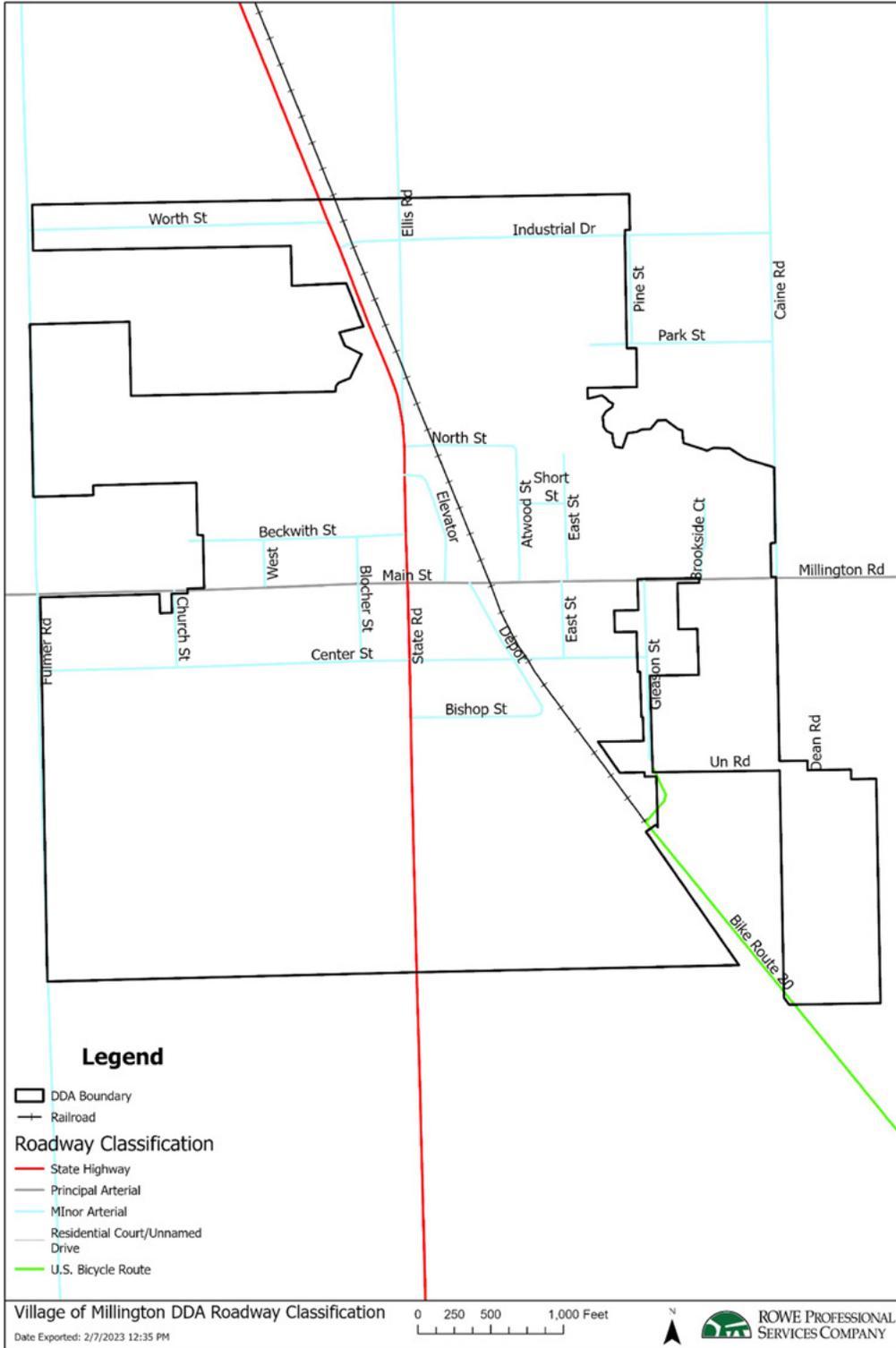
Commencing at a point on the East line of Section 9, Town 10 North, Range 8 East that is 1253.32 feet North of the Southeast corner of said Section; (which point is believed to be the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 9), thence West on the one-eight line 1291 feet; thence North parallel with East section line 1357 feet to the East and West one-quarter line; thence East on said quarter line 1291 feet to East section line, thence south on section line to the point of beginning. All that part of the East half of the Southeast quarter of Section 9, Township 10 North, Range 8 East, lying North of the center of Millington Creek and containing 52 acres of land more or less.

##### Annexed DDA Property Addition

The East ½ of Block 10 of Original Plat of the Village of Millington, a subdivision of part of the South ½ of Section 9 and part of the North ½ of the North ½ of Section 16, Village of Millington, Tuscola County, Michigan, as recorded on May 10, 1874, Tuscola County Records, EXCEPT Lot 1 thereof; lots 1 through 15 of Bishop's Second Addition to the Village of Millington, a subdivision of part of the Southeast ¼ of the Northwest ¼ of Section 16, T.10N, R.8E, Village of Millington, Tuscola County, Michigan, as recorded in Liber 1 of Plats, Page 65, Tuscola County Records; the East 561 feet of the South 330 feet of the Southeast ¼ of the Northwest ¼ of said Section 16 (South of said Bishop's Second Addition to the Village of Millington); and that portion of the Northeast ¼ of said Section 16 lying South of Center Street and West of the Huron and Eastern Railroad right-of-way; including the adjacent M-15 highway.

**EXHIBIT B**

**Exhibit B: Roadway Classification**



## EXHIBIT C

 **Exhibit C: 1993 DDA Boundary Tax Roll**

Village of Millington 1993 DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-009-000-2400-00	201	\$37,601	\$13,100	\$24,501
041-009-000-3400-00	401	\$49,125	\$21,500	\$27,625
041-009-000-6200-00	202	\$6,581	\$2,100	\$4,481
041-009-000-6400-00	201	\$112,029	\$59,600	\$52,429
041-009-000-6700-00	401	\$24,145	\$12,700	\$11,445
041-009-000-8400-00	202	\$3,204	\$2,000	\$1,204
041-009-000-8900-00	6	\$0	\$16,500	-\$16,500
041-009-000-8900-01	201	\$15,198	\$0	\$15,198
041-009-000-8900-02	201	\$22,543	\$0	\$22,543
041-009-000-9210-00	201	\$36,990	\$23,000	\$13,990
041-009-000-9300-01	201	\$30,900	\$21,100	\$9,800
041-009-000-9300-02	201	\$40,400	\$0	\$40,400
041-009-000-9400-00	402	\$3,879	\$2,100	\$1,779
041-009-000-9500-00	401	\$48,670	\$18,900	\$29,770
041-009-000-9800-00	401	\$94,273	\$6,000	\$88,273
041-009-000-9900-00	6	\$0	\$35,900	-\$35,900
041-009-000-9900-01	401	\$66,986	\$0	\$66,986
041-009-000-9900-02	401	\$77,218	\$0	\$77,218
041-009-001-0900-00	402	\$3,495	\$2,200	\$1,295
041-009-001-1000-00	401	\$24,462	\$13,200	\$11,262
041-009-001-1600-00	401	\$47,844	\$39,300	\$8,544
041-009-001-1800-00	401	\$18,179	\$14,100	\$4,079
041-009-001-2700-00	401	\$37,745	\$21,400	\$16,345
041-016-000-6000-00	401	\$68,591	\$23,300	\$45,291
041-500-101-0100-00	201	\$58,548	\$45,000	\$13,548
041-500-101-0110-00	201	\$5,888	\$1,000	\$4,888
041-500-101-0120-00	201	\$10,444	\$6,500	\$3,944
041-500-101-0130-00	201	\$172,600	\$69,500	\$103,100
041-500-101-0140-00	201	\$12,700	\$11,100	\$1,600
041-500-101-0150-00	201	\$10,800	\$10,000	\$800
041-500-101-0200-00	201	\$59,399	\$40,500	\$18,899
041-500-101-0300-00	201	\$37,000	\$34,100	\$2,900
041-500-101-0350-00	201	\$24,500	\$16,000	\$8,500
041-500-101-0375-00	201	\$8,216	\$5,400	\$2,816
041-500-101-0400-00	201	\$0	\$0	\$0
041-500-101-0500-00	201	\$0	\$0	\$0
041-500-101-0550-00	201	\$0	\$0	\$0

**EXHIBIT C**

**Exhibit C: 1993 DDA Boundary Tax Roll**

Village of Millington 1993 DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-500-101-0600-00	201	\$90,600	\$156,100	-\$65,500
041-500-101-0650-00	201	\$0	\$0	\$0
041-500-101-0900-00	202	\$4,751	\$1,700	\$3,051
041-500-102-0225-00	201	\$42,800	\$8,600	\$34,200
041-500-102-0350-00	201	\$3,438	\$4,500	-\$1,062
041-500-109-0100-00	401	\$34,533	\$17,200	\$17,333
041-500-109-0110-00	201	\$5,681	\$2,000	\$3,681
041-500-109-0120-00	201	\$62,264	\$25,400	\$36,864
041-500-109-0130-00	402	\$2,731	\$2,200	\$531
041-500-109-0140-00	6	\$0	\$17,500	-\$17,500
041-500-109-0300-00	201	\$68,800	\$42,700	\$26,100
041-500-109-0310-00	201	\$17,974	\$3,500	\$14,474
041-500-109-0500-00	201	\$19,986	\$8,500	\$11,486
041-500-109-0510-00	201	\$50,364	\$23,900	\$26,464
041-500-109-0520-00	6	\$0	\$4,800	-\$4,800
041-500-109-0530-00	201	\$8,780	\$4,500	\$4,280
041-500-109-0540-00	6	\$0	\$700	-\$700
041-500-109-0550-00	201	\$13,058	\$0	\$13,058
041-500-109-0600-00	201	\$17,300	\$14,300	\$3,000
041-500-109-0610-00	201	\$69,400	\$45,000	\$24,400
041-500-109-0620-00	201	\$51,400	\$24,700	\$26,700
041-500-109-0700-00	201	\$30,800	\$19,300	\$11,500
041-500-109-0710-00	201	\$58,054	\$88,600	-\$30,546
041-500-109-0800-01	201	\$37,266	\$11,300	\$25,966
041-500-109-0810-00	6	\$0	\$11,100	-\$11,100
041-500-109-0820-00	401	\$30,746	\$17,400	\$13,346
041-500-109-1000-00	401	\$22,698	\$16,500	\$6,198
041-500-109-1100-00	6	\$0	\$18,000	-\$18,000
041-500-109-1200-00	6	\$0	\$0	\$0
041-500-109-1300-00	401	\$38,500	\$16,700	\$21,800
041-500-109-1400-00	401	\$26,831	\$16,700	\$10,131
041-500-109-1600-00	401	\$38,361	\$18,000	\$20,361
041-500-109-1700-00	201	\$45,348	\$4,200	\$41,148
041-500-111-0100-00	201	\$0	\$0	\$0
041-500-111-0100-01	201	\$39,294	\$33,700	\$5,594
041-500-111-0150-00	6	\$0	\$4,900	-\$4,900
041-500-111-0200-00	201	\$2,725	\$1,700	\$1,025
041-500-111-0300-00	201	\$34,669	\$22,100	\$12,569
041-500-111-0400-00	401	\$46,468	\$29,600	\$16,868

