

*Approved by DDA 3/5/03*

*Approved by Township Board 4/8/03*

**DOWNTOWN DEVELOPMENT AUTHORITY  
OF THE TOWNSHIP OF NORTHFIELD  
DEVELOPMENT PLAN  
AND  
TAX INCREMENT FINANCING PLAN**

*Prepared by:*

*Washtenaw Development Council*

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*734-821-0076*

*Approved by DDA 3/5/03*

*Approved by Township Board 4/8/03*

## **NORTHFIELD TOWNSHIP, MICHIGAN**

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## **SECTION ONE**

### **BACKGROUND**

#### ***INTRODUCTION***

In 1975, the Michigan Legislature enacted Public Act 197 titled the *Downtown Development Authority Act*. This legislation allows townships to form an authority to:

*“Correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; ... to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing...”*

Since adoption of this act, communities have sought the use of a Downtown Development Authority (DDA) as a means to stimulate economic revitalization of the downtown business district within their community. Northfield Township seeks to join this list of successful communities.

A DDA can establish a district within a township for which a plan is prepared identifying specific public and private improvements necessary to prevent or correct deterioration in the business district and encourage new business investment. Funding for improvements identified in the plan is provided by tax increment financing through taxes paid on the increased value created within the district by new private investment.

For example, if the DDA has a current taxable value of \$1,000,000 and new investment, because of implementation of the Plan, increases the taxable valuation to \$2,000,000, the DDA would capture taxes paid on the new investment of \$1,000,000. While the DDA would capture the new taxes paid, the taxes paid on the original \$1,000,000 tax valuation would be distributed to applicable taxing entities - the township, county and community college district.

In application, investments made by the DDA are funded by the increase in taxes paid by private investment in the district. The taxes paid on the original value of the district continue to be distributed to the applicable taxing entities. No taxes are lost by any taxing entity because it is assumed that a specific business would not make the new investment resulting in the increased tax base if not for the implementation of the DDA Development and Tax Increment Financing Plan. In practice, various formulas may be adopted, including exempting from capture all or

part of the increase in taxable value for property in current development, versus entirely new development.

Michigan law does not allow newly established DDA's to collect property taxes attributable to public schools, state education tax, or Intermediate School Districts.

## ***POWERS OF THE AUTHORITY***

Section 3 of the Act provides a detailed explanation of the powers of the Board of Directors of the DDA, as follows:

- (a) *Prepare an analysis of economic changes taking place in the downtown district.*
- (b) *Study and analyze the impact of metropolitan growth upon the downtown district.*
- (c) *Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the revitalization and growth of the downtown district.*
- (d) *Plan, propose, and implement an improvement to a public facility within the Development Area to comply with the barrier free design requirements of the state construction code promulgated under the state construction code act of 1972, Act No. 230 of Public Acts of 1972, being sections 125.1501 to 125.1531 of the Michigan Compiled Laws.*
- (e) *Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district, and take such steps as may be necessary to persuade property owners to implement the plan to the fullest extent possible.*
- (f) *Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority granted in the act.*
- (g) *Make and enter into contracts necessary or incidental to the exercise of its powers and performance of its duties.*
- (h) *Acquire, by purchase or otherwise, on terms and conditions 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 interest therein, which the authority determines is reasonably necessary to achieve the*

*purposes of this act, and to grant or acquire licensees, easements, and options with the respect thereto.*

- (i) Improve land and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including any multi-family dwellings or desirable appurtenances thereto, within the downtown district for use, in whole or in part, of any public or private person or corporation, or combination thereof.*
- (j) Fix, charge, and collect fees, rents, and charges for the use of any building or property or any part of a building or property under its control, or any part thereof, or a facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.*
- (k) Lease any building or property or part of building or property under its control, or part thereof.*
- (l) Accept grants and donations of property, labor, or other things of value from a public or private source.*
- (m) Acquire and construct public facilities.*

## **HISTORY**

Action of the Township Board formed the Downtown Development Authority of the Township of Northfield (the DDA) on May 14, 2002 after a formal public hearing on April 24, 2001.

In establishing the DDA, the Township Board determined that the DDA was necessary for the Township to:

*“...halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the Township, and promote economic growth.”*

This effort was the culmination of discussions between the Township Board, Whitmore Lake Chamber of Commerce and Northfield Township Planning Commission. For many years the business owners and residents of the community have expressed concern over the deteriorating property values in what is Washtenaw County’s only lake front community. Many businesses have seen significant turnover in ownership, and, despite the presence of three freeway interchanges, little traffic found its way to the hamlet of Whitmore Lake.

In 2000, the Township Board acted to extend sanitary sewer to new parts of the Township, which form the southern portion of the newly establish Downtown Development Authority. With this, new businesses have expressed an interest in locating in the community. The formation of the DDA represents a commitment on the part of the community to ensure that the benefits of these potential new business locations accrue to the entire business district.

Based on conversations with DDA members the specific goals of the DDA are to:

1. *Establish an identity for the hamlet of Whitmore Lake.*
2. *Improve traffic patterns throughout the District, including access to and from US-23.*
3. *Support public improvements necessary to ensure the success of businesses in the District.*
4. *Support business attraction efforts, as appropriate, to help ensure a healthy and successful business community.*

## ***REASONS FOR PREPARATION OF A PLAN***

The DDA has determined the need to prepare a plan to guide their efforts within the District. The purposes of this plan are as follows:

1. *To provide support for the development and use of revenues from Tax Increment Financing under the authorizing legislation.*
2. *To provide guidance to the DDA and other organizations, such as the Chamber of Commerce and Township Board, in their efforts to support needed programs and activities within the District.*
3. *To support efforts to access additional funds from grants and donations in support of community projects within the District.*

## ***ROLE OF WASHTENAW DEVELOPMENT COUNCIL***

As a part of their efforts to support Northfield Township, a dues paying member of the Washtenaw Development Council, the WDC has been asked to assist in the DDA's development of a downtown development tax increment financing plan. The WDC does not warrant estimated tax revenue, cost estimates or the availability of other financing sources. Best efforts have been taken to assure that the information presented is accurate, however significant and material variances may take place as a result of a change in assumptions caused by changing conditions or other matters outside the scope of this work.

## **SECTION TWO**

### **DEVELOPMENT PLAN AND TAX INCREMENT PLAN**

#### ***MISSION STATEMENT***

On May 8, 2002, the Downtown Development Authority of the Township of Northfield adopted the following Mission Statement to guide its efforts:

*“The Mission of the Northfield Township Downtown Development Authority is to undertake public improvements and activities that have the greatest impact on strengthening the business district and attracting new private investments.”*

All efforts of the DDA are to be tested against this Mission Statement to determine their validity.

