



CITY COUNCIL ACTION REPORT

May 29, 2007

TO: Phillip L. Nelson, City Manager
FROM: Brian Murphy, Assistant City Manager/Economic Development Services
SUBJECT: Public Hearing – Downtown Development Authority Plan #6

Background:

- Attached please find a copy of TDDA Development Plan #6.
- The intent of Development Plan #6 is to amend the previous Development Plans by incorporating the Big Beaver Corridor Study and authorizing the expenditure of DDA funds to implement the key concepts of the Corridor Study.
- The amendment to the TDDA Development Plan is required if TDDA funds are used to implement the Key Concepts found in the Big Beaver Corridor Study.
- The projects in Development Plan #6 include: MEGA local match; I-75 interchange improvements; Public Thoroughfares, Intersections and Service Roads; Park Improvements; and Property Acquisition.
- The TDDA adopted Development Plan #6 at the May 16, 2007 Downtown Development Authority meeting, and recommended the plan to the City Council for review and consideration.

Financial Considerations:

- Development Plan #6 provides the enabling authority to use TDDA Funds to aid in the implementation of the Key Concepts of the Big Beaver Corridor Study.

Legal Considerations:

- As part of the statutory process, a Public Hearing before the City Council is required.
- A Public Hearing to consider amending the Troy Downtown Development Authority Plan to include Development Plan #6 has been scheduled and properly noticed for the June 4, 2007 City Council meeting.

Policy Considerations:

- Enhance the livability and safety of the community (Goal I)
- Minimize the cost and increase the efficiency and effectiveness of City government (Goal II)
- Retain and attract investment while encouraging redevelopment (Goal IV)
- Maintain relevance of public infrastructure to meet changing public needs (Goal V)

Options:

- Council can accept, reject or amend Development Plan #6.

Approved as to Form and Legality:

Lori Grigg Bluhm, City Attorney

**Development Plan #6
Tax Increment Financing Plan #6**

**City of Troy
Downtown Development Authority**

BACKGROUND AND PURPOSE

A. Purpose of the Downtown Development Authority Act

Act 197 of Public Acts of 1975, as amended, of the State of Michigan, commonly referred to as the Downtown Development Authority Act ("Act 197" or the "Act") authorizes the establishment of a downtown development authority and was created in part to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the levy and collection of taxes; the issuance of bonds and the use of tax increment financing to finance downtown development contained in locally adopted development plans.

The Act seeks to attack problems of urban decline, strengthen existing areas and encourage new private developments in Michigan's downtown communities. It seeks to accomplish this goal by providing these communities with the necessary legal, monetary and organizational tools to revitalize downtown districts either through publicly initiated projects or in concert with private developments. The method chosen by downtown development authorities to make use of these tools depends on the problems and opportunities facing the district and the development priorities established by the community for the revitalization of the business area.

B. Creation of the Troy Downtown Development Authority

In December of 1993, the Troy City Council adopted Ordinance 80, which created the Troy Downtown Development Authority ("TDDA"). TDDA was given all of the powers and duties prescribed for a Downtown Development Authority pursuant to the Act.

C. Basis for the Tax Increment Plan and Development Plan

Act 197 provides the legal mechanism for local officials to address the need for economic development in the business district. In Troy, the Downtown Development Authority District can be generally described as the commercial area along Big Beaver Road from Rochester Road on the east to Newport on the west, (the "Authority" or the "District"). At the time the TDDA was created, the Development Area and the Tax Increment Financing Area were established as coterminous with the boundaries of the Authority. A development plan and a tax increment-financing plan were adopted for the purpose of implementing specific development programs and/or projects in the Development Area.

For purposes of financing activities of a downtown development authority within a Downtown district, Act 197 provides for establishment of a Tax Increment Plan. By definition, a Tax Increment Financing Plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a Downtown district.

D. The Current TDDA Development Plan and the TDDA Tax Increment Financing Plan

The Tax Increment Financing Plan (the "TIF") of the TDDA was approved and adopted by the Troy City Council on November 3, 1993, on which date the City also approved and adopted Development Plan #1, which included reconstruction and improvements to Big Beaver Road and a public parking deck. The TIF provided for capture and use by the TDDA of all tax increment revenues generated from the captured assessed value of all taxable real and personal property within the District for purposes of the Development Plan.

An amendment to Development Plan #1 was approved and adopted by the City on September 28, 1998 (referred to for purposes hereof as "Development Plan #2"). Development Plan #2 incorporated the area north of Cunningham Road for purposes of the construction of a data center for K-Mart and the proposed civic center site at Big Beaver and I-75.

Development Plan #2 expressly incorporated and restated the TIF Plan previously adopted by the TDDA to finance development programs and projects within the District.

This second amendment to the TDDA Development Plan (referred to for purposes hereof as "Development Plan #3"), expressly incorporated and restated the development programs and projects described in Development Plan #1 and Development Plan #2 and described two additional major road projects including the widening of Big Beaver Road between I-75 and Rochester Road and from I-75 to the northern DDA boundary deemed necessary by the TDDA for the future economic vitality of the District, and with respect thereto, set forth the plans for development and financing of said projects as required under Act 197.

Development Plan #3 was structured to provide the TDDA with the continued ability to utilize Tax Increment Financing to address the needs of the Troy Downtown Development Authority Area.

Development Plan #4 was the third amendment to the TDDA Development Plan and incorporated the project known as "Troy Place Improvement Project". This project provided the local match required for a local company to receive financial incentives from the State of Michigan in order to retain its headquarters in the City of Troy and the State of Michigan.

Development Plan #5 was the fourth amendment to the TDDA Development Plan and incorporated the project known as "Sheffield Plaza Building #2 Improvement Project". This project provided the local match required for a local company to receive financial incentives from the State of Michigan in order to retain its headquarters in the State of Michigan.

E. Relationship Between Development Plan #6 and Previous Development Plans

The intent of Development Plan #6 is to amend the previous Development Plans by incorporating the project to be known as "Big Beaver Corridor Study Implementation Plan" (Exhibit #1). The projects in Development Plan #6 are identified in the following manner:

MEGA Local Match – The TDDA can make a local commitment of incentives with the Michigan Economic Growth Alliance (MEGA), after it has been determined that local tax abatements cannot satisfy the local commitment requirements. TDDA funds can be used to improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, and repair any building, and any necessary or desirable

appurtenances to that property which, in the opinion of the board, halts property value deterioration and/or aids in the economic growth of the downtown district.

This includes a local match for the package of incentives offered through the Michigan Economic Growth Alliance (MEGA) provided to LenderLive for the location of its headquarters at 888 West Big Beaver, Troy, Michigan. Following negotiations between City staff, LenderLive and the State of Michigan, it was determined that the local commitment would be fulfilled through a combination of services provided through the Troy Downtown Development Authority valued at \$20,000. The services include a combination of: hosting a Job Fair for Lenderlive at the Community Center, paying occupancy permit fees, providing Community Center membership passes, and improvements for the subject building. The State of Michigan has committed personal income tax withholding credit on the new jobs created by LenderLive at 888 West Big Beaver, Troy, Michigan.

I-75 Interchange Improvements – The project includes all roadwork, pathway/sidewalk, lighting, bridge improvement and landscaping at the I-75/Big Beaver interchange and parts of the I-75/Rochester interchange located in the TDDA boundaries.

Public Thoroughfares, Intersections and Service Roads – The project includes improvements to the thoroughfares, intersections and installation of service roads consistent with the Big Beaver Corridor Plan including landscaping, pathways, sidewalks, bridges, and lighting in public rights-of-way within the TDDA boundaries.

Park Improvements – The project includes aesthetic improvements, art work, and other physical improvements to create open areas consistent with the Parks and Recreation Master Plan and the Big Beaver Corridor Study.

Property Acquisition – The TDDA can acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect to that property. Further, the TDDA can improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them.