## EXHIBIT C

 **Exhibit C: 1993 DDA Boundary Tax Roll**

Village of Millington 1993 DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-500-111-0500-00	401	\$54,885	\$29,600	\$25,285
041-500-112-0100-00	201	\$99,700	\$140,000	-\$40,300
041-500-112-0200-00	201	\$7,140	\$8,500	-\$1,360
041-500-112-0300-00	201	\$10,807	\$10,200	\$607
041-500-112-0310-00	201	\$0	\$0	\$0
041-500-112-0320-00	201	\$0	\$6,800	-\$6,800
041-500-112-0500-00	201	\$43,100	\$16,200	\$26,900
041-500-112-0600-00	201	\$16,436	\$11,700	\$4,736
041-500-112-0610-00	202	\$4,015	\$14,500	-\$10,485
041-500-112-0700-00	201	\$23,310	\$22,400	\$910
041-500-112-0800-00	401	\$40,042	\$21,900	\$18,142
041-500-112-0810-00	401	\$41,305	\$24,500	\$16,805
041-500-112-1200-00	201	\$0	\$0	\$0
041-500-112-1210-00	401	\$51,534	\$19,300	\$32,234
041-500-112-1220-00	201	\$6,953	\$2,500	\$4,453
041-500-113-0100-00	201	\$33,888	\$17,100	\$16,788
041-500-113-0150-00	401	\$16,748	\$12,500	\$4,248
041-500-113-0160-00	201	\$32,000	\$13,600	\$18,400
041-500-113-0300-00	401	\$29,484	\$17,600	\$11,884
041-500-113-0400-00	201	\$19,296	\$12,000	\$7,296
041-500-113-0500-00	6	\$0	\$1,100	-\$1,100
041-500-113-0600-00	401	\$25,927	\$17,300	\$8,627
041-500-113-0700-00	401	\$62,225	\$34,600	\$27,625
041-500-113-0800-00	401	\$50,252	\$28,600	\$21,652
041-500-114-0100-00	201	\$62,827	\$50,000	\$12,827
041-500-114-0200-01	202	\$74,479	\$95,000	-\$20,521
041-500-114-0200-02	201	\$107,865	\$0	\$107,865
041-500-114-0200-03	302	\$7,437	\$0	\$7,437
041-500-114-0210-00	402	\$6,800	\$2,200	\$4,600
041-500-230-0100-00	202	\$7,850	\$7,500	\$350
041-500-230-0500-00	6	\$0	\$23,200	-\$23,200
041-500-230-0600-00	201	\$8,035	\$5,000	\$3,035
041-500-230-0900-00	6	\$0	\$1,700	-\$1,700
041-500-230-0900-01	202	\$1,611	\$0	\$1,611
041-500-230-0900-02	202	\$2,066	\$0	\$2,066
041-500-230-1000-00	201	\$69,193	\$40,400	\$28,793
041-500-230-1200-00	201	\$35,948	\$18,400	\$17,548
041-500-550-0100-00	202	\$11,053	\$1,700	\$9,353
041-500-550-0200-00	201	\$17,561	\$1,700	\$15,861

**EXHIBIT C**

 **Exhibit C: 1993 DDA Boundary Tax Roll**

Village of Millington 1993 DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-500-550-0300-00	401	\$53,772	\$20,100	\$33,672
041-500-550-0400-00	401	\$40,870	\$18,700	\$22,170
041-500-550-0500-00	401	\$26,043	\$19,800	\$6,243
041-500-550-0600-00	401	\$24,321	\$16,400	\$7,921
041-500-550-0700-00	401	\$30,575	\$18,200	\$12,375
041-500-550-0800-00	201	\$32,000	\$15,500	\$16,500
041-500-550-1500-00	201	\$1,598	\$1,000	\$598
<b>Total</b>		<b>\$3,576,724</b>	<b>\$2,163,700</b>	<b>\$1,413,024</b>

**EXHIBIT D****Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-009-000-0100-00	401	\$21,337	\$37,079	-\$15,742
041-009-000-0150-00	201	\$0	\$0	\$0
041-009-000-0200-00	401	\$23,552	\$13,329	\$10,223
041-009-000-0300-00	401	\$25,698	\$28,872	-\$3,174
041-009-000-0400-00	401	\$16,069	\$12,207	\$3,862
041-009-000-0500-01	401	\$75,994	\$18,810	\$57,184
041-009-000-0500-02	402	\$2,985	\$0	\$2,985
041-009-000-0600-00	401	\$26,386	\$24,045	\$2,341
041-009-000-0700-00	401	\$34,645	\$28,858	\$5,787
041-009-000-0800-00	402	\$10,183	\$6,849	\$3,334
041-009-000-0900-00	401	\$37,000	\$24,045	\$12,955
041-009-000-1000-00	401	\$42,335	\$42,132	\$203
041-009-000-1100-00	401	\$23,630	\$35,525	-\$11,895
041-009-000-1200-00	401	\$26,548	\$15,822	\$10,726
041-009-000-1300-00	401	\$47,273	\$32,664	\$14,609
041-009-000-1400-00	401	\$36,828	\$26,041	\$10,787
041-009-000-1500-00	401	\$42,565	\$48,393	-\$5,828
041-009-000-1600-00	401	\$44,081	\$20,185	\$23,896
041-009-000-1700-00	401	\$41,095	\$30,901	\$10,194
041-009-000-1800-00	401	\$32,583	\$29,157	\$3,426
041-009-000-1900-00	401	\$19,133	\$26,581	-\$7,448
041-009-000-2000-00	401	\$22,714	\$17,568	\$5,146
041-009-000-2100-00	401	\$43,867	\$46,726	-\$2,859
041-009-000-2200-00	401	\$23,519	\$39,874	-\$16,355
041-009-000-2300-00	401	\$49,449	\$52,583	-\$3,134
041-009-000-2500-00	401	\$32,008	\$24,045	\$7,963
041-009-000-2600-00	401	\$23,630	\$19,187	\$4,443
041-009-000-2700-00	401	\$32,467	\$28,533	\$3,934
041-009-000-2800-00	401	\$43,941	\$56,713	-\$12,772
041-009-000-2900-00	401	\$27,763	\$28,076	-\$313
041-009-000-3000-00	401	\$16,518	\$19,936	-\$3,418
041-009-000-3100-00	401	\$62,700	\$31,648	\$31,052
041-009-000-3200-00	401	\$43,800	\$32,677	\$11,123
041-009-000-3300-00	401	\$24,152	\$31,363	-\$7,211
041-009-000-3450-00	201	\$36,361	\$25,000	\$11,361
041-009-000-3500-00	6	\$0	\$6,893	-\$6,893
041-009-000-3500-01	402	\$5,551	\$0	\$5,551

## EXHIBIT D

 **Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-009-000-3500-02	401	\$7,122	\$0	\$7,122
041-009-000-3550-00	401	\$28,451	\$36,777	-\$8,326
041-009-000-3600-00	401	\$24,434	\$21,805	\$2,629
041-009-000-3700-00	401	\$32,236	\$26,291	\$5,945
041-009-000-3800-00	401	\$43,505	\$20,652	\$22,853
041-009-000-3900-00	301	\$227,400	\$164,300	\$63,100
041-009-000-4000-00	401	\$22,238	\$18,315	\$3,923
041-009-000-4100-00	402	\$3,058	\$16,944	-\$13,886
041-009-000-4200-00	401	\$23,747	\$25,461	-\$1,714
041-009-000-4300-00	401	\$54,886	\$33,271	\$21,615
041-009-000-4350-00	402	\$1,242	\$863	\$379
041-009-000-4400-00	401	\$15,809	\$17,569	-\$1,760
041-009-000-4500-00	401	\$44,522	\$19,187	\$25,335
041-009-000-4700-00	402	\$3,606	\$2,738	\$868
041-009-000-4800-00	401	\$60,947	\$44,567	\$16,380
041-009-000-4900-00	401	\$45,555	\$25,169	\$20,386
041-009-000-5000-00	401	\$30,059	\$24,045	\$6,014
041-009-000-5100-00	401	\$38,529	\$32,886	\$5,643
041-009-000-5200-00	401	\$16,424	\$12,083	\$4,341
041-009-000-5300-00	401	\$36,599	\$24,544	\$12,055
041-009-000-5400-00	401	\$5,130	\$7,846	-\$2,716
041-009-000-5500-00	401	\$34,962	\$40,851	-\$5,889
041-009-000-5600-00	401	\$37,288	\$31,605	\$5,683
041-009-000-5700-00	401	\$57,500	\$23,425	\$34,075
041-009-000-5800-00	301	\$562,500	\$234,200	\$328,300
041-009-000-6000-00	401	\$38,091	\$43,349	-\$5,258
041-009-000-6100-00	401	\$62,875	\$61,559	\$1,316
041-009-000-6300-00	401	\$78,021	\$4,359	\$73,662
041-009-000-6500-00	401	\$28,451	\$23,425	\$5,026
041-009-000-6600-00	401	\$29,924	\$20,586	\$9,338
041-009-000-6800-00	401	\$56,876	\$26,538	\$30,338
041-009-000-6900-00	201	\$17,600	\$17,078	\$522
041-009-000-6910-00	401	\$29,598	\$28,701	\$897
041-009-000-6920-00	302	\$7,700	\$6,727	\$973
041-009-000-7000-00	401	\$35,328	\$22,053	\$13,275
041-009-000-7100-00	401	\$26,731	\$20,310	\$6,421
041-009-000-7200-00	401	\$23,403	\$19,436	\$3,967
041-009-000-7300-01	401	\$32,660	\$18,810	\$13,850
041-009-000-7300-02	402	\$5,574	\$0	\$5,574