#### ***LEGAL BASIS OF THE PLAN***

This Development Plan is prepared pursuant to requirements of Section 17 of the Downtown Development Act of 1975, as amended. A descriptive map, ordinance and legal description describing the downtown district and the Development Area are contained in the appendices.

#### ***DEVELOPMENT PLAN REQUIREMENTS***

This section of the Development Plan provides specific information required in Section 17 of the Downtown Development Authority Act. It consists of responses to specific information requested in subsections 2(a) through 2(p).

##### **Section 17. 2(a)      The designation of boundaries of the Development Area in relation to highways, streets, streams, or otherwise.**

The DDA’s boundaries (The Downtown District) were established by Township Board action of May 14, 2002. A copy of the district legal description and a boundary map is contained in the appendices. The Development Area is coterminous with the Downtown District.

A copy of the Future Land Use map prepared by the Township Planning Commission is contained in the appendices showing the relationship of the DDA boundary to other relevant land uses and transportation routes.



**Section 17. 2(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 the categories of public and private land uses then existing and proposed for the Development Area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the Development Area.**

A map of the Downtown District showing public streets and public and private land uses is included in the appendices. Township Action has established the DDA boundary on May 18, 2002. The legal description information and a boundary map are contained in the appendices.

**Section 17. 2(c) A description of improvements to be made in the Development Area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.**

A description of specific improvement projects that are contemplated within the Development Area is contained in the project schedule and budget elsewhere in this Plan.

**Section 17. 2(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the Development Area and an estimate of the time required for completion.**

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the Development Area is contained in the project schedule and budget elsewhere in this Plan, and in the Tax Increment Financing Plan.

**Section 16. 2(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.**

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the Development Area is contained in the project schedule and budget elsewhere in this Plan.

**Section 16. 2(f) A description of any parts of the Development Area to be left as open space and the use contemplated for the space.**

A copy of the Future Land Use map, prepared by the Township Planning Commission, is contained in the appendices showing the relationship of land uses, including open spaces proposed within the Downtown District.

**Section 17. 2(g) A description of any portion of the Development Area which the authority desires to sell, donate, exchange, or lease to or from the municipality and proposed terms.**

No such action is contemplated under this Plan.

**Section 17. 2(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.**

The map attached elsewhere in this Plan describes anticipated street improvements. None of the plans or projects currently contemplated by the DDA would require a change in existing zoning. In the event such a change becomes desirable, the DDA will work closely with the Northfield Township Planning Commission to effect such changes in accordance with the General Development Plan of the Township.

**Section 17. 2(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange financing.**

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget elsewhere in this Plan.

**Section 17. 2(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed and for whose benefit the project is being undertaken, if that information is available to the authority.**

No lease or sale of development land controlled by the DDA is currently anticipated by this Plan.

**Section 17. 2(k) The procedure 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 or conveyed to these persons.**

The DDA has no anticipated commitments for the acquisition or sale of property under supervisory responsibility of the DDA. Therefore, such information is unavailable.

**Section 17. 2(l) Estimates of the number of persons residing in the Development Area and the number of families and individual to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public**

**units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displace families and individuals.**

The number of persons residing in the Development Area at the time of formation was less than 100 persons and no citizen council is required pursuant to Section 21 of the Act. No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan.

**Section 17. 2(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the Development Area.**

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan. Therefore, relocation plans are not required.

**Section 17. 2(n) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation and real property acquisitions policies act of 1970, being Public Law 91-646, 42 USC sections 4601 et seq.**

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan. Therefore, relocation plans are not required.

**Section 17. 2(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.**

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan. Therefore, relocation plans are not required.

**Section 17. 2(p) Other material which the authority, local public agency, or governing board considers pertinent.**

*Approved by DDA 3/5/03*

*Approved by Township Board 4/8/03*

No added information was deemed necessary for this Plan

***DEVELOPMENT & TAX INCREMENT FINANCING PLAN - SCHEDULE & BUDGET***

The following pages describe proposed projects contained in the Development Plan and Tax Increment Financing Plan. Accompanying each program or construction project is information concerning the implementation schedule, estimated cost and source of funding. The schedule begins in the Year 2003 and ends in the Year 2033. Projects have been scheduled based on priority of need and the anticipated ability of the DDA to finance individual projects.

Prior to or during the Year 2033, the DDA will consider action to update the Development Plan and Tax Increment Financing Plan or make recommendation for the rescission of the Authority. Rescission of the Authority (pursuant to Section 30 of the Act) would terminate the existence of the DDA.

The schedule and budget assume the DDA will complete all projects before 2033. Where projects require continuation beyond this date, the DDA will assign completion responsibilities to other Township agencies and obligate funds for completion, should a decision to rescind the DDA be contemplated.

If cumulative DDA revenues exceed the anticipated needs of all projects contained in the budget, excess revenue shall be remitted to respective taxing units in proportion to applicable tax millage rates imposed on property in the DDA Development Area, as required by the Act (Section 15(2)).

The following pages contain project cost estimates. These are estimates only, and are not intended to be maximum amounts. Actual costs will vary from these estimates.

<b>Table 1</b> <b>NORTHFIELD TOWNSHIP</b> <b>DOWNTOWN DEVELOPMENT AUTHORITY</b> <b>DEVELOPMENT AND TAX INCREMENT FINANCING PLAN</b> <b>2003 – 2033</b>				
<b>PROJECT NUMBER</b>	<b>DESCRIPTION</b>	<b>COMPLETION DATE</b>	<b>ESTIMATED BUDGET</b>	<b>FINANCE METHOD</b>
1	North Territorial/US – 23 Overpass	2006	\$28,000,000	DDA/ Private
2	Develop Identity Plan	2003 - 2004	\$5,000	DDA
3	Identity Program: Signage, Streetscape, Lighting Improvements, etc.	2002 - 2010	\$500,000	DDA/MEDC/DTE Energy/Private
4	Parking Improvements	2005 - 2018	\$1,000,000	DDA/MEDC
5	Utility Improvements	2005 - 2015	\$15,000,000	DDA/Special Assessment/ MEDC
6	Street Improvements	2008 – 2033	\$5,000,000	DDA/MDOT/ WC Rd. Comm./Special Assessment/MDOT
7	Business Attraction Effort	2003 - 2033	\$350,000 + other partners	DDA
8	Façade and Business Loan Program	2005 - 2015	\$125,000	DDA/Private Sources
9	Develop Community Programming	2002 - 2033	\$150,000 + other partners	DDA/Chamber of Commerce/Community
10	DDA Administration	2003 – 2033	\$2,000,000	DDA
<b>TOTAL</b> <b>\$52,130,000</b>				<b>COSTS</b>

## **PROJECT DESCRIPTIONS**

The following projects are anticipated to be completed all or in part by funds generated within the Development Area. It should be noted that Project #1 (North Territorial/US-23 Overpass) is anticipated to be funded through a public-private partnership that includes tax increment revenue generated from the four quadrants directly impacted by this project. Other revenue generated throughout the Development Area will be utilized to support other projects contemplated by this Plan. Other sources of funding may include: grants from public or private sources, special assessment districts, and fee-for-service revenues.