Further, the existing Tax Increment Financing Plan adopted and approved at the time of adoption of Development Plan #1, Development Plan #2, Development Plan #3, Development Plan #4, and Development Plan #5 will be retained and modified to include the new development consistent with state law.

F. General Development Plan for the Troy Development District

The need for establishing the Development Plan described in Section E (background and purpose) is based on the need to continue Troy's efforts to retain jobs, to improve public areas of facilities and improve property values in the district, and to prevent deterioration of the Big Beaver commercial area. This continuing effort will depend upon the readiness and ability of the City to initiate public improvements that strengthen the commercial area and to encourage and participate, where feasible, in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues.

The business district within the Development Area can be characterized as an aggregation of different Commercial and Office Zones that reflect the historic development of the Community. The core of the business district and community stretches along Big Beaver Road between Rochester Road on the east and Cunningham on the west.

DEVELOPMENT PLAN NO. 6

1. DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA AND NEW PROJECTS

The Development Area Boundary is located within the jurisdictional limits of the City of Troy and coterminous with the TDDA. The City of Troy established the TDDA pursuant to Act 197 of Public Acts of 1975, as amended, through the adoption and publication of Ordinance 80. The boundary for the TDDA and Development Area is shown on Exhibit #1.

2. LOCATION AND EXTENT OF OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, LOCATION, CHARACTER AND EXTENT OF PUBLIC AND PRIVATE LAND USES

Public Land Uses

Public land within Development Area #6 includes the rights-of-way under the jurisdiction of the City of Troy, Oakland County, and the State of Michigan, and real property under the ownership of the City of Troy.

Private Land Uses

- A. Residential** – There are single-family residential and multi-family residential units in Development Plan #6. The single family housing is generally located on the north side of Big Beaver between Livernois and Rochester, and on the west side of Rochester south of Big Beaver. Multi-family housing is generally located on the south side of Big Beaver, west of Crooks Road. The residentially-zoned land includes: All beginning 80-20, then: 26-102-001, 26-102-002, 26-102-003, 26-102-004, 27-228-011, 28-201-006, 28-226-035, 28-251-007, 28-251-012, 28-251-013, 28-251-03020-402-052, 20-402-053,20-402-054, 20-402-055.
- B. Commercial and Office** – There is commercial- and office-zoned private property in Development Plan #6. The commercial- and office-zoned property includes: All beginning 80-20, then: 19-430-002, 19-453-005, 19-453-008, 19-453-009, 19-453-010, 19-476-001, 20-351-004, 20-351-005, 20-351-008, 20-351-010, 20-376-001, 20-376-004, 20-376-006, 20-401-024, 20-402-041, 20-476-012, 20-476-030, 20-476-031, 20-476-036, 20-476-039, 20-476-043, 20-476-047, 20-476-049, 20-476-050, 20-476-054, 20-476-055, 21-304-025, 21-351-012, 21-351-013, 21-401-002, 21-476-018, 21-476-019, 22-355-025, 22-358-019, 22-379-021, 22-379-023, 22-380-033, 22-380-038, 22-477-040, 22-477-048, 22-477-052, 22-477-053, 22-477-054, 22-477-059, 22-477-060, 22-477-062, 23-354-047, 26-102-013, 27-101-020, 27-101-055, 27-101-058, 27-101-060, 27-101-061, 27-101-065, 27-102-026, 27-126-027, 27-201-013, 27-201-014, 27-201-049, 27-201-050, 27-201-053, 27-201-059, 27-226-026, 27-227-010, 27-227-011, 27-228-017, 27-228-018, 28-101-032, 28-101-034, 28-101-050, 28-101-051, 28-101-052, 28-101-053, 28-101-054, 28-101-063, 28-101-064, 28-203-030, 28-203-035, 28-203-037, 28-203-038, 28-226-033, 28-226-034, 28-251-037, 28-251-038, 28-251-039, 28-252-016, 28-252-017, 28-252-018, 28-276-044, 28-276-048, 28-276-049, 28-277-008, 28-430-017, 29-101-004, 29-101-006, 29-101-009, 29-101-010, 29-101-011, 29-127-023, 29-127-025, 29-201-001, 29-201-023, 29-201-024, 29-201-025, 29-226-002, 29-226-003, 29-226-004, 29-226-005, 29-226-016, 29-226-043, 29-226-046, 29-226-047, 29-226-048, 29-226-049, 29-226-050, 29-226-051, 29-226-052, 29-226-053, 29-226-054, 29-226-055, 29-226-056, 29-226-057, 29-226-058, 29-226-059, 29-226-060, 29-226-061, 29-226-062, 29-226-063, 29-226-064, 29-226-065, 29-226-066, 29-226-067, 29-226-068, 29-226-069, 29-226-070, 29-226-072, 29-226-073, 29-226-074, 29-226-075, 29-227-026, 30-202-004, 30-202-005, 30-226-001, 30-226-008, 30-226-009, 30-226-010.
- C. Kresge Foundation** – is located on the south side of Big Beaver Road, west of Coolidge.

Recreational Uses

There are recreational uses including an aquatic center, the tennis bubble, and open space land uses within the Civic Center Area found in Development Plan #2.

Semi-Public Uses

Semi-Public uses include: Streets, sidewalks, parking lots, and public or common area of all buildings.

Educational Uses

Northwood University has an outreach/program center that is located at 1900 West Big Beaver.

Cornerstone University has a satellite campus that is located at 2100 West Big Beaver. Programs offered include: Associates, Bachelors and Masters in Management.

Vacant Land

There is undeveloped property in Development Area #6, generally located on the north side of Big Beaver between Livernois and Rochester. The vacant land includes: All beginning 80-20, then: 20-351-009, 21-326-008, 21-326-009, 22-356-014, 22-383-001, 22-383-002, 22-383-003, 22-383-006, 26-101-002, 26-101-003, 26-101-004, 26-101-005, 26-101-006, 27-201-008, 27-201-009, 27-201-010, 27-201-055, 27-201-058, 27-201-060, 27-227-009, 28-101-039, 28-101-047, 28-201-007, 28-201-008, 28-201-009, 28-203-034, 28-204-001, 28-204-002, 28-204-003, 28-204-004, 28-204-007, 28-204-008, 28-226-036, 29-201-022, 30-228-001, 30-228-002, 26-102-005, 26-102-006, 27-228-009, 27-228-010, 28-251-008, 28-251-009, 28-251-010, 28-251-011.

3. LOCATION AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES

When the Troy City Council created the Troy Downtown Development District and Authority, it was envisioned that the Authority would use an integration of public and private land uses as a means of enhancing, strengthening, and expanding the economic base of the DDA District. Development Plan #1 used strategically placed public improvements to accomplish this vision for the District. Development Plan #2 and #3 added private and public sector projects to the overall Development Plan to maintain the City's economic base and further expand the vision of the DDA district. Development Plan #4 and #5 provided financial support for strategically placed publicly accessed area improvements to private facilities, and used TDDA monies as a match for state incentives for companies in the TDDA area. To further accomplish this vision Development Plan #6 will:

- Continue to provide financial support for strategically placed publicly accessed area improvements to private facilities as permitted in MCL 125.1657(i), and
- Use TDDA monies as a match for state incentives for companies in the TDDA area, and
- Use TDDA monies as a match for state and federal grants for the TDDA area, and
- Acquire land and property for implementation of approved TDDA plans, and
- Continue to use and improve strategically placed public improvements.