**EXHIBIT D****Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-009-000-7400-00	401	\$21,421	\$25,109	-\$3,688
041-009-000-7500-00	401	\$21,913	\$19,684	\$2,229
041-009-000-7600-00	401	\$35,948	\$29,300	\$6,648
041-009-000-7700-00	401	\$34,075	\$29,347	\$4,728
041-009-000-7800-00	401	\$27,304	\$26,790	\$514
041-009-000-7900-00	401	\$58,200	\$45,841	\$12,359
041-009-000-8000-00	401	\$44,089	\$38,332	\$5,757
041-009-000-8050-00	401	\$45,452	\$19,936	\$25,516
041-009-000-8100-00	401	\$6,493	\$5,472	\$1,021
041-009-000-8300-00	401	\$17,666	\$23,672	-\$6,006
041-009-000-8500-00	401	\$19,503	\$18,810	\$693
041-009-000-8700-00	401	\$26,500	\$31,109	-\$4,609
041-009-000-8800-00	401	\$49,900	\$43,600	\$6,300
041-009-000-9000-01	6	\$0	\$2,611	-\$2,611
041-009-000-9000-02	401	\$83,412	\$27,000	\$56,412
041-009-000-9000-03	402	\$14,255	\$0	\$14,255
041-009-000-9000-04	401	\$52,373	\$0	\$52,373
041-009-000-9100-00	401	\$38,147	\$35,247	\$2,900
041-009-000-9600-00	401	\$24,093	\$23,051	\$1,042
041-009-000-9700-00	402	\$3,277	\$2,612	\$665
041-009-001-0100-00	401	\$50,165	\$60,300	-\$10,135
041-009-001-0200-00	401	\$34,304	\$33,645	\$659
041-009-001-0300-00	401	\$26,043	\$37,938	-\$11,895
041-009-001-0400-00	401	\$25,582	\$34,300	-\$8,718
041-009-001-0500-00	401	\$19,503	\$15,822	\$3,681
041-009-001-0600-00	401	\$46,505	\$35,826	\$10,679
041-009-001-0700-00	401	\$36,015	\$34,268	\$1,747
041-009-001-0800-00	6	\$0	\$19,137	-\$19,137
041-009-001-0800-01	402	\$1,371	\$0	\$1,371
041-009-001-0800-02	402	\$1,256	\$0	\$1,256
041-009-001-0800-03	402	\$982	\$0	\$982
041-009-001-0800-04	402	\$982	\$0	\$982
041-009-001-0800-05	402	\$1,256	\$0	\$1,256
041-009-001-0800-06	402	\$1,371	\$0	\$1,371
041-009-001-0800-07	401	\$17,163	\$0	\$17,163
041-009-001-0800-08	402	\$3,019	\$0	\$3,019
041-009-001-1100-00	401	\$30,546	\$25,544	\$5,002
041-009-001-1200-00	401	\$34,592	\$26,925	\$7,667
041-009-001-1300-00	401	\$17,206	\$12,708	\$4,498

**EXHIBIT D**
 **Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-009-001-1400-00	401	\$34,789	\$27,864	\$6,925
041-009-001-1500-00	401	\$32,800	\$29,300	\$3,500
041-009-001-1700-01	401	\$41,150	\$21,744	\$19,406
041-009-001-1700-02	401	\$44,300	\$20,891	\$23,409
041-009-001-1900-00	6	\$0	\$32,397	-\$32,397
041-009-001-1900-01	401	\$60,744	\$0	\$60,744
041-009-001-2000-00	6	\$0	\$16,694	-\$16,694
041-009-001-2100-00	401	\$64,677	\$54,427	\$10,250
041-009-001-2200-00	402	\$0	\$200	-\$200
041-009-001-2300-00	401	\$27,250	\$18,315	\$8,935
041-009-001-2400-00	401	\$39,255	\$25,917	\$13,338
041-009-001-2500-00	401	\$28,595	\$28,105	\$490
041-009-001-2600-00	401	\$29,615	\$20,434	\$9,181
041-009-001-2800-00	401	\$32,467	\$39,840	-\$7,373
041-009-001-2900-00	401	\$24,553	\$20,300	\$4,253
041-009-001-3100-00	401	\$27,993	\$22,427	\$5,566
041-009-500-0400-00	301	\$74,376	\$88,500	-\$14,124
041-015-000-0100-00	201	\$0	\$0	\$0
041-015-000-0200-00	201	\$0	\$0	\$0
041-016-000-0600-00	401	\$47,467	\$31,900	\$15,567
041-016-000-0700-00	401	\$19,273	\$15,075	\$4,198
041-016-000-0800-00	401	\$28,795	\$23,862	\$4,933
041-016-000-0815-00	201	\$23,713	\$21,619	\$2,094
041-016-000-0950-00	201	\$0	\$0	\$0
041-016-000-1000-00	401	\$28,338	\$23,391	\$4,947
041-016-000-1400-00	401	\$22,943	\$26,538	-\$3,595
041-016-000-1500-00	401	\$31,713	\$39,500	-\$7,787
041-016-000-1900-00	401	\$13,635	\$7,723	\$5,912
041-016-000-2100-00	401	\$39,926	\$28,045	\$11,881
041-016-000-2150-00	402	\$2,271	\$1,532	\$739
041-016-000-2200-01	401	\$21,850	\$27,336	-\$5,486
041-016-000-2200-02	401	\$72,500	\$50,914	\$21,586
041-016-000-2300-00	401	\$22,193	\$16,819	\$5,374
041-016-000-2600-00	401	\$40,600	\$40,600	\$0
041-016-000-2700-00	401	\$44,900	\$39,908	\$4,992
041-016-000-2900-00	401	\$30,600	\$26,999	\$3,601
041-016-000-3600-00	201	\$0	\$0	\$0
041-016-000-3700-00	201	\$0	\$0	\$0
041-016-000-4000-00	201	\$0	\$0	\$0

**EXHIBIT D****Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-016-000-4050-00	202	\$0	\$0	\$0
041-016-000-4100-00	401	\$30,517	\$23,924	\$6,593
041-016-000-4400-00	401	\$61,921	\$43,114	\$18,807
041-016-000-4500-00	401	\$89,976	\$32,646	\$57,330
041-016-000-4600-00	401	\$27,304	\$24,181	\$3,123
041-016-000-5000-00	401	\$37,975	\$29,454	\$8,521
041-016-000-5100-00	401	\$31,416	\$30,901	\$515
041-016-000-5200-00	201	\$154,900	\$166,473	-\$11,573
041-016-000-5400-00	401	\$35,762	\$17,942	\$17,820
041-016-000-5600-00	401	\$32,522	\$23,898	\$8,624
041-016-000-5800-00	401	\$33,159	\$23,924	\$9,235
041-016-000-5900-00	401	\$26,255	\$27,527	-\$1,272
041-016-000-5950-00	401	\$27,304	\$25,917	\$1,387
041-016-000-6100-00	401	\$34,251	\$31,533	\$2,718
041-016-000-6200-00	402	\$21,868	\$14,701	\$7,167
041-016-000-6400-00	401	\$15,130	\$16,819	-\$1,689
041-016-000-6700-00	402	\$34,881	\$23,445	\$11,436
041-016-000-7000-00	401	\$38,436	\$26,913	\$11,523
041-016-000-7100-00	401	\$27,517	\$41,500	-\$13,983
041-016-000-7300-00	401	\$36,284	\$50,300	-\$14,016
041-016-000-7400-00	401	\$23,630	\$19,810	\$3,820
041-016-000-7600-00	401	\$37,600	\$41,375	-\$3,775
041-016-000-7800-00	401	\$30,977	\$30,106	\$871
041-016-000-7900-00	401	\$31,549	\$24,931	\$6,618
041-016-000-8000-00	401	\$39,523	\$27,413	\$12,110
041-016-000-8100-00	401	\$40,959	\$38,754	\$2,205
041-016-000-8200-00	401	\$16,721	\$13,704	\$3,017
041-016-000-8300-00	401	\$0	\$0	\$0
041-016-000-8400-00	401	\$24,667	\$17,568	\$7,099
041-016-000-8600-00	401	\$13,534	\$10,589	\$2,945
041-016-000-8700-00	401	\$15,256	\$3,565	\$11,691
041-016-000-8800-00	401	\$48,921	\$43,799	\$5,122
041-016-000-8900-00	401	\$29,747	\$18,674	\$11,073
041-016-000-9000-00	401	\$26,333	\$18,936	\$7,397
041-016-000-9050-00	402	\$4,200	\$2,488	\$1,712
041-016-000-9100-00	401	\$63,918	\$51,589	\$12,329
041-016-001-0200-00	401	\$33,615	\$23,176	\$10,439
041-016-001-0500-00	401	\$19,986	\$16,196	\$3,790
041-016-001-0700-00	402	\$5,000	\$3,466	\$1,534

**EXHIBIT D****Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-016-001-0800-00	401	\$65,600	\$45,041	\$20,559
041-500-102-0100-00	401	\$21,683	\$21,006	\$677
041-500-102-0200-00	401	\$26,908	\$26,115	\$793
041-500-102-0300-00	401	\$25,453	\$16,944	\$8,509
041-500-102-0500-00	401	\$22,372	\$25,330	-\$2,958
041-500-103-0100-00	401	\$37,706	\$25,791	\$11,915
041-500-103-0200-00	401	\$19,503	\$19,061	\$442
041-500-103-0300-00	401	\$40,985	\$30,842	\$10,143
041-500-103-0400-00	401	\$41,860	\$42,224	-\$364
041-500-103-0500-00	401	\$46,638	\$5,684	\$40,954
041-500-103-0600-00	401	\$8,413	\$17,442	-\$9,029
041-500-103-0700-00	401	\$30,746	\$23,550	\$7,196
041-500-103-1000-00	401	\$4,588	\$4,607	-\$19
041-500-103-1010-00	401	\$21,452	\$20,310	\$1,142
041-500-103-1020-00	401	\$30,059	\$19,436	\$10,623
041-500-104-0100-00	401	\$55,412	\$36,466	\$18,946
041-500-104-0200-00	401	\$4,260	\$1,366	\$2,894
041-500-104-0300-00	401	\$37,745	\$38,552	-\$807
041-500-104-0400-00	401	\$17,267	\$21,416	-\$4,149
041-500-104-0450-00	401	\$44,625	\$39,950	\$4,675
041-500-105-0100-00	401	\$42,565	\$25,544	\$17,021
041-500-105-0200-00	402	\$3,277	\$15,696	-\$12,419
041-500-105-0300-00	402	\$2,402	\$2,861	-\$459
041-500-105-0350-00	401	\$29,071	\$21,430	\$7,641
041-500-105-0400-00	401	\$19,461	\$13,082	\$6,379
041-500-105-0500-00	401	\$13,663	\$20,401	-\$6,738
041-500-106-0100-00	401	\$38,300	\$24,544	\$13,756
041-500-106-0150-00	402	\$0	\$500	-\$500
041-500-106-0200-00	401	\$25,009	\$45,000	-\$19,991
041-500-106-0300-00	401	\$32,467	\$28,659	\$3,808
041-500-106-0700-00	401	\$30,714	\$25,667	\$5,047
041-500-106-0750-00	401	\$37,630	\$62,600	-\$24,970
041-500-106-0800-00	401	\$39,000	\$20,559	\$18,441
041-500-106-0810-00	201	\$4,490	\$3,025	\$1,465
041-500-106-0820-00	401	\$19,273	\$15,822	\$3,451
041-500-106-0900-00	401	\$27,626	\$30,808	-\$3,182
041-500-107-0500-00	401	\$20,305	\$19,313	\$992
041-500-107-1000-00	401	\$34,452	\$23,051	\$11,401
041-500-108-0100-00	201	\$0	\$0	\$0