1. **North Territorial/US-23 Overpass:** Based on discussions with the Michigan Department of Transportation and land owners at the interchange of North Territorial and US-23, the Township and DDA are prepared to enter into an agreement to cost-share construction of a new North Territorial Bridge over US-23. Such cost sharing is anticipated to include a Special Assessment District to ensure adequate revenues to complete the construction and meet debt obligations. No bonding will be undertaken until such time as legal commitments are obtained from the landowners to carry out the entire program.
2. **Develop Identity Plan:** The DDA plans to develop a 'community identity program' to promote consistency in design within the District. This program may include recommendations on color palette and design scheme for building owners, as well as the planning for directional signs and other elements to provide a consistent and welcoming appearance for the community.
3. **Identity Program (Streetscape/Lighting Improvements):** This project is intended to add flower plantings, welcome and directional signage, banners, street furniture and a consistent lighting scheme to the business district. Initial activities include the purchase of a 'Welcome Sign' for the US-23/Main Street Interchange. This activity was funded in 2002 by an advance from the Township.
4. **Parking Improvements:** The community is considering a variety of parking improvements to the hamlet area. This includes surface parking behind existing buildings, and the potential for new surface and/or structured parking in subsequent years.
5. **Utility Improvements:** Develop and implement a public water system within the district, including identification of a source, development of a treatment plant, and extension of a water distribution system.
6. **Street Improvements:** Due to the relative relationship between Horseshoe Lake and the hamlet of Whitmore Lake, traffic congestion is a significant problem, particularly during peak summer months. The DDA intends to study the potential for one-way pairs and the reworking of existing streets, along with potential additional routes to relieve through traffic in the hamlet area.

7. **Business Attraction Effort:** The community has identified a number of small business and retail opportunities missing in the hamlet's business mix. Additionally, the district includes an area zoned 'Research, Technology', which has begun to develop with the implementation of a sewer district in that area. The community wishes to undertake efforts to attract appropriate businesses to these areas. This effort may include market studies, attraction efforts, and participation with Chambers of Commerce and/or county and regional economic development organizations. The DDA assumes that such efforts will be conducted in partnership with other organizations in order to provide maximum leverage for the DDA's funds.
8. **Façade and Business Loan Program:** In order to encourage the renovation of commercial buildings in the Downtown District, and to provide assistance to targeted businesses establishing themselves in the community, the DDA will support a façade improvement and business loan program. This program may be developed in cooperation with other micro-loan programs in Washtenaw County or with local lending institutions. It may be in the form of either a direct loan, through a revolving loan fund, or an interest subsidy.
9. **Community Programming:** Whitmore Lake has historically been the site of a variety of summer programming activities, including a widely recognized Independence Day celebration. In order to attract more people to the community and support businesses within the district, the DDA will work with the Chamber of Commerce and civic organizations to support both the Independence Day activities and other similar events throughout the year.
10. **DDA Administration:** Administration of the DDA includes posting of legal notices, convening of meetings, bookkeeping, reporting, record keeping and annual audits. It is not anticipated to exceed 20% of revenue annually.



## **SECTION THREE**

### **TAX INCREMENT FINANCING PLAN**

#### ***DESCRIPTION OF CURRENT FINANCIAL POSITION***

On June 19, 2002 the Northfield Township Board of Trustees made a general fund appropriation to the DDA for \$8,000 to defray initial costs of the organization. This is to be an advance on subsequent years' tax increment revenue.

The DDA intends to begin receiving revenue beginning in 2003, based on an initial assessed valuation at December 31, 2001, and captured assessed values assessed as of tax day, December 31, 2002.

The Northfield Township Assessor has established the taxable value of the properties in the Development Area at December 2001, (i.e. the initial assessed value) as \$39,356,682.

#### ***DURATION OF THE TAX INCREMENT FINANCING PLAN:***

The ordinance for the formation of the DDA is silent concerning the duration of the DDA. It is assumed the Township Board intended the DDA to prepare a work program and determine the duration of the DDA based, in part, on the time needed to complete the work program. The Tax Increment Financing Plan will expire on December 31, 2034. The plan includes tax increments through 2033 assessments.

#### ***TAX INCREMENT FINANCING PLAN:***

The Downtown Development Authority Act requires the DDA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated by the DDA and the impact of tax increment financing upon taxing jurisdictions. These requirements are found in Section 14(c) of the Act and state that:

*“When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 17...”*

Specifically the Tax Increment Financing Plan must include, pursuant to Section 14(2) of the Act:

1. A detailed explanation of the tax increment process,
2. The maximum amount of bonded indebtedness to be incurred, and
3. The duration of the program.

The introduction to this Plan includes a detailed description of the tax increment financing process and reference is made to this explanation.

### ***CONTEMPLATED USE OF DEBT:***

The DDA contemplates the use of bonded indebtedness to support the construction of the US-23 overpass at North Territorial Road, and associated improvements to North Territorial and Five Mile Road. The maximum bonded indebtedness is estimated at \$22,000,000 in principal amount. However, the DDA reserves the right to issue bonds for subsequent projects in the event that the growth of the DDA and the nature of the projects undertaken warrant such issuance.

All other activities are envisioned as 'pay as you go' investments, with the DDA accumulating tax increment revenues to pay the costs of other projects and seeking grants or other sources in support of these activities. The DDA intends to capture, retain and use all tax increment revenues generated on properties in the Development Area during the duration of the Plan.

The DDA has determined that tax increment financing is necessary for a 30-year period to complete all of the projects contained in the Project List and Budget, and ensure repayment of bonds. Based on current Township resources, the Township Board and DDA members realize that limited budgetary resources and the lack of other economic development funding sources prohibit the Northfield Township from achieving the goals of the DDA without use of tax increment financing. There are no Township or other sources of funds currently available for these programs that can replace the use of tax increment financing.