4. LEGAL DESCRIPTION OF THE DEVELOPMENT AREA

Development Area (Coterminous with Authority Boundaries)

Property lying on either side of Big Beaver Road between Golfview on the west and Fire Station #1 on the east and south to I-75 and Rochester Road and including the following Sidwells:

All beginning: 88-20-, then:

19-430-002; 19-453-005; 19-453-008; 19-453-009; 19-453-010; 19-476-001; 20-351-001; 20-351-004; 20-351-005; 20-351-008; 20-351-009; 20-351-010; 20-376-001; 20-376-004; 20-376-005; 20-376-006; 20-401-024; 20-402-041; 20-402-052; 20-402-053; 20-402-054; 20-402-055; 20-476-012; 20-476-030; 20-476-031; 20-476-036; 20-476-039; 20-476-043; 20-476-047; 20-476-049; 20-476-054; 20-476-055; 21-304-024; 21-326-007; 21-326-008; 20-326-009; 21-351-012; 21-351-013; 21-401-001; 21-401-002; 21-476-015; 21-476-018; 21-476-019; 22-355-025; 22-356-031; 22-357-031; 22-358-019; 22-358-028; 22-379-021; 22-379-023; 22-380-033; 22-380-038; 22-383-001; 22-383-002; 22-383-003; 22-383-006; 22-477-040; 22-477-048; 22-477-052; 22-477-053; 22-477-054; 22-477-059; 22-477-060; 22-477-062; 22-478-007; 23-354-047; 26-101-001; 26-101-006; 26-101-009; 26-102-001; 26-102-001; 26-102-002; 26-102-003; 26-102-004; 26-102-005; 26-102-006; 26-102-013; 27-101-020; 27-101-055; 27-101-058; 27-101-060; 27-101-061; 27-101-065; 27-102-026; 27-102-027; 27-201-008; 27-201-009; 27-201-010; 27-201-013; 27-201-014; 27-201-049; 27-201-050; 27-201-053; 27-201-055; 27-201-058; 27-201-058; 27-201-059; 27-201-060; 27-226-026; 27-226-027; 27-227-009; 27-227-010; 27-227-011; 27-228-009; 27-228-010; 27-228-011; 27-228-017; 27-228-018; 27-277-017; 28-101-032; 28-101-034; 28-101-039; 28-101-047; 28-101-050; 28-101-051; 28-101-052; 28-101-053; 28-101-054; 28-101-063; 28-101-064; 28-201-006; 28-201-007; 28-201-008; 28-201-009; 28-203-030; 28-203-034; 28-203-035; 28-203-037; 28-203-038; 28-204-001; 28-204-002; 28-204-003; 28-204-004; 28-204-007; 28-204-008; 28-226-033; 28-226-034; 28-226-035; 28-226-036; 28-227-006; 28-227-007; 28-251-007; 28-251-008; 28-251-009; 28-251-010; 28-251-011; 28-251-012; 28-251-013; 28-251-030; 28-251-037; 28-251-038; 28-251-039; 28-252-016; 28-252-017; 28-252-018; 28-276-044; 28-276-048; 28-276-049; 28-276-050; 28-277-008; 28-430-017; 29-101-004; 29-101-006; 29-101-009; 29-101-010; 29-101-011; 29-127-023; 29-127-025; 29-201-001; 29-201-022; 29-201-023; 29-201-024; 29-201-025; 29-226-002; 29-226-005; 29-226-016; 29-226-043; 29-226-046; 29-226-047; 29-226-048; 29-226-049; 29-226-050; 29-226-051; 29-226-052; 29-226-053; 29-226-054; 29-226-055; 29-226-056; 29-226-057; 29-226-058; 29-226-059; 29-226-060; 29-226-061; 29-226-062; 29-226-063; 29-226-064; 29-226-065; 29-226-066; 29-226-067; 29-226-068; 29-226-069; 29-226-070; 29-226-072; 29-226-073; 29-226-074; 29-226-075; 29-277-026; 30-202-004; 30-202-005; 30-226-001; 30-226-008; 30-226-009; 30-226-010; 30-228-001; and 30-228-002.

Development Area/Project Area

METES AND BOUNDS DESCRIPTION

(North of Big Beaver from West to East)

Part of the SE ¼ of Section 19, South ½ of Section 20, South ½ of Section 21, South ½ of Section 22, SW ¼ of Section 23, NW ¼ of Section 26, North ½ of Section 27, North ½ of Section 28, SE ¼ of Section 28, North ½ of Section 29, and NE ¼ of Section 30, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. Commencing at the South ¼ Corner of said section 19; thence North 89 degrees 30 minutes 00 seconds East, along the south line of said section 19, also being the centerline of Big Beaver Road, 360.04 feet to the Point of Beginning of the Downtown Development Authority

Area also being South 89 degrees 30 minutes 00 seconds West 2298.59 feet from the southeast corner of said section 19; thence North 00 degrees 21 minutes 23 seconds East 102.01 feet to the north line of Big Beaver Road; thence continuing North 00 degrees 21 minutes 23 seconds East 1528.00 feet; thence North 65 degrees 09 minutes 05 seconds East 366.53 feet; thence North 89 degrees 49 minutes 05 seconds East 1495.00 feet; thence South 00 degrees 01 minutes 30 seconds East 88.57 feet; thence North 89 degrees 58 minutes 30 seconds East 400.00 feet to the west line of Coolidge Road; thence North 89 degrees 58 minutes 30 seconds East 60.00 feet to the east line of said section 19, also being North 00 degrees 01 minutes 30 seconds West 1680.32 feet from the southeast corner of said section 19; thence continuing North 89 degrees 58 minutes 30 seconds East 90.00 feet to the east line of Coolidge Road; thence South 00 degrees 01 minutes 30 seconds East, along said line, 409.46 feet to the north line of Cunningham Road; thence South 45 degrees 18 minutes 22 seconds East, along said north line, 42.22 feet; thence North 89 degrees 24 minutes 45 seconds East, along said line, 124.67 feet; thence along a curve to the left having a radius of 350.00 feet, a delta angle of 37 degrees 02 minutes 15 seconds, and a chord bearing and distance of North 70 degrees 53 minutes 36 seconds East 222.33 feet; thence North 52 degrees 22 minutes 28 seconds East, along said line, 176.28 feet; thence along a curve to the right, along said line, having a radius of 1000.00 feet, a delta angle of 44 degrees 00 minutes 08 seconds, and a chord bearing and distance of North 74 degrees 22 minutes 32 seconds East 749.25 feet; thence along a curve to the right, along said line, having a radius of 285.00 feet, a delta angle of 83 degrees 41 minutes 37 seconds, and a chord bearing and distance of South 41 degrees 46 minutes 38 seconds East 380.27 feet; thence North 89 degrees 24 minutes 45 seconds East 87.59 feet to the southwest corner of "Somerset North Subdivision", as recorded in Liber 213, Pages 35-38, Oakland County, Michigan records; thence North 89 degrees 24 minutes 45 seconds East, along said south line, 603.02 feet; thence South 00 degrees 01 minutes 30 seconds East, along said south line, 37.78 feet; thence North 89 degrees 24 minutes 45 seconds East, along said line, 387.42 feet to the southeast corner of said plat and the west line of "Muer's Garden Farms", as recorded in Liber 15, Page 45, Oakland County, Michigan records, also being the north and south $\frac{1}{4}$ line of said section 20; thence South 00 degrees 19 minutes 48 seconds East, along said line, 857.17 feet to the northwest corner of Lot 3 of said plat, also being North 00 degrees 19 minutes 48 seconds West 430.00 feet from the south $\frac{1}{4}$ corner of said section 20, and a change in the bearing base to match said plat; thence East, along the north line of Lots 3, 93, 125, and 85 of said plat, 1328.64 feet to the east line of said plat; thence North 01 degrees 02 minutes East, along said east line, 886.10 feet to an angle point in said east line, thence South 89 degrees 03 minutes 00 seconds East, along said east line, 1257.16 feet to the west line of Crooks Road; thence South 89 degrees 03 minutes 00 seconds East 60.00 feet to the east line of said Section 20, being North 02 degrees 00 minutes 29 seconds West 1294.12 feet from the southeast corner of said section 20, and a change in the bearing base to match the plat of "Wilshire Estates" as recorded in Liber 190, Pages 26-28, Oakland County, Michigan records; thence North 02 degrees 00 minutes 29 seconds West, along said east line, 50.18 feet; thence North 87 degrees 59 minutes 31 seconds East, 60.00 feet to the southwest corner of said "Wilshire Estates" and the east line of Crooks Road; thence continuing North 87 degrees 59 minutes 31 seconds East, along the south line of said plat, 30.36 feet to an angle point in said plat; thence North 64 degrees 50 minutes 49 seconds East, along said south line, 371.71 feet to an angle point in said plat; thence North 87 degrees 28 minutes 55 seconds East, along said south line, 886.52 feet to the southeast corner of said plat; thence North 02 degrees 01 minutes 28 seconds West, along the east line of said plat and the east line of "Troyknoll Subdivision No. 1", as recorded in Liber 104, Page 32, Oakland County, Michigan records, 1099.12 feet to the south line of "Washington Square Estates", as recorded in Liber 124, Page 33, Oakland County, Michigan records, also being the east and west $\frac{1}{4}$ line of said section 20; thence North 87 degrees 40 minutes 05 seconds East (R=South 89 degrees 11 minutes 30 seconds East), along said line, 838.45 feet to the west line of Interstate 75; thence North