## EXHIBIT D

 **Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-500-108-0200-00	201	\$0	\$0	\$0
041-500-108-0250-00	201	\$0	\$0	\$0
041-500-108-0900-00	401	\$45,749	\$20,806	\$24,943
041-500-109-1350-00	6	\$0	\$0	\$0
041-500-114-0600-00	401	\$20,420	\$18,972	\$1,448
041-500-114-0700-00	401	\$24,000	\$13,704	\$10,296
041-500-115-0100-00	401	\$108,408	\$0	\$108,408
041-500-115-0200-00	401	\$30,849	\$43,996	-\$13,147
041-500-115-0300-00	401	\$28,338	\$23,131	\$5,207
041-500-116-0100-00	401	\$0	\$43,022	-\$43,022
041-500-116-0200-00	401	\$26,961	\$31,900	-\$4,939
041-500-116-0300-00	401	\$29,484	\$24,421	\$5,063
041-500-116-0400-00	401	\$35,222	\$25,917	\$9,305
041-500-116-0450-00	401	\$27,966	\$11,039	\$16,927
041-500-116-0500-00	401	\$10,837	\$23,176	-\$12,339
041-500-116-0510-00	401	\$35,222	\$42,422	-\$7,200
041-500-116-0520-00	401	\$42,043	\$24,544	\$17,499
041-500-116-0600-00	401	\$29,369	\$22,925	\$6,444
041-500-116-0650-00	401	\$69,700	\$34,516	\$35,184
041-500-116-0700-00	401	\$35,106	\$33,394	\$1,712
041-500-116-0710-00	401	\$20,535	\$17,317	\$3,218
041-500-116-0750-00	401	\$49,687	\$56,000	-\$6,313
041-500-116-0760-00	401	\$32,060	\$22,985	\$9,075
041-500-116-0800-00	401	\$37,975	\$49,129	-\$11,154
041-500-116-0900-00	401	\$31,632	\$17,317	\$14,315
041-500-116-0950-00	201	\$88,047	\$81,074	\$6,973
041-500-116-1000-00	401	\$78,328	\$46,669	\$31,659
041-500-116-1010-00	401	\$40,499	\$45,548	-\$5,049
041-500-116-1020-00	401	\$51,286	\$41,353	\$9,933
041-500-116-1030-00	401	\$36,599	\$34,408	\$2,191
041-500-116-1040-00	401	\$32,236	\$23,176	\$9,060
041-500-116-1050-00	401	\$38,324	\$24,294	\$14,030
041-500-116-1060-00	401	\$28,794	\$28,255	\$539
041-500-116-1070-00	401	\$21,614	\$29,014	-\$7,400
041-500-116-1080-00	401	\$0	\$22,302	-\$22,302
041-500-116-1090-00	401	\$33,085	\$25,326	\$7,759
041-500-117-0100-00	401	\$27,923	\$26,969	\$954
041-500-117-0150-00	401	\$29,484	\$35,300	-\$5,816
041-500-117-0500-00	401	\$36,369	\$26,538	\$9,831

**EXHIBIT D****Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-500-117-0550-00	401	\$31,463	\$31,775	-\$312
041-500-117-0900-00	401	\$53,581	\$33,520	\$20,061
041-500-117-1100-00	401	\$47,135	\$26,913	\$20,222
041-500-117-1150-00	401	\$34,304	\$24,654	\$9,650
041-500-117-1200-00	401	\$23,059	\$32,600	-\$9,541
041-500-117-1250-00	401	\$45,319	\$42,454	\$2,865
041-500-117-1300-00	401	\$0	\$30,654	-\$30,654
041-500-117-1310-00	6	\$0	\$25,419	-\$25,419
041-500-117-1310-01	401	\$36,746	\$0	\$36,746
041-500-117-1310-02	402	\$2,487	\$0	\$2,487
041-500-117-1320-00	401	\$29,944	\$22,053	\$7,891
041-500-117-1330-00	401	\$21,913	\$20,434	\$1,479
041-500-230-1400-00	401	\$38,620	\$29,779	\$8,841
041-500-230-1500-00	401	\$38,516	\$26,913	\$11,603
041-500-230-1600-00	401	\$34,516	\$29,157	\$5,359
041-500-230-1700-00	401	\$46,927	\$46,482	\$445
041-500-230-1800-00	401	\$40,042	\$32,520	\$7,522
041-500-230-1900-00	401	\$3,037	\$1,615	\$1,422
041-500-230-1950-00	402	\$2,512	\$2,484	\$28
041-500-230-2000-00	401	\$29,359	\$40,038	-\$10,679
041-500-230-2100-00	401	\$50,500	\$28,409	\$22,091
041-500-230-2300-00	401	\$0	\$45,355	-\$45,355
041-500-230-2400-00	401	\$32,989	\$38,501	-\$5,512
041-500-230-2500-00	401	\$39,583	\$32,822	\$6,761
041-500-230-2600-00	402	\$3,387	\$6,102	-\$2,715
041-500-230-2700-00	401	\$34,304	\$25,667	\$8,637
041-500-230-2800-00	401	\$26,119	\$24,421	\$1,698
041-500-230-2900-00	401	\$48,795	\$26,511	\$22,284
041-500-230-3100-00	401	\$40,000	\$26,913	\$13,087
041-500-230-3200-00	401	\$37,000	\$34,580	\$2,420
041-500-230-3300-00	401	\$29,812	\$28,409	\$1,403
041-500-230-3400-00	401	\$39,558	\$33,718	\$5,840
041-500-230-3500-00	401	\$42,296	\$37,834	\$4,462
041-500-230-3600-00	401	\$45,400	\$39,654	\$5,746
041-500-230-3700-00	401	\$53,100	\$33,685	\$19,415
041-500-230-3800-00	401	\$73,665	\$60,088	\$13,577
041-500-230-4000-00	401	\$47,881	\$35,387	\$12,494
041-500-230-4100-00	401	\$24,843	\$28,157	-\$3,314
041-500-230-4200-00	401	\$28,682	\$36,861	-\$8,179

**EXHIBIT D**

 **Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-500-230-4300-00	401	\$34,800	\$30,528	\$4,272
041-500-230-4400-00	401	\$42,186	\$45,878	-\$3,692
041-500-230-4500-00	401	\$25,858	\$44,000	-\$18,142
041-500-230-4600-00	401	\$46,300	\$33,235	\$13,065
041-500-230-4700-00	401	\$35,411	\$28,409	\$7,002
041-500-230-4800-00	401	\$27,328	\$48,100	-\$20,772
041-500-230-4900-00	401	\$61,372	\$50,265	\$11,107
041-500-230-5000-00	402	\$3,456	\$4,431	-\$975
041-500-230-5100-00	401	\$34,208	\$27,661	\$6,547
041-500-230-5200-00	401	\$58,600	\$3,234	\$55,366
041-500-230-5300-00	401	\$37,755	\$57,100	-\$19,345
041-500-230-5400-00	401	\$38,732	\$45,125	-\$6,393
041-500-230-5500-00	401	\$46,289	\$38,501	\$7,788
041-500-230-5600-00	401	\$31,280	\$42,806	-\$11,526
041-500-230-5700-00	401	\$33,700	\$48,600	-\$14,900
041-500-250-0100-00	401	\$42,106	\$25,791	\$16,315
041-500-250-0200-00	401	\$47,040	\$41,282	\$5,758
041-500-250-0300-00	401	\$33,250	\$25,293	\$7,957
041-500-250-0400-00	401	\$26,272	\$22,053	\$4,219
041-500-250-0500-00	401	\$30,061	\$35,027	-\$4,966
041-500-250-0600-00	401	\$9,455	\$38,552	-\$29,097
041-500-250-0700-00	401	\$35,106	\$4,405	\$30,701
041-500-250-0800-00	401	\$34,762	\$26,482	\$8,280
041-500-250-1000-00	401	\$38,193	\$31,900	\$6,293
041-500-250-1100-00	402	\$3,495	\$2,861	\$634
041-500-250-1200-00	401	\$39,352	\$33,431	\$5,921
041-500-250-1400-00	401	\$54,676	\$38,943	\$15,733
041-500-250-1600-00	401	\$28,306	\$17,568	\$10,738
041-500-250-1700-00	401	\$19,732	\$27,700	-\$7,968
041-500-250-1800-00	401	\$29,290	\$31,132	-\$1,842
041-500-250-1900-00	401	\$31,805	\$32,100	-\$295
041-500-250-2000-00	401	\$37,267	\$24,171	\$13,096
041-500-250-2100-00	401	\$22,372	\$35,247	-\$12,875
041-500-250-2200-00	401	\$34,419	\$24,622	\$9,797
041-500-250-2300-00	401	\$42,896	\$40,117	\$2,779
041-500-250-2400-00	401	\$23,977	\$19,436	\$4,541
041-500-300-0100-00	302	\$8,800	\$0	\$8,800
041-500-300-0400-00	301	\$50,410	\$0	\$50,410
041-500-300-0600-00	301	\$43,386	\$0	\$43,386