## ***TAX INCREMENT AND DDA REVENUE PROJECTION:***

Section 14 (2) further requires the tax increment financing analysis to address:

*“...a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the Development Area is located.”*

The following tables contain DDA revenue projections for the period between the years 2003 and 2033. This analysis is based on the following assumptions concerning the value of properties in the Development Area.

- Property values shall increase, based on inflation, at a rate of 2% annually, in accordance with Michigan’s assessment practices under current law. Current law allows property values to increase up to 3% or rate of inflation, whichever is lower. In recent years this has effectively amounted to a 2% inflation increase.
- The area surrounding the US-23 and North Territorial interchange is anticipated to increase in value by \$276,000,000 (\$138,000,000 taxable value) between years 2 and 6.
- With the exception noted above, property values shall increase in value at 1% annually, based on new investment. This assumes the continued development of land along North Territorial as a technology/research/commercial district, as well as significant rehabilitation and improvement to the hamlet of Whitmore Lake and adjoining areas. It appears that several large parcels in this area are currently taxed significantly below assessed value, and it is assumed that these properties will be developed in accordance with their highest and best use during this time. Approximately 1000 acres in this district remains undeveloped at the present time. Additionally, undeveloped parcels and nonconforming uses throughout the Development Area have the potential to add new growth to the tax base.
- The DDA will capture and retain 50% of the increased tax increment revenue from undeveloped properties and 100% of the increased tax increment revenue from developed land. “Undeveloped” parcels are those currently indicated by the Township Assessor, as ‘vacant’ parcels, and are displayed in the following table:

TABLE 2		
DESIGNATED UNDEVELOPED PARCELS		
PARCEL NUMBER	ADDRESS	2002 TAXABLE VALUE
02-04-360-001	930 Seven Mile	\$8014
02-04-360-010	Unknown	\$3705
02-05-220-001	Unknown	\$3587
02-05-223-007	Unknown	\$7047
02-05-253-002	9653 Main St.	\$48,821
02-05-253-006	Unknown	\$12455
02-05-300-012	Unknown	\$23093
02-05-328-001	9509 Main Street	\$5773
02-05-328-004	9509 Main Street	\$7,584
02-05-328-005	Unknown	\$5,661
02-05-328-034	Unknown	\$7,244
02-05-328-036	Unknown	\$10,076
02-05-363-011	50 Jennings Road	\$1192
02-05-363-013	50 Jennings Road	\$2030
02-05-370-018	9194 Elizabeth	\$18,744
02-06-105-004	Unknown	\$14,079
02-06-105-007	Unknown	\$8,603
02-06-105-009	Unknown	\$162,892
02-06-105-021	Unknown	\$3,937
02-06-105-022	Unknown	\$32,933
02-06-105-023	Unknown	\$45,703
02-06-400-021	250 Jennings	\$57276
02-06-401-008	75 Barker Rd	\$0
02-07-200-016	Blue Heron	\$46,033
02-08-240-007	Main St.	\$9,928
02-08-327-015	Unknown	\$23,500
02-08-327-016	Unknown	\$28,800
02-09-200-001	Unknown	\$31,138
02-18-100-021	Unknown	\$19,360
02-18-100-022	Unknown	\$22,374
02-18-180-001	Unknown	\$14,000

02-18-180-005	Unknown	\$4,416
02-18-180-006	Unknown	\$1,433
02-18-180-008	Unknown	\$7,784
02-18-180-999	Unknown	0
02-18-185-001	Unknown	\$13638
02-18-185-002	Unknown	\$9,928
02-18-185-003	Unknown	\$8,000
02-18-185-999	Unknown	0
02-18-190-001	Unknown	0
02-18-190-002	Unknown	\$3,827
02-19-100-012	Unknown	\$12,002
02-20-100-005	North Territorial	\$59,853
02-20-100-012	615 N. Territorial	\$76,784
02-20-100-020	955 E. North Territorial	\$32,057
02-20-100-022	1477 E. Territorial Road	\$61,816
02-20-100-023	Jomar Drive	\$48,819
02-20-100-026	7035 Jomar Drive	\$72,527
02-20-200-001	Unknown	\$332,549
02-20-200-002	Unknown	\$51,711
02-20-200-004	Unknown	\$112,784
02-20-200-006	Unknown	\$32,723
02-20-200-007	Unknown	\$83,568
02-20-200-008	Unknown	\$68,620
02-20-200-009	Unknown	\$5,610
02-20-200-010	Unknown	\$33,290
02-20-300-001	Unknown	\$75,000
02-20-300-003	60 E. North Territorial Rd.	\$8,820
02-20-300-029	Whitmore Lake Road	--
02-20-300-030	Whitmore Lake Road	\$38,180
02-21-300-004	1222 North Territorial	\$194,995
02-21-300-020	1175 E. North Territorial Rd.	\$163,738
02-21-300-021	North Territorial Road	\$61,784
02-29-100-002	Unknown	\$59,903
02-29-100-004	Unknown	\$29,352
02-29-100-005	Unknown	\$30,305

02-29-200-003	Unknown	\$9,904
02-20-200-019	6289 Whitmore Lake Road	\$3,254
02-29-20-020	6371 Whitmore Lake Road	\$22,291
02-29-200-021	6480 Whitmore Lake	\$58,150
Revised 2/03		

- The millage capture rate excludes state education, local school operation and school debt, and intermediate school district taxes, all as prescribed by law.

***TAX UNIT IMPACT ANALYSIS:***

The following pages illustrate the probable impact upon various taxing jurisdictions, as well as potential revenue generation. Due to the complexities of this particular plan, the following schedules are presented:

- Impact of Undeveloped Portion of District
- Combined Impacts

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NORTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY								
Tax Increment Financing Plan - Undeveloped Balance of Area								
	2002	2003	2004	2005	2006	2007	2008	2009
Initial Assessed Value - Undeveloped Portion	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238
Initial Taxable Value	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314
<b>Calculation of Taxable Value:</b>								
Prior Year's Taxable Value - UnDeveloped		\$3,043,314	\$3,088,964	\$20,385,298	\$37,941,078	\$55,760,194	\$73,757,501	\$74,773,877
Increase by Inflation (100%)		\$60,866	\$61,779	\$407,706	\$758,822	\$1,115,204	\$1,475,150	\$1,495,478
New Construction - Undeveloped Balance of District		\$30,433	\$34,530,890	\$34,703,853	\$34,879,411	\$34,879,411	\$557,602	\$737,575
50% Captured by Agreement		\$45,650	\$17,296,334	\$17,555,779	\$17,819,116	\$17,997,307	\$1,016,376	\$1,116,526
New Taxable Value		\$3,088,964	\$20,385,298	\$37,941,078	\$55,760,194	\$73,757,501	\$74,773,877	\$75,890,403
Cumulative Captured Assessed Value		\$45,650	\$17,341,984	\$34,897,764	\$52,716,880	\$70,714,187	\$71,730,563	\$72,847,089
Revenues Captured:								
0.8473 Twp. Gen'l. Operating		\$38.68	\$14,693.86	\$29,568.88	\$44,667.01	\$59,916.13	\$60,777.31	\$61,723.34
4.4379 Police		\$202.59	\$76,961.99	\$154,872.79	\$233,952.24	\$313,822.49	\$318,333.07	\$323,288.10
0.9598 Fire		\$43.81	\$16,644.84	\$33,494.87	\$50,597.66	\$67,871.48	\$68,846.99	\$69,918.64
0.9557 Medical Rescue		\$43.63	\$16,573.73	\$33,351.79	\$50,381.52	\$67,581.55	\$68,552.90	\$69,619.96
1.3498 Library		\$61.62	\$23,408.21	\$47,105.00	\$71,157.24	\$95,450.01	\$96,821.91	\$98,329.00
5.6772 Mils from County		\$259.16	\$98,453.91	\$198,121.58	\$299,284.27	\$401,458.58	\$407,228.75	\$413,567.50
3.9721 Mils from Community College		\$181.33	\$68,884.10	\$138,617.41	\$209,396.72	\$280,883.82	\$284,920.97	\$289,355.92
<b>TOTAL REVENUES CAPTURED</b>		<b>\$830.82</b>	<b>\$315,620.64</b>	<b>\$635,132.32</b>	<b>\$959,436.67</b>	<b>\$1,286,984.06</b>	<b>\$1,305,481.90</b>	<b>\$1,325,802.46</b>



2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238
\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314
\$75,890,403	\$77,023,177	\$78,172,861	\$79,339,705	\$80,523,966	\$81,725,905	\$82,945,784	\$84,183,871	\$85,440,438	\$86,715,762
\$1,517,808	\$1,540,464	\$1,563,457	\$1,586,794	\$1,610,479	\$1,634,518	\$1,658,916	\$1,683,677	\$1,708,809	\$1,734,315
\$747,739	\$758,904	\$770,232	\$781,729	\$793,397	\$805,240	\$817,259	\$829,458	\$841,839	\$854,404
\$1,132,773	\$1,149,684	\$1,166,844	\$1,184,261	\$1,201,938	\$1,219,879	\$1,238,087	\$1,256,568	\$1,275,324	\$1,294,360
\$77,023,177	\$78,172,861	\$79,339,705	\$80,523,966	\$81,725,905	\$82,945,784	\$84,183,871	\$85,440,438	\$86,715,762	\$88,010,122
\$73,979,863	\$75,129,547	\$76,296,391	\$77,480,652	\$78,682,591	\$79,902,470	\$81,140,557	\$82,397,124	\$83,672,448	\$84,966,808
\$62,683.14	\$63,657.26	\$64,645.93	\$65,649.36	\$66,667.76	\$67,701.36	\$68,750.39	\$69,815.08	\$70,895.67	\$71,992.38
\$328,315.23	\$333,417.41	\$338,595.75	\$343,851.39	\$349,185.47	\$354,599.17	\$360,093.68	\$365,670.20	\$371,329.96	\$377,074.20
\$71,005.87	\$72,109.34	\$73,229.28	\$74,365.93	\$75,519.55	\$76,690.39	\$77,878.71	\$79,084.76	\$80,308.82	\$81,551.14
\$70,702.55	\$71,801.31	\$72,916.46	\$74,048.26	\$75,196.95	\$76,362.79	\$77,546.03	\$78,746.93	\$79,965.76	\$81,202.78
\$99,858.02	\$101,409.86	\$102,984.87	\$104,583.38	\$106,205.76	\$107,852.35	\$109,523.52	\$111,219.64	\$112,941.07	\$114,688.20
\$419,998.48	\$426,525.46	\$433,149.87	\$439,873.16	\$446,696.80	\$453,622.30	\$460,651.17	\$467,784.96	\$475,025.22	\$482,373.56
\$293,855.41	\$298,422.07	\$303,056.90	\$307,760.90	\$312,535.12	\$317,380.60	\$322,298.41	\$327,289.62	\$332,355.33	\$337,496.66
<b>\$1,346,418.71</b>	<b>\$1,367,342.72</b>	<b>\$1,388,579.06</b>	<b>\$1,410,132.38</b>	<b>\$1,432,007.41</b>	<b>\$1,454,208.96</b>	<b>\$1,476,741.91</b>	<b>\$1,499,611.19</b>	<b>\$1,522,821.82</b>	<b>\$1,546,378.91</b>

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238
\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314
\$88,010,122	\$89,323,802	\$90,657,091	\$92,010,281	\$93,383,669	\$94,777,557	\$96,192,251	\$97,628,061	\$99,085,303	\$100,564,296
\$1,760,202	\$1,786,476	\$1,813,142	\$1,840,206	\$1,867,673	\$1,895,551	\$1,923,845	\$1,952,561	\$1,981,706	\$2,011,286
\$867,158	\$880,101	\$893,238	\$906,571	\$920,103	\$933,837	\$947,776	\$961,923	\$976,281	\$990,853
\$1,313,680	\$1,333,289	\$1,353,190	\$1,373,388	\$1,393,888	\$1,414,694	\$1,435,810	\$1,457,242	\$1,478,993	\$1,501,069
\$89,323,802	\$90,657,091	\$92,010,281	\$93,383,669	\$94,777,557	\$96,192,251	\$97,628,061	\$99,085,303	\$100,564,296	\$102,065,366
\$86,280,488	\$87,613,777	\$88,966,967	\$90,340,355	\$91,734,243	\$93,148,937	\$94,584,747	\$96,041,989	\$97,520,982	\$99,022,052
\$73,105.46	\$74,235.15	\$75,381.71	\$76,545.38	\$77,726.42	\$78,925.09	\$80,141.66	\$81,376.38	\$82,629.53	\$83,901.38
\$382,904.18	\$388,821.18	\$394,826.50	\$400,921.46	\$407,107.40	\$413,385.67	\$419,757.65	\$426,224.74	\$432,788.37	\$439,449.96
\$82,812.01	\$84,091.70	\$85,390.49	\$86,708.67	\$88,046.53	\$89,404.35	\$90,782.44	\$92,181.10	\$93,600.64	\$95,041.37
\$82,458.26	\$83,732.49	\$85,025.73	\$86,338.28	\$87,670.42	\$89,022.44	\$90,394.64	\$91,787.33	\$93,200.80	\$94,635.37
\$116,461.40	\$118,261.08	\$120,087.61	\$121,941.41	\$123,822.88	\$125,732.44	\$127,670.49	\$129,637.48	\$131,633.82	\$133,659.97
\$489,831.59	\$497,400.93	\$505,083.26	\$512,880.26	\$520,793.64	\$528,825.14	\$536,976.53	\$545,249.58	\$553,646.12	\$562,167.99
\$342,714.73	\$348,010.68	\$353,385.69	\$358,840.92	\$364,377.59	\$369,996.89	\$375,700.07	\$381,488.38	\$387,363.09	\$393,325.49
<b>\$1,570,287.63</b>	<b>\$1,594,553.21</b>	<b>\$1,619,181.00</b>	<b>\$1,644,176.39</b>	<b>\$1,669,544.88</b>	<b>\$1,695,292.02</b>	<b>\$1,721,423.48</b>	<b>\$1,747,944.99</b>	<b>\$1,774,862.38</b>	<b>\$1,802,181.54</b>