87 degrees 42 minutes 26 seconds East, along said line, 488.93 feet to the east line of Interstate 75 and the Center Post of said Section 21 and a change in the bearing base to match an ALTA Boundary Survey of Troy Civic Center being North 01 degrees 33 minutes 19 seconds East 2581.69 feet from the South ¼ Corner of said Section 21; thence South 89 degrees 13 minutes 52 seconds East, along said east and west ¼ line, 1312.01 feet to the west line of "Westwood Park Subdivision", as recorded in Liber 249, Pages 11-15, Oakland County, Michigan records; thence South 01 degrees 01 minutes 02 seconds West, along said west line, 220.54 feet to the southwest corner of said plat; thence South 01 degrees 17 minutes 00 seconds West, along the west line of "Supervisor's Plat No. 26", as recorded in Liber 57, Page 59, Oakland County, Michigan records, 384.22 feet to the north line of Town Center Drive; thence South 88 degrees 53 minutes 06 seconds East, along said north line, 796.70 feet; thence South 01 degrees 16 minutes 54 seconds West, along the west line of Lot 17 of said plat, 399.40 feet to the southwest corner of said lot 17; thence South 88 degrees 53 minutes 06 seconds East, along the south line of said plat, 468.93 feet to the west line of Livernois Road; thence South 88 degrees 53 minutes 06 seconds East 60.00 feet to the east line of said Section 21, being North 01 degrees 20 minutes 46 seconds East 1648.14 feet from the southeast corner of said section 21; thence South 88 degrees 53 minutes 06 seconds East 53.00 feet to the east line of Livernois Road; thence South 01 degrees 20 minutes 46 seconds West, along said east line, 96.05 to the north line of "Eysters Beaver Gardens", as recorded in Liber 26, Page 14, Oakland County, Michigan records; thence North 88 degrees 37 minutes 14 seconds West (R=North 89 degrees 20 minutes West), along said north line, 20.00 feet to the east line of Livernois Road; thence South 01 degrees 20 minutes 46 seconds West (R=South 01 degrees 52 minutes West), along said east line, 664.50 feet to the southwest corner of lot 152 of said plat, also being the north line of Hartland Ave. and a change in the bearing base to match said plat; thence South 88 degrees 40 minutes 00 seconds East, along said north line, 265.00 feet to the southeast corner of lot 133 of said plat and the west line of Louis Ave.; thence South 01 degrees 52 minutes 00 seconds West, along said west line, 728.00 feet to the northeast corner of lot 13 of said plat; thence South 88 degrees 40 minutes 00 seconds East, along the north line of lots 14 through 37 of said plat, 588.00 feet to the northeast corner of lot 37 and the west line of Frankton Ave.; thence North 01 degrees 52 minutes 00 seconds East, along said west line, 18.00 feet to the southeast corner of lot 91 of said plat; thence South 88 degrees 40 minutes 00 seconds East, along the south line of lot 68 of said plat, 172.00 feet to the southeast corner of said lot 68; thence North 01 degrees 52 minutes 00 seconds East, along the east line of said lot, 110.00 feet to the northeast corner of said lot; thence South 88 degrees 40 minutes 00 seconds East, along the north line of lots 67 and 44 of said plat, 302.00 feet to the northeast corner of said lot 44 and the west line of "Big Beaver", as recorded in Liber 21, Page 19, Oakland County, Michigan records; thence North 00 degrees 51 minutes 00 seconds East, along the said west line 25.00 feet to the southwest corner of lot 17 of said plat; thence South 88 degrees 40 minutes 00 seconds East, along the south line of lot 17, 278.30 feet to the southeast corner of said lot and the west line of Talbot Ave.; thence North 01 degrees 31 minutes 36 seconds East, along the said west line, 75.00 feet to the northeast corner of said lot 17; thence South 88 degrees 40 minutes 00 seconds East, along the north line of lot 60 of said plat, 323.00 feet to the northeast corner of said lot 60; thence South 01 degrees 31 minutes 36 seconds West, along the east line of lots 60 and 59, 150.00 feet to the southwest corner of lot 58 of said plat; thence South 88 degrees 40 minutes 00 seconds East, along the south line of said lot, 163.80 feet to the northwest corner of lot 14 of said plat; thence South 01 degrees 31 minutes 36 seconds West, along the west line of said lot 14, 13.00 feet; thence South 88 degrees 40 minutes 00 seconds East, 109.20 feet to the west line of Kilmer Ave.; thence North 01 degrees 31 minutes 36 seconds East, along the said west line, 113.00 feet; thence South 88 degrees 40 minutes 00 seconds East 50.00 feet to the east line of Kilmer Ave. and the southwest corner of Lot 19 of "Burgess Bungalow Subdivision", as recorded in Liber 46, Page 34, Oakland County, Michigan records; thence South 88 degrees 40 minutes 00 seconds East, along the south line of Lots 19-22

of said plat 273.00 feet to the east line of said plat and the west line of "Supervisors Plat No. 9", as recorded in Liber 46, Page 41, Oakland County, Michigan records being North 88 degrees 40 minutes West 165.00 feet and North 01 degrees 30 minutes East 336.00 feet from the south ¼ corner of said section 22; thence North 01 degrees 30 minutes 00 seconds East, along said line, 240.77 feet; thence South 89 degrees 00 minutes 00 seconds East 165.89 feet to the northwest corner of lot 5 of said plat; thence South 89 degrees 00 minutes 00 seconds East, along the north line of said plat, 2009.59 feet to an angle point along the north line of said plat; thence South 87 degrees 41 minutes 00 seconds East, along said north line, 251.65 feet to the southwest corner of lot 25 of said plat and a change in the bearing base to match Rochester Road ROW acquisition documents; thence North 89 degrees 18 minutes 15 seconds East, along the south line of said lot 25, 146.56 feet to the west line of Rochester Road; thence North 89 degrees 18 minutes 15 seconds East 171.16 feet to the east line of Rochester Road; thence South 17 degrees 01 minutes 45 seconds West, along the said east line, 129.38 feet; thence on a curve to the left having a radius of 1925.12 feet, a delta angle of 00 degrees 25 minutes 04 seconds, and a chord bearing and distance of South 16 degrees 49 minutes 13 seconds West 14.03 feet; thence South 38 degrees 51 minutes 10 seconds East, along said east line, 28.72 feet to the north line of Urbancrest Ave. of "Supervisor's Plat No. 13" as recorded in Liber 49, Page 1, Oakland County, Michigan records; thence North 86 degrees 38 minutes 09 seconds East, along said north line, 492.62 feet to the southeast corner of lot 9 of said plat and a change in the bearing base to match said plat; thence South 03 degrees 30 minutes West, along the east line of lot 7 of said plat, 209.00 feet to the southeast corner of lot 7 of said plat and the north line of "Supervisors Plat No. 11", as recorded in Liber 46, Page 46, Oakland County, Michigan records; thence North 88 degrees 05 minutes West, along said north line, 7.83 feet to the northeast corner of lot 17 of said plat; thence South 01 degrees 15 minutes 18 seconds West, along the east line of said lot 17, 106.49 feet to the north line of Big Beaver Road; thence South 01 degrees 15 minutes 18 seconds West 102.00 feet to the south line of said section 23, also being the centerline of Big Beaver Road and South 88 degrees 45 minutes East 376.02 feet from the southwest corner of said section 23;