**EXHIBIT D**

**Exhibit D: 2003 Village and Township Tax Roll**

Village of Millington 2003 Township and Village DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-500-300-0700-00	301	\$110,600	\$10,000	\$100,600
041-500-300-0800-00	302	\$11,300	\$0	\$11,300
041-500-300-0900-00	302	\$0	\$0	\$0
041-500-300-1000-00	302	\$0	\$0	\$0
041-500-300-1200-00	201	\$40,400	\$0	\$40,400
041-500-300-1300-00	302	\$6,207	\$0	\$6,207
041-500-300-1500-00	201	\$36,900	\$0	\$36,900
041-500-550-0150-00	201	\$4,028	\$1,837	\$2,191
041-900-251-9918-82	251	\$0	\$0	\$0
041-999-301-0300-00	6	\$0	\$77,700	-\$77,700
041-999-301-0400-00	6	\$0	\$30,600	-\$30,600
041-999-301-0500-00	6	\$0	\$623,700	-\$623,700
041-999-301-0700-00	6	\$0	\$0	\$0
	<b>*Total</b>	<b>\$11,505,281</b>	<b>\$9,897,860</b>	<b>*\$1,607,421</b>

\*Note, the County DDA District tax roll properties are also included within the 2003 Village and Township DDA Boundary for tax capture, making the total taxable value \$13,903,467, the base value \$12,096,648, and the total captured value **\$1,806,819**. **See Table 4**

## EXHIBIT E

 **Exhibit E: 2003 County DDA District Tax Roll**

Village of Millington 2003 County DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-016-000-0100-00	401	\$41,836	\$23,674	\$18,162
041-016-000-0200-00	401	\$42,842	\$26,913	\$15,929
041-016-000-0300-00	401	\$40,485	\$26,041	\$14,444
041-016-000-0400-00	401	\$43,253	\$0	\$43,253
041-016-000-0500-00	401	\$36,609	\$26,538	\$10,071
041-016-000-0900-00	201	\$0	\$0	\$0
041-016-000-1100-00	6	\$0	\$3,111	-\$3,111
041-016-000-1200-00	401	\$36,182	\$23,674	\$12,508
041-016-000-1300-01	401	\$28,795	\$23,674	\$5,121
041-016-000-1300-02	402	\$2,839	\$0	\$2,839
041-016-000-1600-00	401	\$45,642	\$38,672	\$6,970
041-016-000-1700-00	402	\$6,655	\$4,480	\$2,175
041-016-000-1800-00	402	\$9,732	\$6,547	\$3,185
041-016-000-2000-00	401	\$39,811	\$38,943	\$868
041-016-000-2400-00	401	\$29,139	\$24,045	\$5,094
041-016-000-2500-00	401	\$22,943	\$30,795	-\$7,852
041-016-000-2800-00	402	\$1,361	\$1,241	\$120
041-016-000-3000-00	401	\$37,975	\$31,239	\$6,736
041-016-000-3100-00	401	\$46,559	\$29,405	\$17,154
041-016-000-3200-00	6	\$0	\$25,419	-\$25,419
041-016-000-3200-01	102	\$39,600	\$0	\$39,600
041-016-000-3200-02	402	\$200	\$0	\$200
041-016-000-3300-00	401	\$45,319	\$41,075	\$4,244
041-016-000-3400-00	401	\$17,896	\$32,052	-\$14,156
041-016-000-3500-00	201	\$87,900	\$86,479	\$1,421
041-016-000-3800-00	401	\$52,133	\$68,500	-\$16,367
041-016-000-3900-00	401	\$27,213	\$24,664	\$2,549
041-016-000-4200-00	401	\$22,027	\$20,949	\$1,078
041-016-000-4300-00	401	\$32,180	\$47,300	-\$15,120
041-016-000-4700-00	201	\$68,600	\$44,110	\$24,490
041-016-000-4800-00	401	\$33,128	\$48,905	-\$15,777
041-016-000-4900-00	401	\$60,006	\$64,524	-\$4,518
041-016-000-5300-00	201	\$57,100	\$146,474	-\$89,374
041-016-000-5500-00	201	\$124,400	\$27,024	\$97,376
041-016-000-6300-00	401	\$9,900	\$3,981	\$5,919
041-016-000-6500-00	401	\$59,432	\$68,266	-\$8,834
041-016-000-6600-00	402	\$9,220	\$8,279	\$941

**EXHIBIT E****Exhibit E: 2003 County DDA District Tax Roll**

Village of Millington 2003 County DDA Boundary Tax Roll				
Parcel #	Class	Taxable Value	Base Value	Captured Value
041-016-000-6900-00	401	\$67,883	\$67,944	-\$61
041-016-000-7200-00	401	\$24,504	\$26,167	-\$1,663
041-016-000-7500-00	401	\$19,044	\$16,446	\$2,598
041-016-000-7700-00	401	\$42,221	\$41,494	\$727
041-016-000-8500-00	401	\$11,400	\$3,361	\$8,039
041-016-001-0100-00	401	\$46,468	\$32,520	\$13,948
041-016-001-0600-00	401	\$43,519	\$49,755	-\$6,236
041-500-108-0300-00	201	\$0	\$27,800	-\$27,800
041-500-108-0500-00	401	\$36,831	\$40,194	-\$3,363
041-500-108-0600-00	401	\$31,913	\$19,810	\$12,103
041-500-108-0700-00	401	\$33,926	\$22,801	\$11,125
041-500-108-0800-00	401	\$53,299	\$33,394	\$19,905
041-500-108-1000-00	401	\$34,867	\$37,394	-\$2,527
041-500-108-1100-00	401	\$22,680	\$19,313	\$3,367
041-500-110-0200-00	401	\$34,075	\$37,601	-\$3,526
041-500-110-0500-00	401	\$39,122	\$35,122	\$4,000
041-500-151-0100-00	401	\$36,022	\$26,913	\$9,109
041-500-151-0200-00	401	\$12,045	\$11,461	\$584
041-500-151-0300-00	401	\$38,665	\$31,239	\$7,426
041-500-151-0400-00	401	\$38,550	\$39,301	-\$751
041-500-151-0500-00	402	\$3,560	\$22,159	-\$18,599
041-500-151-0600-00	401	\$26,731	\$21,929	\$4,802
041-500-151-0700-00	401	\$45,381	\$25,169	\$20,212
041-500-151-0800-00	401	\$45,931	\$26,538	\$19,393
041-500-151-1000-00	201	\$0	\$0	\$0
041-500-151-1200-00	201	\$8,561	\$13,835	-\$5,274
041-500-152-0100-00	401	\$37,172	\$26,378	\$10,794
041-500-152-0200-00	401	\$90,787	\$28,693	\$62,094
041-500-152-0300-00	401	\$61,612	\$54,837	\$6,775
041-500-152-0400-00	401	\$58,200	\$29,904	\$28,296
041-500-152-0600-00	401	\$55,096	\$31,524	\$23,572
041-500-152-0700-00	401	\$48,601	\$25,046	\$23,555
041-500-152-0800-00	401	\$40,959	\$42,049	-\$1,090
041-500-152-0900-00	201	\$0	\$0	\$0
041-500-152-1200-00	401	\$24,700	\$31,943	-\$7,243
041-500-152-1300-00	401	\$49,991	\$33,269	\$16,722
041-500-152-1400-00	401	\$64,251	\$43,358	\$20,893
<b>Total</b>		<b>\$2,587,479</b>	<b>\$2,193,654</b>	<b>\$393,825</b>

## EXHIBIT F

**Exhibit F: Assumptions Used in Estimating Impact of TIF on Taxing Jurisdictions**

Original 1993 DDA Boundary		
Jurisdiction	2022 Millage	Growth Rate Projection*
<b>Village of Millington</b>		
Village of Millington	11.5874	1.50%
Village Utility Fund	2.3522	1.50%
<i>Subtotal</i>	13.9396	
<b>Millington Township</b>		
Millington Township	1.3936	1.50%
Millington Township Fire	.7618	1.50%
Millington Township AIS	.2916	1.50%
<i>Subtotal</i>	2.4447	
<b>Tuscola County</b>		
County Allocation	8.3121	1.50%
<i>Subtotal</i>	8.3121	
<b>Village of Millington DDA</b>	<b>24.6964</b>	<b>1.50%</b>

2003 Village and Township Only DDA Boundary		
Jurisdiction	2022 Millage	Growth Rate Projection*
<b>Village of Millington</b>		
Village of Millington	11.5874	1.50%
Village Utility Fund	2.3522	1.50%
<i>Subtotal</i>	13.9396	
<b>Millington Township</b>		
Millington Township	1.3936	1.50%
Millington Township Fire	.7618	1.50%
Millington Township AIS	.2916	1.50%
<i>Subtotal</i>	2.4447	
<b>Village of Millington DDA</b>	<b>16.3843</b>	<b>1.50%</b>

**EXHIBIT F**

**Exhibit F:** Assumptions Used in Estimating Impact of TIF on Taxing Jurisdictions

2003 County DDA Boundary		
Jurisdiction	2022 Millage	Growth Rate Projection*
<b>Village of Millington</b>		
Village of Millington	11.5874	1.50%
Village Utility Fund	2.3522	1.50%
<i>Subtotal</i>	13.9396	
<b>Millington Township</b>		
Millington Township	1.3936	1.50%
Millington Township Fire	.7618	1.50%
Millington Township AIS	.2916	1.50%
<i>Subtotal</i>	2.4447	
<b>Tuscola County</b>		
Tuscola County**	4.1561	1.50%
<i>Subtotal</i>	4.1561	
<b>Village of Millington DDA</b>	<b>20.5404</b>	<b>1.50%</b>

\*Taxable value in the original DDA increased by 65% from 1993 to 2022, an average of 2.18% per year. In the amended DDA boundaries, taxable value increased by 16% and 18%, respectively from 2003 to 2022, an average of less than 1% per year. Based on the different performance of the two areas, as well as national trends, the Village of Millington DDA is conservatively projecting a 1.50% annual growth rate over the life of this plan.

\*\*The Village of Millington DDA will only capture 50% of the Tuscola County Millage value in the 2003 County Expansion Area.