2030	2031	2032	2033	
\$8,635,238	\$8,635,238	\$8,635,238	\$8,635,238	
\$3,043,314	\$3,043,314	\$3,043,314	\$3,043,314	
\$102,065,366	\$103,588,841	\$105,135,056	\$106,704,351	
\$2,041,307	\$2,071,777	\$2,102,701	\$2,134,087	
\$1,005,643	\$1,020,654	\$1,035,888	\$1,051,351	
\$1,523,475	\$1,546,215	\$1,569,295	\$1,592,719	
\$103,588,841	\$105,135,056	\$106,704,351	\$108,297,070	
\$100,545,527	\$102,091,742	\$103,661,037	\$105,253,756	
\$85,192.23	\$86,502.33	\$87,832.00	\$89,181.51	
\$446,210.99	\$453,072.94	\$460,037.32	\$467,105.64	
\$96,503.60	\$97,987.65	\$99,493.86	\$101,022.55	
\$96,091.36	\$97,569.08	\$99,068.85	\$100,591.01	
\$135,716.35	\$137,803.43	\$139,921.67	\$142,071.52	
\$570,817.07	\$579,595.24	\$588,504.44	\$597,546.62	
\$399,376.89	\$405,518.61	\$411,752.01	\$418,078.44	
<b>\$1,829,908.48</b>	<b>\$1,858,049.29</b>	<b>\$1,886,610.14</b>	<b>\$1,915,597.30</b>	<b>\$44,603,144.68</b>

NORTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY									
Tax Increment Financing Plan - Combined									
	2002	2003	2004	2005	2006	2007	2008	2009	2010
Initial Assessed Value	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390
Initial Taxable Value	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682
<b>Calculation of Taxable Value:</b>									
Prior Year's Taxable Value		\$39,356,682	\$40,491,733	\$58,910,150	\$77,621,675	\$96,631,209	\$115,854,647	\$118,133,938	\$120,551,266
Increase in Value - Undeveloped Portion (50%)		\$45,650	\$17,296,334	\$17,555,779	\$17,819,116	\$17,997,307	\$1,016,376	\$1,116,526	\$1,132,773
Increase in Value - Developed Balance of Area (100%)		\$1,089,401	\$1,122,083	\$1,155,746	\$1,190,418	\$1,226,130	\$1,262,914	\$1,300,802	\$1,339,826
New Taxable Value		\$40,491,733	\$58,910,150	\$77,621,675	\$96,631,209	\$115,854,647	\$118,133,938	\$120,551,266	\$123,023,865
Cumulative Captured Assessed Value		\$1,135,051	\$19,553,468	\$38,264,993	\$57,274,527	\$76,497,965	\$78,777,256	\$81,194,584	\$83,667,183
Revenues Captured:									
0.8473 Twp. Gen'l. Operating		\$961.73	\$16,567.65	\$32,421.93	\$48,528.71	\$64,816.73	\$66,747.97	\$68,796.17	\$70,891.20
4.4379 Police		\$5,037.24	\$86,776.34	\$169,816.21	\$254,178.63	\$339,490.32	\$349,605.58	\$360,333.44	\$371,306.59
0.9598 Fire		\$1,089.42	\$18,767.42	\$36,726.74	\$54,972.09	\$73,422.75	\$75,610.41	\$77,930.56	\$80,303.76
0.9557 Medical Rescue		\$1,084.77	\$18,687.25	\$36,569.85	\$54,737.27	\$73,109.11	\$75,287.42	\$77,597.66	\$79,960.73
1.3498 Library		\$1,532.09	\$26,393.27	\$51,650.09	\$77,309.16	\$103,256.95	\$106,333.54	\$109,596.45	\$112,933.96
5.6772 Mils from County		\$6,443.91	\$111,008.95	\$217,238.02	\$325,158.95	\$434,294.25	\$447,234.24	\$460,957.89	\$474,995.33
3.9721 Mils from Community College		\$4,508.54	\$77,668.33	\$151,992.38	\$227,500.15	\$303,857.57	\$312,911.14	\$322,513.01	\$332,334.42
<b>TOTAL REVENUES CAPTURED</b>		<b>\$20,657.70</b>	<b>\$355,869.21</b>	<b>\$696,415.23</b>	<b>\$1,042,384.94</b>	<b>\$1,392,247.67</b>	<b>\$1,433,730.30</b>	<b>\$1,477,725.18</b>	<b>\$1,522,726.00</b>