(South of Big Beaver from East to West)

thence North 88 degrees 45 minutes 00 seconds West, along the said south line, 99.62 feet; thence South 01 degrees 28 minutes West, along the west line of Lot 25 of "Supervisors Plat No. 11", as recorded in Liber 46, Page 46, of Oakland County, Michigan records, 818.08 feet to the north line of Interstate 75 Right of Way and a change in bearing base to match "Ladendorf-Tobias Subdivision" as recorded in Liber 37, Page 23, Oakland County, Michigan records; thence North 53 degrees 08 minutes 01 seconds West 92.65 feet; thence North 89 degrees 16 minutes 00 seconds West 457.45 feet; thence North 13 degrees 06 minutes 00 seconds East 3.95 feet; thence North 89 degrees 16 minutes 00 seconds West 119.77 feet to the east line of Rochester Road, as per said plat; thence South 13 degrees 06 minutes 00 seconds West 308.60 feet to a change in the bearing base to match "Ford Subdivision", as recorded in Liber 58, Page 24, Oakland County, Michigan records; thence North 88 degrees 58 minutes 40 seconds West 266.88 feet; thence North 13 degrees 34 minutes 50 seconds East 140.00 feet to the southeast corner of Lot 8 of said plat; thence North 88 degrees 58 minutes 40 seconds West, along the south line of said lot, 41.80 feet; thence North 01 degrees 23 minutes 10 seconds East, along the west line of said lot, 283.07 feet; thence North 02 degrees 34 minutes 37 seconds East 60.02 feet to the southeast corner of Lot 26 of said plat; thence North 12 degrees 54 minutes 50 seconds East 260.00 feet; thence North 07 degrees 06 minutes 40 seconds East 110.95 feet to the northeast corner of said "Ford Subdivision"; thence North 88 degrees 15 minutes 20 seconds West 195.85 feet to an angle point in said plat; thence North 89 degrees West 475.88 feet to plat angle point; thence South 01 degrees 30 minutes 50 seconds West 27.00 feet to the southeast corner of Lot 51 of said plat; thence North 89 degrees 01 minutes 20 seconds West, along the

south line of Lots 51-41 of said plat, 682.88 feet to the southwest corner of Lot 41; thence North 01 degrees 23 minutes 10 seconds East, along the west line of Lot 41, 136.73 feet to the south line of Big Beaver Road and a change in the bearing base to match parcel #88-20-27-201-001 tax description; thence South 89 degrees 44 minutes 48 seconds West, along said south line, 639.76 feet; thence North 89 degrees 55 minutes 50 seconds West, along said south line, 404.54 feet being North 89 degrees 55 minutes 50 seconds West 402.68 feet and South 00 degrees 57 minutes 14 seconds West 102.00 feet from the North $\frac{1}{4}$ Corner of Section 27; thence South 00 degrees 57 minutes 14 seconds West 298.00 feet; thence North 89 degrees 55 minutes 50 seconds West 95.00 feet to the east line of "Frosty Sunny Acres", as recorded in Liber 64, Page 9, Oakland County, Michigan records; thence South 00 degrees 57 minutes 14 seconds West, along said east line, 270.38 feet to the northeast corner of "Beaver Heights", as recorded in Liber 23, Page 11, Oakland County, Michigan records; thence South 00 degrees 42 minutes 09 seconds West, along the east line of said plat, 424.15 feet to the north line of Interstate 75 Right of Way and a change in bearing base to match the said plat of "Beaver Heights"; thence South 89 degrees 12 minutes 00 seconds West 2152.54 feet to the east line of Livernois Road, being South 01 degrees East 1081.90 feet and North 89 degrees 12 minutes East 60.00 feet from the Northwest Corner of Section 27; thence South 01 degrees East, along said east line, 1601+/- feet to the intersection of the said east line and the north line of "Summit Park Subdivision", as recorded in Liber 17, Page 35, Oakland County, Michigan records, extended easterly and a change in bearing base to match said "Summit Park Subdivision"; thence South 01 degrees 47 minutes 00 seconds West 200.54 feet to the intersection of said east line and the south line of Olympia Blvd. extended easterly; thence North 88 degrees 32 minutes 00 seconds West, along the said south line, 469.00 feet; thence North 01 degrees 47 minutes 00 seconds East, along the west line of lot 196 of said plat, 198.83 feet to the north line of said plat; thence North 88 degrees 44 minutes 30 seconds West, along said north line and south line of "Royal Ridge Little Farms", as recorded in Liber 21, Page 17, Oakland County, Michigan records, 1158.35 feet, being 8.12 feet west of the southeast corner of Lot 4 of said plat, and a change in the bearing base to match said "Royal Ridge Little Farms"; thence Due North, parallel to the east line of said Lot 4, 510.00 feet to the north line of Lot 4 and the south line of Kirts Blvd.; thence South 89 degrees 35 minutes 30 seconds West, along the said south line, 515.17 feet to the northeast corner of Lot 2 of said plat; thence South 00 degrees 47 minutes 00 seconds East, along the east line of said Lot 2, 0.23 feet; thence, along said south line of Kirts Blvd., on a curve to right having a radius of 1260.00 feet, a central angle of 00 degrees 02 minutes 42 seconds, and a chord bearing and distance of North 76 degrees 53 minutes 40 seconds West 0.99 feet; thence, continuing along said south line, on a curve to the right having a radius 1260.00 feet, a central angle of 02 degrees 23 minutes 35 seconds, and a chord bearing and distance of North 75 degrees 40 minutes 32 seconds West 52.62 feet; thence North 74 degrees 28 minutes 45 seconds West, along said south line, 400.00 feet; thence, along south line, on a curve to the left having a radius of 1140.00 feet, a central angle of 03 degrees 58 minutes 53 seconds, and a chord bearing and distance of North 76 degrees 28 minutes 11 seconds West 79.20 feet; thence, along said line, on a curve to the left having a radius of 1140.00 feet, a central angle of 01 degrees 16 minutes 59 seconds, and a chord bearing and distance of North 79 degrees 06 minutes 08 seconds West 25.53 feet to the east line "F.J. Kirts Farm", as recorded in Liber 31, Page 1, Oakland County, Michigan records and a change in bearing base to match said plat; thence North 00 degrees 46 minutes West, along said east line and south line of Kirts Blvd., +/-6.73 feet to the northeast corner of Lot 23 of said plat; thence South 89 degrees 33 minutes 00 seconds West, along the south line of Kirts Blvd., 1302.00 feet to the northwest corner of Lot 14; thence North 00 degrees 23 minutes 39 seconds West 120.00 feet to the southeast corner of Unit 1 of "Troy Center Professional Building Condominium", as recorded in Condominium Plan #1437, Oakland County, Michigan records, being the west line of Troy Center Drive, and a change in bearing base to match said condo; thence North 00 degrees 04 minutes 37 seconds West, along said west line, 572.01 feet to the northeast