**EXHIBIT G**

**Exhibit G: Estimated Tax Capture**

<b>1993 Original DDA District</b> <b>Beginning 2022 Taxable Value: \$3,576,724 (Source: Village of Millington)</b> <b>Growth Rate: 1.50%</b> <b>Millage Rate: 24.6964</b>				
Year	TAXABLE VALUE	BASE YEAR (1993)	CAPTURED VALUE	CAPTURED TIF REVENUE
2023	\$3,630,375	\$2,163,700	\$1,466,675	\$36,222
2024	\$3,684,830	\$2,163,700	\$1,521,130	\$37,566
2025	\$3,740,103	\$2,163,700	\$1,576,403	\$38,931
2026	\$3,796,204	\$2,163,700	\$1,632,504	\$40,317
2027	\$3,853,148	\$2,163,700	\$1,689,448	\$41,723
2028	\$3,910,945	\$2,163,700	\$1,747,245	\$43,151
2029	\$3,969,609	\$2,163,700	\$1,805,909	\$44,599
2030	\$4,029,153	\$2,163,700	\$1,865,453	\$46,070
2031	\$4,089,590	\$2,163,700	\$1,925,890	\$47,563
2032	\$4,150,934	\$2,163,700	\$1,987,234	\$49,078
2033	\$4,213,198	\$2,163,700	\$2,049,498	\$50,615
2034	\$4,276,396	\$2,163,700	\$2,112,696	\$52,176
2035	\$4,340,542	\$2,163,700	\$2,176,842	\$53,760
2036	\$4,405,650	\$2,163,700	\$2,241,950	\$55,368
2037	\$4,471,735	\$2,163,700	\$2,308,035	\$57,000
2038	\$4,538,811	\$2,163,700	\$2,375,111	\$58,657
2039	\$4,606,893	\$2,163,700	\$2,443,193	\$60,338
2040	\$4,675,997	\$2,163,700	\$2,512,297	\$62,045
2041	\$4,746,137	\$2,163,700	\$2,582,437	\$63,777
2042	\$4,817,329	\$2,163,700	\$2,653,629	\$65,535

**EXHIBIT G**

 **Exhibit G: Estimated Tax Capture**

<b>2003 Village &amp; Township DDA District</b> <b>Beginning 2022 Taxable Value: \$13,903,497 (Source: Village of Millington)</b> <b>Growth Rate: 1.50%</b> <b>Millage Rate: 16.3843</b>				
Year	TAXABLE VALUE	BASE YEAR (2003)	CAPTURED VALUE	CAPTURED TIF REVENUE
2023	\$14,112,049	\$12,096,648	\$2,015,401	\$33,021
2024	\$14,323,730	\$12,096,648	\$2,227,082	\$36,489
2025	\$14,538,586	\$12,096,648	\$2,441,938	\$40,009
2026	\$14,756,665	\$12,096,648	\$2,660,017	\$43,583
2027	\$14,978,015	\$12,096,648	\$2,881,367	\$47,209
2028	\$15,202,685	\$12,096,648	\$3,106,037	\$50,890
2029	\$15,430,725	\$12,096,648	\$3,334,077	\$54,627
2030	\$15,662,186	\$12,096,648	\$3,565,538	\$58,419
2031	\$15,897,119	\$12,096,648	\$3,800,471	\$62,268
2032	\$16,135,576	\$12,096,648	\$4,038,928	\$66,175
2033	\$16,377,610	\$12,096,648	\$4,280,962	\$70,141
2034	\$16,623,274	\$12,096,648	\$4,526,626	\$74,166
2035	\$16,872,623	\$12,096,648	\$4,775,975	\$78,251
2036	\$17,125,712	\$12,096,648	\$5,029,064	\$82,398
2037	\$17,382,598	\$12,096,648	\$5,285,950	\$86,607
2038	\$17,643,337	\$12,096,648	\$5,546,689	\$90,879
2039	\$17,907,987	\$12,096,648	\$5,811,339	\$95,215
2040	\$18,176,607	\$12,096,648	\$6,079,959	\$99,616
2041	\$18,449,256	\$12,096,648	\$6,352,608	\$104,083
2042	\$18,725,995	\$12,096,648	\$6,629,347	\$108,617

**EXHIBIT G**

**Exhibit G: Estimated Tax Capture**

<b>2003 County DDA District</b> <b>Beginning 2022 Taxable Value: \$2,587,479 (Source: Village of Millington)</b> <b>Growth Rate: 1.50%</b> <b>Millage Rate: 20.5404</b>				
Year	TAXABLE VALUE	BASE YEAR (2003)	CAPTURED VALUE	CAPTURED TIF REVENUE
2023	\$2,626,291	\$2,139,654	\$486,637	\$9,996
2024	\$2,665,686	\$2,139,654	\$526,032	\$10,805
2025	\$2,705,671	\$2,139,654	\$566,017	\$11,626
2026	\$2,746,256	\$2,139,654	\$606,602	\$12,460
2027	\$2,787,450	\$2,139,654	\$647,796	\$13,306
2028	\$2,829,261	\$2,139,654	\$689,607	\$14,165
2029	\$2,871,700	\$2,139,654	\$732,046	\$15,037
2030	\$2,914,776	\$2,139,654	\$775,122	\$15,921
2031	\$2,958,498	\$2,139,654	\$818,844	\$16,819
2032	\$3,002,875	\$2,139,654	\$863,221	\$17,731
2033	\$3,047,918	\$2,139,654	\$908,264	\$18,656
2034	\$3,093,637	\$2,139,654	\$953,983	\$19,595
2035	\$3,140,041	\$2,139,654	\$1,000,387	\$20,548
2036	\$3,187,142	\$2,139,654	\$1,047,488	\$21,516
2037	\$3,234,949	\$2,139,654	\$1,095,295	\$22,498
2038	\$3,283,473	\$2,139,654	\$1,143,819	\$23,495
2039	\$3,332,726	\$2,139,654	\$1,193,072	\$24,506
2040	\$3,382,716	\$2,139,654	\$1,243,062	\$25,533
2041	\$3,433,457	\$2,139,654	\$1,293,803	\$26,575
2042	\$3,484,959	\$2,139,654	\$1,345,305	\$27,633

<b>Total DDA Capture</b>			
Year	CAPTURED TIF REVENUE	Year	CAPTURED TIF REVENUE
2023	\$79,238	2033	\$139,412
2024	\$84,861	2034	\$145,937
2025	\$90,567	2035	\$152,560
2026	\$96,359	2036	\$159,282
2027	\$102,238	2037	\$166,105
2028	\$108,206	2038	\$173,030
2029	\$114,263	2039	\$180,059
2030	\$120,410	2040	\$187,194
2031	\$126,650	2041	\$194,435
2032	\$132,983	2042	\$201,785

# EXHIBIT H

## **Exhibit H: Estimated Impact of Tax Increment Financing on Village of Millington**

Downtown Development Plan & Tax Increment Financing Plan

2023-2043

*Exhibit H: Estimated Impact of Tax Increment Financing on Village of Millington*

**Beginning 2022 Taxable Value:** \$20,255,724 (Source: Village of Millington)

**Growth Rate:** 1.5%

**Millage Rate:** 13.9396

Estimated Impact of Tax Increment Financing Village of Millington - 1993 Boundary							
YEAR	PROJECTED TAXABLE VALUE FOR TAXING JURISDICTION*	BASE TAXABLE VALUE WITHIN DDA	PROJECTED TAXABLE VALUE WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2023	\$20,559,560	\$2,163,700	\$3,630,375	\$1,466,675	\$286,592	\$20,445	7.13%
2024	\$20,867,953	\$2,163,700	\$3,684,830	\$1,521,130	\$290,891	\$21,204	7.29%
2025	\$21,180,973	\$2,163,700	\$3,740,103	\$1,576,403	\$295,254	\$21,974	7.44%
2026	\$21,498,687	\$2,163,700	\$3,796,204	\$1,632,504	\$299,683	\$22,756	7.59%
2027	\$21,821,167	\$2,163,700	\$3,853,148	\$1,689,448	\$304,178	\$23,550	7.74%
2028	\$22,148,485	\$2,163,700	\$3,910,945	\$1,747,245	\$308,741	\$24,356	7.89%
2029	\$22,480,712	\$2,163,700	\$3,969,609	\$1,805,909	\$313,372	\$25,174	8.03%
2030	\$22,817,923	\$2,163,700	\$4,029,153	\$1,865,453	\$318,073	\$26,004	8.18%
2031	\$23,160,192	\$2,163,700	\$4,089,590	\$1,925,890	\$322,844	\$26,846	8.32%
2032	\$23,507,595	\$2,163,700	\$4,150,934	\$1,987,234	\$327,686	\$27,701	8.45%
2033	\$23,860,209	\$2,163,700	\$4,213,198	\$2,049,498	\$332,602	\$28,569	8.59%
2034	\$24,218,112	\$2,163,700	\$4,276,396	\$2,112,696	\$337,591	\$29,450	8.72%
2035	\$24,581,383	\$2,163,700	\$4,340,542	\$2,176,842	\$342,655	\$30,344	8.86%
2036	\$24,950,104	\$2,163,700	\$4,405,650	\$2,241,950	\$347,794	\$31,252	8.99%
2037	\$25,324,356	\$2,163,700	\$4,471,735	\$2,308,035	\$353,011	\$32,173	9.11%
2038	\$25,704,221	\$2,163,700	\$4,538,811	\$2,375,111	\$358,307	\$33,108	9.24%
2039	\$26,089,784	\$2,163,700	\$4,606,893	\$2,443,193	\$363,681	\$34,057	9.36%
2040	\$26,481,131	\$2,163,700	\$4,675,997	\$2,512,297	\$369,136	\$35,020	9.49%
2041	\$26,878,348	\$2,163,700	\$4,746,137	\$2,582,437	\$374,673	\$35,998	9.61%
2042	\$27,281,523	\$2,163,700	\$4,817,329	\$2,653,629	\$380,294	\$36,991	9.73%