2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390
39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682
\$123,023,865	\$125,553,569	\$128,141,835	\$130,790,160	\$133,500,084	\$136,273,189	\$139,111,098	\$142,015,483	\$144,988,058	\$148,030,586	\$151,144,880	\$154,332,801
\$1,149,684	\$1,166,844	\$1,184,261	\$1,201,938	\$1,219,879	\$1,238,087	\$1,256,568	\$1,275,324	\$1,294,360	\$1,313,680	\$1,333,289	\$1,353,190
\$1,380,021	\$1,421,421	\$1,464,064	\$1,507,986	\$1,553,225	\$1,599,822	\$1,647,817	\$1,697,251	\$1,748,169	\$1,800,614	\$1,854,632	\$1,910,271
\$125,553,569	\$128,141,835	\$130,790,160	\$133,500,084	\$136,273,189	\$139,111,098	\$142,015,483	\$144,988,058	\$148,030,586	\$151,144,880	\$154,332,801	\$157,596,263
\$86,196,887	\$88,785,153	\$91,433,478	\$94,143,402	\$96,916,507	\$99,754,416	\$102,658,801	\$105,631,376	\$108,673,904	\$111,788,198	\$114,976,119	\$118,239,581
\$73,034.62	\$75,227.66	\$77,471.59	\$79,767.70	\$82,117.36	\$84,521.92	\$86,982.80	\$89,501.46	\$92,079.40	\$94,718.14	\$97,419.27	\$100,184.40
\$382,533.17	\$394,019.63	\$405,772.63	\$417,799.01	\$430,105.76	\$442,700.12	\$455,589.49	\$468,781.48	\$482,283.92	\$496,104.85	\$510,252.52	\$524,735.43
\$82,731.77	\$85,215.99	\$87,757.85	\$90,358.84	\$93,020.46	\$95,744.29	\$98,531.92	\$101,384.99	\$104,305.21	\$107,294.31	\$110,354.08	\$113,486.35
\$82,378.37	\$84,851.97	\$87,382.98	\$89,972.85	\$92,623.11	\$95,335.30	\$98,111.02	\$100,951.91	\$103,859.65	\$106,835.98	\$109,882.68	\$113,001.57
\$116,348.56	\$119,842.20	\$123,416.91	\$127,074.76	\$130,817.90	\$134,648.51	\$138,568.85	\$142,581.23	\$146,688.04	\$150,891.71	\$155,194.77	\$159,599.79
\$489,356.97	\$504,051.07	\$519,086.14	\$534,470.92	\$550,214.39	\$566,325.77	\$582,814.54	\$599,690.45	\$616,963.49	\$634,643.96	\$652,742.42	\$671,269.75
\$342,382.66	\$352,663.51	\$363,182.92	\$373,947.01	\$384,962.06	\$396,234.52	\$407,771.02	\$419,578.39	\$431,663.62	\$444,033.90	\$456,696.64	\$469,659.44
<b>\$1,568,766.11</b>	<b>\$1,615,872.03</b>	<b>\$1,664,071.02</b>	<b>\$1,713,391.09</b>	<b>\$1,763,861.04</b>	<b>\$1,815,510.42</b>	<b>\$1,868,369.64</b>	<b>\$1,922,469.91</b>	<b>\$1,977,843.32</b>	<b>\$2,034,522.85</b>	<b>\$2,092,542.38</b>	<b>\$2,151,936.72</b>

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	\$51,951,390	
39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	39,356,682	
\$157,596,263	\$160,937,230	\$164,357,725	\$167,859,824	\$171,445,662	\$175,117,432	\$178,877,389	\$182,727,851	\$186,671,201	\$190,709,887	\$194,846,426	
\$1,373,388	\$1,393,888	\$1,414,694	\$1,435,810	\$1,457,242	\$1,478,993	\$1,501,069	\$1,523,475	\$1,546,215	\$1,569,295	\$1,592,719	
\$1,967,579	\$2,026,607	\$2,087,405	\$2,150,027	\$2,214,528	\$2,280,964	\$2,349,393	\$2,419,875	\$2,492,471	\$2,567,245	\$2,644,262	
\$160,937,230	\$164,357,725	\$167,859,824	\$171,445,662	\$175,117,432	\$178,877,389	\$182,727,851	\$186,671,201	\$190,709,887	\$194,846,426	\$199,083,407	
\$121,580,548	\$125,001,043	\$128,503,142	\$132,088,980	\$135,760,750	\$139,520,707	\$143,371,169	\$147,314,519	\$151,353,205	\$155,489,744	\$159,726,725	
\$103,015.20	\$105,913.38	\$108,880.71	\$111,918.99	\$115,030.08	\$118,215.89	\$121,478.39	\$124,819.59	\$128,241.57	\$131,746.46	\$135,336.45	
\$539,562.32	\$554,742.13	\$570,284.09	\$586,197.68	\$602,492.63	\$619,178.94	\$636,266.91	\$653,767.10	\$671,690.39	\$690,047.94	\$708,851.23	
\$116,693.01	\$119,976.00	\$123,337.32	\$126,779.00	\$130,303.17	\$133,911.97	\$137,607.65	\$141,392.47	\$145,268.81	\$149,239.06	\$153,305.71	
\$116,194.53	\$119,463.50	\$122,810.45	\$126,237.44	\$129,746.55	\$133,339.94	\$137,019.83	\$140,788.49	\$144,648.26	\$148,601.55	\$152,650.83	
\$164,109.42	\$168,726.41	\$173,453.54	\$178,293.70	\$183,249.86	\$188,325.05	\$193,522.40	\$198,845.14	\$204,296.56	\$209,880.06	\$215,599.13	
\$690,237.09	\$709,655.92	\$729,538.04	\$749,895.56	\$770,740.93	\$792,086.96	\$813,946.80	\$836,333.99	\$859,262.41	\$882,746.38	\$906,800.57	
\$482,930.10	\$496,516.64	\$510,427.33	\$524,670.64	\$539,255.27	\$554,190.20	\$569,484.62	\$585,148.00	\$601,190.06	\$617,620.81	\$634,450.53	
<b>\$2,212,741.66</b>	<b>\$2,274,993.99</b>	<b>\$2,338,731.49</b>	<b>\$2,403,993.01</b>	<b>\$2,470,818.49</b>	<b>\$2,539,248.96</b>	<b>\$2,609,326.60</b>	<b>\$2,681,094.78</b>	<b>\$2,754,598.05</b>	<b>\$2,829,882.25</b>	<b>\$2,906,994.46</b>	<b>\$58,153,336.49</b>

## **APPENDICES**

<b>Appendix 1</b>	<b>Ordinance of Establishment</b>
<b>Appendix 2</b>	<b>Legal Description</b>
<b>Appendix 3</b>	<b>List of Parcels Included in Legal Description</b>
<b>Appendix 4</b>	<b>Boundary Map</b>
<b>Appendix 5</b>	<b>Future Land Use Map</b>
<b>Appendix 6</b>	<b>Potential Road Improvements</b>
<b>Appendix 7</b>	<b>North Territorial Overpass Commitments</b>

**APPENDIX 1**  
**ORDINANCE OF ESTABLISHMENT**



RESOLUTION OF INTENT TO ESTABLISH  
A DOWNTOWN DEVELOPMENT AUTHORITY  
RESOLUTION 02-301

At a regular meeting of the Northfield Township Board of Trustees at 2727 E. North Territorial Road, Whitmore Lake, on the 12<sup>th</sup> day of February, 2002 at 7:00 p.m.,

PRESENT: McFarland, Avey, Manning, Wilson, Lupi, Rowe, Larson

ABSENT: None

The following preamble and resolution was offered by member Lupi and supported by member Larson.