corner of said Unit 1 and a change in bearing base to match #88-20-28-101-048 tax description; thence South 87 degrees 23 minutes 39 seconds West, along west line, 7.08 feet; thence, along west line, on a curve to the left having a radius of 1140.00 feet, a central angle of 07 degrees 31 minutes 05 seconds, and a chord bearing and distance of North 15 degrees 40 minutes 45 seconds West 149.48 feet; thence North 19 degrees 26 minutes 18 seconds West, along said west line, 397.91 feet; thence, along said west line of Town Center Drive, on a curve to the right having a radius of 1260.00 feet, a central angle of 08 degrees 21 minutes 58 seconds, and a chord bearing and distance of North 15 degrees 15 minutes 18 seconds West 183.82 feet; thence South 87 degrees 28 minutes 55 seconds West 564.02 feet; thence South 02 degrees 31 minutes 05 seconds East 306.70 feet; thence South 87 degrees 23 minutes 39 seconds West 589.37 feet to the west line of Section 28, being South 02 degrees 25 minutes 41 seconds East 934.61 feet from the Northwest Corner of Section 28, thence South 87 degrees 23 minutes 39 seconds West 33.00 feet to the east line of "Supervisor's Plat of Butterfield Farm", as recorded in Liber 48, Page 44, Oakland County, Michigan records and the west line of Crooks Road; thence North 02 degrees 25 minutes 41 seconds West, along said line, 490.49 feet to the northeast corner of Lot 18 of said plat and a change in bearing base to match said plat; thence South 88 degrees 10 minutes West, along the north line of Lots 18-33, inclusive, of said plat, 1725.40 feet to the northeast corner of Lot 34 of said plat; thence South 01 degrees 27 minutes East, along the east line of said lot, 31.00 feet; thence South 88 degrees 10 minutes West 106.00 feet to the west line of said Lot 34 and the east line of Todd Road; thence South 01 degrees 27 minutes East, along the said east line and the east line of Lot 6 of "Supervisor's Plat of Walker Farms", as recorded in Liber 65, Page 36, Oakland County, Michigan records, 854.86 feet to the southeast corner of said Lot 6; thence South 88 degrees 51 minutes 20 seconds West, along the south line of said plat, 790.70 feet to the southwest corner of said plat; thence North 01 degrees 15 minutes West, along the west line of said plat, 122.82 feet to the southeast corner of "Supervisor's Plat No. 15", as recorded in Liber 34, Page 44, Oakland County, Michigan records and a change in bearing base to match said plat; thence North 88 degrees 35 minutes 10 seconds West 33.01 feet to the southeast corner of Lot 14 of said plat; thence North 00 degrees 02 minutes 20 seconds East, along the east line of Lots 14-17, inclusive, of said plat, 536.50 feet to the northeast corner of Lot 17; thence South 89 degrees 20 minutes 20 seconds West, along the north line of Lot 17, 593.35 feet to the northwest corner of Lot 17; thence Due South, along the west line of Lots 17 and 16, 276.44 feet to the north line of Lot 14 of "Troy Apartment Sub. No. 4", as recorded in Liber 121, Pages 10-14, Oakland County, Michigan records, being the south line of Golfview Drive, and a change in bearing base to match said plat; thence, along said south line, on a curve to the left having a radius of 320.00 feet, a central angle of 11 degrees 53 minutes 58 seconds, and a chord bearing and distance of South 84 degrees 04 minutes 35 seconds West 66.34 feet to the northwest corner of said Lot 14; thence South 78 degrees 07 minutes 37 seconds West, along the south line of Golfview Drive and north line of Outlet A and Lot 10 of said plat, 1065.28 feet; thence North 89 degrees 22 minutes 00 seconds West, along said south line, 860.28 feet to the northwest corner of Lot 9 of said plat and the east line of Coolidge Road; thence South 01 degrees 12 minutes 00 seconds West, along the said east line, 75.58 feet to a change in the bearing base to match "Buckingham Woods Subdivision No. 2", as recorded in Liber 140, Pages 39-41, Oakland County, Michigan records; thence North 88 degrees 54 minutes 05 seconds West 60.00 feet to the east line of Section 30, being South 01 degrees 12 minutes 28 seconds West 1273.45 feet from the Northeast Corner of Section 30; thence North 88 degrees 54 minutes 05 seconds West 886.80 feet to the south line of Golfview Drive and the southeast corner of Lot 196 of said "Buckingham Woods Subdivision No. 2"; thence North 43 degrees 54 minutes 05 seconds West, along the said south line, 238.90 feet; thence North 58 degrees 57 minutes 30 seconds West, along said line, 43.62 feet; thence, along said line, on a curve to the left having a radius of 257.00 feet, a central angle of 29 degrees 56 minutes 35 seconds, and a chord bearing and distance of North 73 degrees 55 minutes 47 seconds West 132.79 feet; thence North 88 degrees 54

minutes 05 seconds West, along said line, 395.71 feet; thence, continuing along said line, on a curve to the right having a radius of 428.00 feet, a central angle of 89 degrees 38 minutes 02 seconds, and a chord bearing and distance of North 44 degrees 05 minutes 04 seconds West 603.35 feet; thence North 00 degrees 43 minutes 57 seconds East, along the west line of said Golfview Drive, 508.09 feet to the northeast corner of Lot 147 of said plat and the south line of Big Beaver Road; thence North 89 degrees 16 minutes 03 seconds West, along said south line, 246.99 feet; thence North 00 degrees 43 minutes 57 seconds East 102.00 feet to the north line of Section 30 and the Point of Beginning.

SIDWELL DESCRIPTION

All beginning: 88-20-, then:

19-430-002; 19-453-005; 19-453-008; 19-453-009; 19-453-010; 19-476-001; 20-351-001; 20-351-004; 20-351-005; 20-351-008; 20-351-009; 20-351-010; 20-376-001; 20-376-004; 20-376-005; 20-376-006; 20-401-024; 20-402-041; 20-402-052; 20-402-053; 20-402-054; 20-402-055; 20-476-012; 20-476-030; 20-476-031; 20-476-036; 20-476-039; 20-476-043; 20-476-047; 20-476-049; 20-476-054; 20-476-055; 21-304-024; 21-326-007; 21-326-008; 20-326-009; 21-351-012; 21-351-013; 21-401-001; 21-401-002; 21-476-015; 21-476-018; 21-476-019; 22-355-025; 22-356-031; 22-357-031; 22-358-019; 22-358-028; 22-379-021; 22-379-023; 22-380-033; 22-380-038; 22-383-001; 22-383-002; 22-383-003; 22-383-006; 22-477-040; 22-477-048; 22-477-052; 22-477-053; 22-477-054; 22-477-059; 22-477-060; 22-477-062; 22-478-007; 23-354-047; 26-101-001; 26-101-006; 26-101-009; 26-102-001; 26-102-001; 26-102-002; 26-102-003; 26-102-004; 26-102-005; 26-102-006; 26-102-013; 27-101-020; 27-101-055; 27-101-058; 27-101-060; 27-101-061; 27-101-065; 27-102-026; 27-102-027; 27-201-008; 27-201-009; 27-201-010; 27-201-013; 27-201-014; 27-201-049; 27-201-050; 27-201-053; 27-201-055; 27-201-058; 27-201-058; 27-201-059; 27-201-060; 27-226-026; 27-226-027; 27-227-009; 27-227-010; 27-227-011; 27-228-009; 27-228-010; 27-228-011; 27-228-017; 27-228-018; 27-277-017; 28-101-032; 28-101-034; 28-101-039; 28-101-047; 28-101-050; 28-101-051; 28-101-052; 28-101-053; 28-101-054; 28-101-063; 28-101-064; 28-201-006; 28-201-007; 28-201-008; 28-201-009; 28-203-030; 28-203-034; 28-203-035; 28-203-037; 28-203-038; 28-204-001; 28-204-002; 28-204-003; 28-204-004; 28-204-007; 28-204-008; 28-226-033; 28-226-034; 28-226-035; 28-226-036; 28-227-006; 28-227-007; 28-251-007; 28-251-008; 28-251-009; 28-251-010; 28-251-011; 28-251-012; 28-251-013; 28-251-030; 28-251-037; 28-251-038; 28-251-039; 28-252-016; 28-252-017; 28-252-018; 28-276-044; 28-276-048; 28-276-049; 28-276-050; 28-277-008; 28-430-017; 29-101-004; 29-101-006; 29-101-009; 29-101-010; 29-101-011; 29-127-023; 29-127-025; 29-201-001; 29-201-022; 29-201-023; 29-201-024; 29-201-025; 29-226-002; 29-226-005; 29-226-016; 29-226-043; 29-226-046; 29-226-047; 29-226-048; 29-226-049; 29-226-050; 29-226-051; 29-226-052; 29-226-053; 29-226-054; 29-226-055; 29-226-056; 29-226-057; 29-226-058; 29-226-059; 29-226-060; 29-226-061; 29-226-062; 29-226-063; 29-226-064; 29-226-065; 29-226-066; 29-226-067; 29-226-068; 29-226-069; 29-226-070; 29-226-072; 29-226-073; 29-226-074; 29-226-075; 29-277-026; 30-202-004; 30-202-005; 30-226-001; 30-226-008; 30-226-009; 30-226-010; 30-228-001; and 30-228-002.

5. EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED OR ALTERED AND TIME REQUIRED FOR COMPLETION

The proposed work program for Development Plan #6 incorporates the integration of public and private improvements. Descriptions of the work elements and the schedule for phasing of the projects are delineated in the next section. The "Big Beaver Corridor Study Implementation Plan" may require the renovation of existing public improvements, including but not limited to thoroughfares, sidewalks, landscaping, parking and terrace areas.

6. **THE LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF IMPROVEMENTS INCLUDING REHABILITATION FOR THE DEVELOPMENT AREA**

Development Plan #6 includes:

MEGA Local Match – The TDDA can make a local commitment of incentives with the Michigan Economic Growth Alliance (MEGA), after it has been determined that local tax abatements cannot satisfy the local commitment requirements. TDDA funds can be used to improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, and repair any building, and any necessary or desirable appurtenances to that property which, in the opinion of the board, aids in the economic growth of the downtown district.

I-75 Interchange Improvements – The project includes all roadwork, pathway/sidewalk, lighting, bridge improvement and landscaping at the I-75/Big Beaver interchange and parts of the I-75/Rochester interchange located in the TDDA boundaries.

Public Thoroughfares, Intersections and Service Roads – The project includes improvements to the thoroughfares, intersections and installation of service roads consistent with the Big Beaver Corridor Plan including landscaping, pathways, sidewalks, bridges, and lighting in public rights-of-way within the TDDA boundaries.

Park Improvements – The project includes aesthetic improvements, art work, and other physical improvements to create open areas consistent with the Parks and Recreation Master Plan and the Big Beaver Corridor Study.

Property Acquisition – The TDDA can acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect to that property. Further, the TDDA can improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them.

A copy of the Big Beaver Corridor Study is attached as Exhibit # 2.

Funding sources include, but are not limited to, TDDA Funds/Bonds, General Obligation Bonds, State/Federal Funds, State/Federal/Charitable Grants, and Private Funds. Public investment is estimated at \$27,500,000.

The TDDA commissioned a study by the Chesapeake Group to determine the private investment potential created by implementing the key concepts in the Big Beaver Corridor Study. The report indicates that the total private investment potential is estimated at \$3,647,500,000. The report is attached as Exhibit # 3.

7. **STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION**

Generally, implementation will commence in Summer 2007. It is expected that the work on the Development Plan will continue through the duration of the Authority, which is enabled through the collection of taxes levied through December of 2018.

8. **PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND CONTEMPLATED USE**

There is a one-acre ± site on the northeast corner of Big Beaver and Rochester Road that likely will be developed into a passive park use.

9. **PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS**

None

10. **DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES**

No zoning changes are anticipated by the Authority for the project in Development Plan #6. The Planning Commission is currently updating the City of Troy Master Land Use Plan, which likely will result in zoning changes and/or the development of overlay districts. Changes are required in streets, intersections and utilities in keeping with the terms and conditions of the “Big Beaver Corridor Study”.

11. **ESTIMATE OF THE COST OF THE DEVELOPMENT, PROPOSED METHOD OF FINANCING AND ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING**

Financing for the project would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations from normal growth and new construction within the DDA District.

12. **DESIGNATION OF PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY**

The public improvements undertaken pursuant to Development Plan #6 will remain in public ownership for the public benefit. TDDA funds used to satisfy a local match with MEGA can be used to improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, and repair any building, and any necessary or desirable appurtenances to that property. The improvements will immediately benefit the private property owner and/or tenant, but will also benefit the public, surrounding businesses and neighbors by aiding in the economic growth of the downtown district and improving the physical infrastructure.

13. **PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING 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, CONVEYED TO THOSE PERSONS**

Any land acquisitions will be in accordance with the procedures of Act 344 of the Michigan Public Acts of 1945, as amended; Act 87 of the Michigan Public Acts of 1980, as amended, and the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 as amended, and the regulations promulgated thereunder by the US Department of Housing and Urban Development.

Any such sale, lease or exchange shall be conducted by TDDA or the City of Troy pursuant to requirements specified in Act 197 of Public Acts of 1975, as amended. If needed, more detailed procedures will be developed prior to the transactions, in accordance with applicable City policy, Michigan State Law and Federal Law.

14. ESTIMATE OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Development Plan #6 does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the Development Area. As a result, a plan for compliance of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended need not be addressed. Should it become necessary to address relocation at some future date, the TDDA shall abide by requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

15. PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA

Development Plan #6 does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended need not be addressed. Should it become necessary to address relocation at some future date, the TDDA shall abide by requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

16. 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 ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970

Development Plan #6 does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended need not be addressed. Should it become necessary to address relocation at some future date, the TDDA shall abide by requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Act 227 of Public Acts of 1972, as amended.

17. **PLAN FOR COMPLIANCE WITH THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970 AND ACT 227 OF THE PUBLIC ACTS OF 1972 AS AMENDED**

Act 227 of Public Acts of 1972, as amended, is an Act to provide financial assistance, advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. This Act requires procedures and policies comparable to the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Since Development Plan #6 does not require the acquisition of residential property and displacement of persons, a plan for compliance with Act 227 is not addressed. Should the TDDA find it necessary to acquire occupied residential properties, a plan for compliance with Act 227 will be prepared.

TAX INCREMENT FINANCING PLAN NO. 6

1. DEFINITIONS USED IN THIS PLAN

- A. **Current Assessed Value** -- (CAV) means the amount in any one (1) year by which the Current Assessed Value, as equalized, of the eligible property identified in the Tax Increment Financing Plan, including the Current Assessed Value of property for which specific local taxes are paid in lieu of property taxes as determined in Subdivision (c) exceeds the Initial Assessed Value. The State Tax Commission shall prescribe the method for calculating Captured Assessed Value.
- B. **Initial Assessed Value** – (IAV) means the assessed value, as equalized, of the eligible property identified in the Tax Increment Financing Plan at the time the Resolution establishing the Tax Increment Financing Plan is approved as shown by the most recent assessment roll for which equalization has been completed at the time the Resolution is adopted. Property exempt from taxation at the time of the determination of the Initial Assessed Value shall be included as zero. Property for which a specific local tax is paid in lieu of property tax shall not be considered exempt from taxation. The Initial Assessed Value of property for which a specific local tax was paid in lieu of property tax shall be determined as provided in Subdivision (c).