\*2022 Taxable Value \*1.015

**EXHIBIT H**

**Exhibit H: Estimated Impact of Tax Increment Financing on Village of Millington**

Downtown Development Plan & Tax Increment Financing Plan

2023-2043

Estimated Impact of Tax Increment Financing Village of Millington - 2003 Expansion Boundary							
YEAR	PROJECTED TAXABLE VALUE FOR TAXING JURISDICTION*	BASE TAXABLE VALUE WITHIN DDA	PROJECTED TAXABLE VALUE WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2023	\$20,559,560	\$14,290,302	\$16,738,310	\$2,448,008	\$286,592	\$34,124	11.91%
2024	\$20,867,953	\$14,290,302	\$16,989,385	\$2,699,083	\$290,891	\$37,624	12.93%
2025	\$21,180,973	\$14,290,302	\$17,244,226	\$2,953,924	\$295,254	\$41,177	13.95%
2026	\$21,498,687	\$14,290,302	\$17,502,889	\$3,212,587	\$299,683	\$44,782	14.94%
2027	\$21,821,167	\$14,290,302	\$17,765,432	\$3,475,130	\$304,178	\$48,442	15.93%
2028	\$22,148,485	\$14,290,302	\$18,031,914	\$3,741,612	\$308,741	\$52,157	16.89%
2029	\$22,480,712	\$14,290,302	\$18,302,393	\$4,012,091	\$313,372	\$55,927	17.85%
2030	\$22,817,923	\$14,290,302	\$18,576,928	\$4,286,626	\$318,073	\$59,754	18.79%
2031	\$23,160,192	\$14,290,302	\$18,855,582	\$4,565,280	\$322,844	\$63,638	19.71%
2032	\$23,507,595	\$14,290,302	\$19,138,416	\$4,848,114	\$327,686	\$67,581	20.62%
2033	\$23,860,209	\$14,290,302	\$19,425,492	\$5,135,190	\$332,602	\$71,582	21.52%
2034	\$24,218,112	\$14,290,302	\$19,716,875	\$5,426,573	\$337,591	\$75,644	22.41%
2035	\$24,581,383	\$14,290,302	\$20,012,628	\$5,722,326	\$342,655	\$79,767	23.28%
2036	\$24,950,104	\$14,290,302	\$20,312,817	\$6,022,515	\$347,794	\$83,951	24.14%
2037	\$25,324,356	\$14,290,302	\$20,617,509	\$6,327,207	\$353,011	\$88,199	24.98%
2038	\$25,704,221	\$14,290,302	\$20,926,772	\$6,636,470	\$358,307	\$92,510	25.82%
2039	\$26,089,784	\$14,290,302	\$21,240,674	\$6,950,372	\$363,681	\$96,885	26.64%
2040	\$26,481,131	\$14,290,302	\$21,559,284	\$7,268,982	\$369,136	\$101,327	27.45%
2041	\$26,878,348	\$14,290,302	\$21,882,673	\$7,592,371	\$374,673	\$105,835	28.25%
2042	\$27,281,523	\$14,290,302	\$22,210,913	\$7,920,611	\$380,294	\$110,410	29.03%

**EXHIBIT I**

**Exhibit I: Estimated Impact of Tax Increment Financing on Millington Township**

**Beginning 2022 Taxable Value:** \$ 187,794,700 (Source: Michigan Department of Treasury)

**Growth Rate:** 1.5%

**Millage Rate:** 2.4447

Estimated Impact of Tax Increment Financing Millington Township - 1993 Boundary							
YEAR	PROJECTED TAXABLE VALUE FOR TAXING JURISDICTION*	BASE TAXABLE VALUE WITHIN DDA	PROJECTED TAXABLE VALUE WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2023	\$190,611,621	\$2,163,700	\$3,630,375	\$1,466,675	\$465,988	\$3,586	0.77%
2024	\$193,470,795	\$2,163,700	\$3,684,830	\$1,521,130	\$472,978	\$3,719	0.79%
2025	\$196,372,857	\$2,163,700	\$3,740,103	\$1,576,403	\$480,073	\$3,854	0.80%
2026	\$199,318,450	\$2,163,700	\$3,796,204	\$1,632,504	\$487,274	\$3,991	0.82%
2027	\$202,308,226	\$2,163,700	\$3,853,148	\$1,689,448	\$494,583	\$4,130	0.84%
2028	\$205,342,850	\$2,163,700	\$3,910,945	\$1,747,245	\$502,002	\$4,271	0.85%
2029	\$208,422,992	\$2,163,700	\$3,969,609	\$1,805,909	\$509,532	\$4,415	0.87%
2030	\$211,549,337	\$2,163,700	\$4,029,153	\$1,865,453	\$517,175	\$4,560	0.88%
2031	\$214,722,577	\$2,163,700	\$4,089,590	\$1,925,890	\$524,932	\$4,708	0.90%
2032	\$217,943,416	\$2,163,700	\$4,150,934	\$1,987,234	\$532,806	\$4,858	0.91%
2033	\$221,212,567	\$2,163,700	\$4,213,198	\$2,049,498	\$540,798	\$5,010	0.93%
2034	\$224,530,756	\$2,163,700	\$4,276,396	\$2,112,696	\$548,910	\$5,165	0.94%
2035	\$227,898,717	\$2,163,700	\$4,340,542	\$2,176,842	\$557,144	\$5,322	0.96%
2036	\$231,317,198	\$2,163,700	\$4,405,650	\$2,241,950	\$565,501	\$5,481	0.97%
2037	\$234,786,956	\$2,163,700	\$4,471,735	\$2,308,035	\$573,984	\$5,642	0.98%
2038	\$238,308,760	\$2,163,700	\$4,538,811	\$2,375,111	\$582,593	\$5,806	1.00%
2039	\$241,883,392	\$2,163,700	\$4,606,893	\$2,443,193	\$591,332	\$5,973	1.01%
2040	\$245,511,643	\$2,163,700	\$4,675,997	\$2,512,297	\$600,202	\$6,142	1.02%
2041	\$249,194,317	\$2,163,700	\$4,746,137	\$2,582,437	\$609,205	\$6,313	1.04%
2042	\$252,932,232	\$2,163,700	\$4,817,329	\$2,653,629	\$618,343	\$6,487	1.05%

\*2022 Taxable Value \*1.015

**EXHIBIT I**

 **Exhibit I: Estimated Impact of Tax Increment Financing on Millington Township**

Estimated Impact of Tax Increment Financing Millington Township - 2003 Expansion Boundary							
YEAR	PROJECTED TAXABLE VALUE FOR TAXING JURISDICTION*	BASE TAXABLE VALUE WITHIN DDA	PROJECTED TAXABLE VALUE WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2023	\$190,611,621	\$14,290,302	\$16,738,310	\$2,448,008	\$465,988	\$5,985	1.28%
2024	\$193,470,795	\$14,290,302	\$16,989,385	\$2,699,083	\$472,978	\$6,598	1.40%
2025	\$196,372,857	\$14,290,302	\$17,244,226	\$2,953,924	\$480,073	\$7,221	1.50%
2026	\$199,318,450	\$14,290,302	\$17,502,889	\$3,212,587	\$487,274	\$7,854	1.61%
2027	\$202,308,226	\$14,290,302	\$17,765,432	\$3,475,130	\$494,583	\$8,496	1.72%
2028	\$205,342,850	\$14,290,302	\$18,031,914	\$3,741,612	\$502,002	\$9,147	1.82%
2029	\$208,422,992	\$14,290,302	\$18,302,393	\$4,012,091	\$509,532	\$9,808	1.92%
2030	\$211,549,337	\$14,290,302	\$18,576,928	\$4,286,626	\$517,175	\$10,480	2.03%
2031	\$214,722,577	\$14,290,302	\$18,855,582	\$4,565,280	\$524,932	\$11,161	2.13%
2032	\$217,943,416	\$14,290,302	\$19,138,416	\$4,848,114	\$532,806	\$11,852	2.22%
2033	\$221,212,567	\$14,290,302	\$19,425,492	\$5,135,190	\$540,798	\$12,554	2.32%
2034	\$224,530,756	\$14,290,302	\$19,716,875	\$5,426,573	\$548,910	\$13,266	2.42%
2035	\$227,898,717	\$14,290,302	\$20,012,628	\$5,722,326	\$557,144	\$13,989	2.51%
2036	\$231,317,198	\$14,290,302	\$20,312,817	\$6,022,515	\$565,501	\$14,723	2.60%
2037	\$234,786,956	\$14,290,302	\$20,617,509	\$6,327,207	\$573,984	\$15,468	2.69%
2038	\$238,308,760	\$14,290,302	\$20,926,772	\$6,636,470	\$582,593	\$16,224	2.78%
2039	\$241,883,392	\$14,290,302	\$21,240,674	\$6,950,372	\$591,332	\$16,992	2.87%
2040	\$245,511,643	\$14,290,302	\$21,559,284	\$7,268,982	\$600,202	\$17,770	2.96%
2041	\$249,194,317	\$14,290,302	\$21,882,673	\$7,592,371	\$609,205	\$18,561	3.05%
2042	\$252,932,232	\$14,290,302	\$22,210,913	\$7,920,611	\$618,343	\$19,364	3.13%

**EXHIBIT J**

**Exhibit J: Estimated Impact of Tax Increment Financing**

**Beginning 2021 Taxable Value:** \$3,109,416,274 (Source: Michigan Department of Treasury)

**Growth Rate:** 1.5%

**Millage Rate:** 8.3121

Estimated Impact of Tax Increment Financing Tuscola County - 1993 Boundary							
YEAR	PROJECTED TAXABLE VALUE FOR TAXING JURISDICTION*	BASE TAXABLE VALUE WITHIN DDA	PROJECTED TAXABLE VALUE WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2023	\$3,156,057,518	\$2,163,700	\$3,630,375	\$1,466,675	\$26,233,466	\$12,191	0.05%
2024	\$3,203,398,381	\$2,163,700	\$3,684,830	\$1,521,130	\$26,626,968	\$12,644	0.05%
2025	\$3,251,449,357	\$2,163,700	\$3,740,103	\$1,576,403	\$27,026,372	\$13,103	0.05%
2026	\$3,300,221,097	\$2,163,700	\$3,796,204	\$1,632,504	\$27,431,768	\$13,570	0.05%
2027	\$3,349,724,413	\$2,163,700	\$3,853,148	\$1,689,448	\$27,843,244	\$14,043	0.05%
2028	\$3,399,970,280	\$2,163,700	\$3,910,945	\$1,747,245	\$28,260,893	\$14,523	0.05%
2029	\$3,450,969,834	\$2,163,700	\$3,969,609	\$1,805,909	\$28,684,806	\$15,011	0.05%
2030	\$3,502,734,381	\$2,163,700	\$4,029,153	\$1,865,453	\$29,115,078	\$15,506	0.05%
2031	\$3,555,275,397	\$2,163,700	\$4,089,590	\$1,925,890	\$29,551,805	\$16,008	0.05%
2032	\$3,608,604,528	\$2,163,700	\$4,150,934	\$1,987,234	\$29,995,082	\$16,518	0.06%
2033	\$3,662,733,596	\$2,163,700	\$4,213,198	\$2,049,498	\$30,445,008	\$17,036	0.06%
2034	\$3,717,674,600	\$2,163,700	\$4,276,396	\$2,112,696	\$30,901,683	\$17,561	0.06%
2035	\$3,773,439,719	\$2,163,700	\$4,340,542	\$2,176,842	\$31,365,208	\$18,094	0.06%
2036	\$3,830,041,315	\$2,163,700	\$4,405,650	\$2,241,950	\$31,835,686	\$18,635	0.06%
2037	\$3,887,491,934	\$2,163,700	\$4,471,735	\$2,308,035	\$32,313,222	\$19,185	0.06%
2038	\$3,945,804,313	\$2,163,700	\$4,538,811	\$2,375,111	\$32,797,920	\$19,742	0.06%
2039	\$4,004,991,378	\$2,163,700	\$4,606,893	\$2,443,193	\$33,289,889	\$20,308	0.06%
2040	\$4,065,066,249	\$2,163,700	\$4,675,997	\$2,512,297	\$33,789,237	\$20,862	0.06%
2041	\$4,126,042,242	\$2,163,700	\$4,746,137	\$2,582,437	\$34,296,076	\$21,465	0.06%
2042	\$4,187,932,876	\$2,163,700	\$4,817,329	\$2,653,629	\$34,810,517	\$22,057	0.06%