“Assessed value” means one of the following:

1. For valuations made before January 1, 1996, the state equalized valuation as determined under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157.
 2. For valuations made after December 31, 1994, the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.
- C. **Specific Local Taxes** – means a tax levied under Act 198 of the Public Acts of 1974, being sections 207.551 to 207.571 of the Michigan Compiled Laws, the Commercial Redevelopment Act, Act No. 255 of the Public Acts of 1978, being Section 207.651 to 207.668 of the Michigan Compiled Laws, the Enterprise Zone Act, Act No. 2424 of the Public Acts of 1985, being Sections 125.2101 to 125.2122 of the Michigan Compiled Laws, and the Technology Park Development Act, Act No. 285 of the Public Acts of 1984, being Sections 207.701 to 207.718 of the Michigan Compiled Laws. The Initial Assessed Value or Current Assessed Value of property subject to specific local tax shall be the quotient of the specific local tax paid dividend by the ad valorem millage rate.

2. PURPOSE OF THE TAX INCREMENT FINANCING PLAN

If the Board determines that it is necessary for the achievement of the purposes of the Downtown Development Act, it shall prepare and submit a Tax Increment Financing Plan to the Governing Body, which shall contain the following:

The City of Troy’s Downtown Development Area wishes to avoid deterioration of its property values. In order to avoid property tax value deterioration and to continue to increase property tax valuations and facilitate the overall economic growth of its Business District, it is deemed to be beneficial and necessary to create and provide for the operation of a Downtown

Development Authority in the city under the provisions of Act 197 Public Acts of Michigan, 1975 as amended (the "Act").

The Authority has determined that a Tax Increment Financing Plan is necessary for the achievement of the purposes of the Act and it is authorized to prepare and submit said Plan to the Governing Body. The Tax Increment Financing Plan (the "Plan"), set forth herein shall include a Development Plan, a detailed explanation of the Tax Increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of Tax Increment Financing on the assessed values of all taxing jurisdictions in which the Development Area is located and a statement of the portion of the Captured Assessed Value to be used by the Authority.

3. EXPLANATION OF THE TAX INCREMENT PROCEDURE

The theory of Tax Increment Financing holds that investment is necessary and capital improvements in a designated area within a Municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the Tax Increment procedure.

A. In order to provide a Downtown Development Authority with the means of financing development proposals, the Act affords the opportunity to undertake Tax Increment Financing or Development Programs. These programs must be identified in a Tax Increment Financing Plan, which has been approved by the Governing Body of a Municipality. Tax Increment Financing permits the Authority to capture incremental tax revenues attributable to increases in value of Real and Personal Property located within an approved Development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors, which cause growth in value.

B. At the time the Resolution establishing a Tax Increment Financing Plan is approved, the sum of the most recently assessed values, as equalized, of those taxable properties located within the Development Area is established as the "Initial Assessed Value." Property exempt from taxation at the time of determination of the Initial Assessed Value is included as zero. In each subsequent year, the total Real and Personal Property within the District, including abated property on separate rolls is established as the "Current Assessed Value."

C. The amount by which the Total Assessed Value exceeds the IAV is the CAV. During the period in which a Tax Increment financing Plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the IAV. Property taxes paid on a predetermined portion of the CAV in years subsequent to the adoption of a Tax Increment Financing Plan, however, are payable to an Authority for the purposes established in the Tax Increment Financing Plan.

4. TAXING JURISDICTION AGREEMENTS

Tax increment revenues for the Downtown Development authority result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions, which levy taxes in the Development Area to the Captured Assessed Value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the Downtown Development authority may enter into agreements which any of the taxing units to share a portion of the revenue of the District.

The Authority intends to utilize all captured revenue from the District for projects identified under its Work Program for the duration of this Development Plan and TIF Plan.

5. PROPERTY VALUATIONS AND CAPTURED REVENUE

The property valuation on which incremental tax revenues will be captured is the difference between the Initial Assessed Valuation and the Captured Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the Local Taxing Jurisdictions including the City of Troy, the and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the Downtown Development authority, herein collectively referred to as the "Local Taxing Jurisdictions."

- a) The Initial Assessed Valuation entails that previously established through Tax Increment Financing Plan #1. It is based on the 1993 State Equalized Valuations on Real and Personal Property on all non-exempt parcels within the Development Area. The Initial Assessed Valuation is detailed below:

Total Real Property	\$342,342,400
Total Personal Property	<u>\$ 86,936,130</u>
Initial Assessed Valuation	<u>\$429,278,530</u>

- b) The anticipated Captured Assessed Value is equivalent to the annual total assessed value within the Authority Boundaries less the Initial Assessed Value as described above. The CAV then becomes the basis for the property tax levy on which incremental taxes are collected. The CAV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the Downtown Development Authority. For projection purposes, the inflationary growth factor applied to annual valuation is 1.0%.
- c) The Authority will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Assessed Value of the eligible property included in the Development Area). Provided the captured tax increment revenues are not directed back to the local taxing jurisdictions by agreement, the Authority may use the revenues for any legal purpose as is established under the Act. Millage specifically levied for the payment of principal of and interest on obligations approved by the Electors or obligations pledging the unlimited taxing power of the Local Governmental Unit shall be captured but reimbursed to the appropriate taxing jurisdictions.

For instance, if the tax rate is 60.00 mills per \$1,000 of assessed valuation, the tax increment will be 60.00 mills applied to the total Captured Assessed Valuation unless tax abatements have been granted to specific industries whereby the tax increment may be collected on a lower millage amount.

The City Treasurer will collect the general property taxes from property owners in the Downtown Area. After taxes are collected, the Treasurer will deduct that portion of the total tax that is captured assessed value of the Downtown Development Authority and distribute them to the authority to use for purposes outlined in the Development Plan.

A review of the 2001 millage rates for all Local Taxing Jurisdictions in the Development Area is as set forth in Table #1 TDDA – Tax Increment Revenue.

6. MAXIMUM INDEBTEDNESS

Changes to Tax Increment Financing imposed through approval of Proposal A in March 1994 prohibit the use of such revenues for reimbursement of bond indebtedness in projects established after December 31, 1993. The state legislature amended Proposal A to allow for non-school revenues to be used by Downtown Development Authorities to issue bonds.

Effective upon the retirement, redemption or other defeasance of all Outstanding Bonds, the provisions of Section 14(2) of Plan #1 are amended to conform with the statutory provisions of Act 197, as amended, in effect at the time of the issuance of any future indebtedness of the City, the TDDA or both. The more restrictive provisions in Plan #1 or Plan #2 of the TDDA including, but not limited to, limitations set for the in Section 14(2) of Plan #1 on the percentage and/or amount of TDDA tax increment revenues that may be pledged and restrictions on the total aggregate amount of borrowing of the TDDA shall be of no further force and effect with respect to such future indebtedness.

7. USE OF CAPTURED REVENUES

Revenues captured through this Tax Increment Finance Plan will be used to finance Work Program Activities outlined in Section 6 of the Development Plan. Captured revenues will be used to pay for costs associated with the operation of this Development Plan.

8. DURATION OF THE PROGRAM

The duration of the Development Plan shall extend through the collection of taxes levied through December of 2018.

9. PLAN IMPACT ON LOCAL TAXING JURISDICTIONS

The Authority recognizes that future development in the city's business district cannot be fully achieved in the absence of Tax Increment Financing. The authority also recognizes that enhancement of the value of nearby property will indirectly benefit all Local Governmental Units included in this Plan. It is expected that the effected Local Taxing Jurisdictions will experience some loss of property tax revenues during the first ten (10) years of the Plan and should realize increased property tax revenues thereafter as a result of Capital Improvements financed by the Plan. Such future benefits cannot be accurately quantified at this time.

10. RELEASE OF CAPTURED REVENUES

When the Development and Financing Plans have been accomplished, the captured revenue shall be released and the Local Taxing Jurisdictions shall receive their revenue share due following the date of release.