\*2022 Taxable Value \*1.015

**EXHIBIT J**

 **Exhibit J: Estimated Impact of Tax Increment Financing**

Downtown Development Plan & Tax Increment Financing Plan

2023-2043

Estimated Impact of Tax Increment Financing Tuscola County - 2003 Expansion Boundary							
YEAR	PROJECTED TAXABLE VALUE FOR TAXING JURISDICTION*	BASE TAXABLE VALUE WITHIN DDA	PROJECTED TAXABLE VALUE WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2023	\$3,156,057,518	\$2,193,654	\$2,587,479	\$393,825	\$26,233,466	\$1,637	0.01%
2024	\$3,203,398,381	\$2,193,654	\$2,591,360	\$397,706	\$26,626,968	\$1,653	0.01%
2025	\$3,251,449,357	\$2,193,654	\$2,595,247	\$401,593	\$27,026,372	\$1,669	0.01%
2026	\$3,300,221,097	\$2,193,654	\$2,599,140	\$405,486	\$27,431,768	\$1,685	0.01%
2027	\$3,349,724,413	\$2,193,654	\$2,603,039	\$409,385	\$27,843,244	\$1,701	0.01%
2028	\$3,399,970,280	\$2,193,654	\$2,606,943	\$413,289	\$28,260,893	\$1,718	0.01%
2029	\$3,450,969,834	\$2,193,654	\$2,610,854	\$417,200	\$28,684,806	\$1,734	0.01%
2030	\$3,502,734,381	\$2,193,654	\$2,614,770	\$421,116	\$29,115,078	\$1,750	0.01%
2031	\$3,555,275,397	\$2,193,654	\$2,618,692	\$425,038	\$29,551,805	\$1,767	0.01%
2032	\$3,608,604,528	\$2,193,654	\$2,622,620	\$428,966	\$29,995,082	\$1,783	0.01%
2033	\$3,662,733,596	\$2,193,654	\$2,626,554	\$432,900	\$30,445,008	\$1,799	0.01%
2034	\$3,717,674,600	\$2,193,654	\$2,630,494	\$436,840	\$30,901,683	\$1,816	0.01%
2035	\$3,773,439,719	\$2,193,654	\$2,634,440	\$440,786	\$31,365,208	\$1,832	0.01%
2036	\$3,830,041,315	\$2,193,654	\$2,638,391	\$444,737	\$31,835,686	\$1,848	0.01%
2037	\$3,887,491,934	\$2,193,654	\$2,642,349	\$448,695	\$32,313,222	\$1,865	0.01%
2038	\$3,945,804,313	\$2,193,654	\$2,646,313	\$452,659	\$32,797,920	\$1,881	0.01%
2039	\$4,004,991,378	\$2,193,654	\$2,650,282	\$456,628	\$33,289,889	\$1,898	0.01%
2040	\$4,065,066,249	\$2,193,654	\$2,654,257	\$460,603	\$33,789,237	\$1,914	0.01%
2041	\$4,126,042,242	\$2,193,654	\$2,658,239	\$464,585	\$34,296,076	\$1,931	0.01%
2042	\$4,187,932,876	\$2,193,654	\$2,662,226	\$468,572	\$34,810,517	\$1,947	0.01%

**EXHIBIT K**

 **Exhibit K:** General Ordinance

**ORDINANCE NO. 115**

**AN ORDINANCE TO AMEND THE VILLAGE OF MILLINGTON DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

**THE VILLAGE OF MILLINGTON MICHIGAN ORDAINS:**

**WHEREAS**, the Village Council adopted a DDA and TIF plan in 1993, which established the Village of Millington Downtown Development Authority (the "Authority") and designated the boundaries of the Authority's Development District (the "District");

**WHEREAS**, the Village Council previously adopted a DDA Downtown Development Plan and Tax Increment Financing Plan and updated the boundaries of the District in 2003;

**WHEREAS**, pursuant to the requirements of Act 57 of the Public Acts of Michigan of 2018, as amended, the Village Council held a public hearing on the proposed amendment to the Development Plan and Tax Increment Financing Plan on September 11, 2023 at the Village Hall and the Authority approved the plan at its July 12, 2023 meeting. Notice of the public hearing was given by publication in the Tuscola County Advertiser, on August 12, 2023 & August 16, 2023; by mailing to owners of property within the District and the affected taxing jurisdictions not less than 20 days prior to the date set for the hearing; and by posting the notice in at least 20 conspicuous and public place in the District not less than 20 days prior to the date set for the hearing, all in accordance with the requirements of Act 57. At the public hearing, the Village Council provided an opportunity for interested persons to be heard regarding the proposed amendments to the Development Plan and Tax Increment Financing Plan and to consider all communications submitted in writing with reference to the matter. A record of the public hearing, including all data presented at that time, has been made and is on file with the Village Clerk; and

**WHEREAS**, the Village of Millington has appointed and held a meeting of an Area Citizens Council, consistent with the requirements of Act 57 of 2018, and the Area Citizens Council has reviewed the amendments to the Development and Tax Increment Financing Plan and provided the Village Council with its response.

**NOW THEREFORE**, the Village of Millington hereby ordains:

1. Amendment to Development Plan and Tax Increment Financing Plan. The Village of Millington hereby adopts amendments to the DDA Development Plan and Tax Increment Financing Plan. The amended DDA Development Plan and Tax Increment Financing Plan is available for view at the Village of Millington Hall.

2. Severability. The validity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given effect without such invalid part or parts.

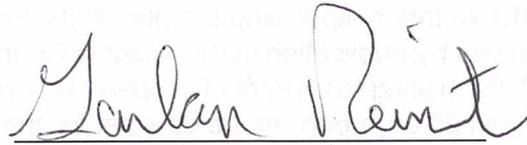
3. Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed. However, this Ordinance does not repeal previous ordinances establishing the DDA or adopting at TIF and Development Plan, or any amendments thereto, but only amends that portion of the Plan as provided in Section 1. above.

4. Publication and Recording. A true copy of this Ordinance shall be published once in the Tuscola County Advertiser, a newspaper of general circulation within the boundaries of the Village of Millington qualified under state law to publish legal notices, within 15 days after its adoption, and the same shall be recorded in the minutes of the Village of Millington meeting at which this Ordinance was adopted. In addition, this Ordinance shall be recorded in the record of ordinances of the Village.

5. Effective Date. This Ordinance shall be in full force and effect upon publication as provided by law.

**Date of Passage:** September 11, 2023  
**Date of Publication:** September 23, 2023  
**Effective Date:** September 23, 2023

Village of Millington

BY:   
Gailan Reinert  
ITS: President

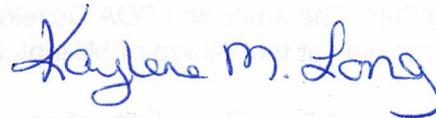
STATE OF MICHIGAN }

}ss.

COUNTY OF TUSCOLA}

I, Kaylene Long, being Clerk of the Village of Millington, do hereby certify that the foregoing is a true and accurate copy of the Village of Millington **ORDINANCE NO. 115 passed on the 11<sup>th</sup> day of September 2023.** Further, I certify that I caused the same to be published in the Tuscola County Advertiser, within 15 days after adoption by the Village of Millington Council, Millington, Michigan.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of September, A.D., 2023.



**EXHIBIT L**

 **Exhibit L:** DDA Meeting Minutes Approving the Plan

**MILLINGTON D.D.A.  
Regular Meeting  
July 12, 2023**

**Roll Call**

**Present:** Duesbout, L. Holtsberry, April Pelch, Gailan Reinert, M.Swartz, Rick Watkins, Pat Wood,

**Absent:** Draper, Pavelka

**Attending:**

**Call to Order:** The meeting was called to order by Wood in the Village Council Chambers at 6:32 p.m.

**Accept the Minutes**

Reinert moved, Watkins seconded, PASSED the motion to accept the minutes as printed for the *June 14, 2023* D.D.A. Regular Meeting.

7 yeas, 0 nays, 0 abstain. Roll Call: Duesbout, Holtsberry, Pelch, Reinert, Swartz, Watkins, Wood

**Treasurer's Report:**

Swartz moved Duesbout seconded PASSED the motion to accept the *June 2023 Treasurer's Report* as printed.

7 yeas, 0 nays, 0 abstain. Roll Call: Duesbout, Holtsberry, Pelch, Reinert, Swartz, Watkins, Wood

**Bills:**

Village of Millington \$572.41      LED Bulbs streetlights, reimburse Village

Holtsberry moved Watkins seconded PASSED the motion to pay the July bills as presented.

7 yeas, 0 nays, 0 abstain. Roll Call: Duesbout, Holtsberry, Pelch, Reinert, Swartz, Watkins, Wood

**Old Business**

**1. Set Public Hearing Master Plan**

Duesbout moved, Holtsberry seconded, PASSED the motion to set the Master Plan Public Hearing for August 14, 2023 at 5:45 p.m.

7 yeas, 0 nays, 0 abstain. Roll Call: Duesbout, Holtsberry, Pelch, Reinert, Swartz, Watkins, Wood

**2. Adopt Master Plan**

Duesbout moved Holtsberry seconded, PASSED the motion to adopt the DDA Master/TIF Plan.

7 yeas, 0 nays, 0 abstain. Roll Call: Duesbout, Holtsberry, Pelch, Reinert, Swartz, Watkins, Wood

**New Business** – None

**Adjournment:**

Duesbout moved, Holtsberry seconded **PASSED** the motion to adjourn the meeting at 6:50 p.m.

7 yeas, 0 nays, 0 abstain.

The next Regular DDA Meeting will be on August 9, 2023 at 6:30 p.m.

Respectfully submitted,

Gailan Reinert

GR:kl