WHEREAS, a Resolution of Intent, under Public Act 197 c 1975, to create a Downtown Development Authority (DDA) in Northfield Township as directed by the Township Board, is offered,

NOW THEREFORE, BE IT RESOLVED THAT, The Northfield Township Board determines that it is necessary for the best interests of the public to create a Downtown Development Authority pursuant to Public Act 197 in order to halt the property value deterioration and increase property tax valuation where possible in the business district of the Northfield Township, and to eliminate the cause of such deterioration by the active promotion of economic growth; the Northfield Township Board hereby declares its intention to create and provide for the operation of a Downtown Development Authority.

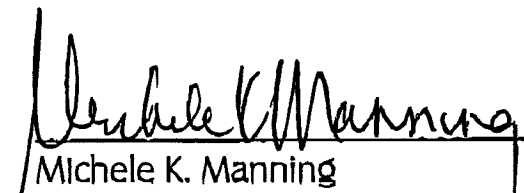
ROLL CALL VOTE:

AYES: McFarland, Avey, Manning, Wilson, Lupi, Rowe, Larson

NAYS: None

Resolution declared adopted.

Date: February 12, 2002

  
Michele K. Manning  
Northfield Township Clerk

## **APPENDIX 2**

### **LEGAL DESCRIPTION**

## **Legal Description of the Authority District**

Property in the Township of Northfield:

Commencing on the southwest corner of parcel #B-02-20-300-030. Thence north to the centerline of North Territorial Road 500 feet west of Whitmore Lake Road. Thence east to the centerline of Whitmore Lake Road. Thence north to the centerline of Five Mile Road. Thence east to the west edge of the U-23 road right-of-way line. Thence north to parcel #02-06-400-021. Thence west to the southwest corner of parcel #02-06-400-021. Thence north to the centerline of Eight Mile Road. Thence east to parcel #02-05-222-004. Thence south along the west line of Whitmore Lake, to the southeast corner of parcel #02-05-255-001. Thence west to the east edge of Main Street. Thence south to the north edge of Six Mile Road right-of-way line. Thence east to the east line of the Links of Whitmore Lake Golf Course. Thence west along the east right-of-way line of Six Mile Road, to the east line of parcel # 02-17-300-007. Thence south to the centerline of Five Mile Road. Thence east to the parcel # 02-20-100-019. Thence south along the east line of parcel #02-20-100-019 to the north line of parcel #02-20-100-021. Thence east to the west edge of the railroad right-of-way line. Thence south to the centerline of Northfield Church Road. Thence west to the west right-of-way line of Whitmore Lake Road. Thence north to the south line of parcel # B-02-20-300-030. Thence west to the point of beginning.

**APPENDIX 3**  
**LIST OF PARCELS**  
**INCLUDED IN LEGAL DESCRIPTION**

<b>NORTHFIELD TOWNSHIP DDA - REAL PROPERTY</b>							
<b>Parcel</b>	<b>Address of Property</b>	<b>Business Name</b>	<b>Owner</b>	<b>2002 SEV</b>	<b>2002 Taxable Value</b>	<b>Vacant</b>	<b>Owners Address</b>
02-04-360-001		Residence	Wheeler, Robert	\$761,400	\$41,400		PO Box 333, Whitmore Lake, MI 48189
02-04-360-003	890 Seven Mile	Residence	Schutt, Timothy	\$79,400	\$64,020		890 Seven Mile, Whitmore Lake, MI 48189
02-04-360-004	930 Seven Mile		Hoffman, Bernhard	\$9,900	\$8,014	x	930 Seven Mile, Whitmore Lake, MI 48189
02-04-360-005	930 Seven Mile		Hoffman, Bernhard	\$90,100	\$81,610		930 Seven Mile, Whitmore Lake, MI 48189
02-04-360-006	950 Seven Mile	Residence	Bau, Robert	\$46,200	\$46,200		950 Seven Mile, Whitmore Lake, MI 48189
02-04-360-009	1020 Seven Mile	Residence	Roberts, Michael	\$65,600	\$52,892		1020 Seven Mile, Whitmore Lake, MI 48189
02-04-360-010	Unknown		Berchert, Matthew	\$4,700	\$3,705	x	614 Hillcrest, Midland, MI 48640
02-04-360-011	1000 Seven Mile	Residence	Seib, William	\$57,100	\$57,100		1000 Seven Mile, Whitmore Lake, MI 48190
02-05-220-001	Unknown		Cushing, Tom & Edna	\$4,500	\$3,587	x	3417 Ashburnam, Ann Arbor, MI 48105
02-05-220-002	Unknown	Residence	Spiegelberg, Walter & Helen	\$17,800	\$14,596		
02-05-220-003	Unknown	Residence	Krasieko, Lawrence	\$37,100	\$30,512		
02-05-220-004	Unknown		Klump, Terry	\$76,900	\$63,589		9474 Lake Point Dr., Whitmore Lake, MI 48189
02-05-220-005	Unknown	Residence	Meyers, Dennis	\$63,400	\$52,055		9989 Whitmore Lake Road, Whitmore Lake, MI 48189
02-05-222-001	Unknown		Spiegelberg, Walter & Helen	\$73,500	\$59,233		
02-05-222-002	9967 Main St.	Residence	Hamilton, Edwin & Jenelle	\$104,800	\$84,483		
02-05-222-003	9963 Main Street	Residence	Ulrich, Robert & Vera	\$60,000	\$48,343		
02-05-222-004	Unknown	Best Western	Best Western	\$31,100	\$25,815		P.O. Box 652 Whitmore Lake, MI 48189

02-05-223-007	Unknown		Kales, James A	\$8,700	\$7,047	x	P.O. Box 2343 Bonita Springs Fla. 34133
02-05-252-016	9600 Main St		Sutton, Herrel & Marilyn	\$77,000	\$70,474		3280 Chilson Rd, Howell, MI 48843
02-05-253-001		Residence	Fred Massey, Jr.	\$58,000	\$46,896		PO Box 427, Whitmore Lake, MI 48189
02-05-253-002	9653 Main St	Flying Dutchman Mgmt Inc	Van Curler, Donald	\$60,600	\$48,821		2004 Hogback Rd Ann Arbor, MI 48105
02-05-253-003		Residence	Olen & Marion Kessler	\$53,900	\$35,988		PO Box 494, Whitmore Lake, MI 48189
02-05-253-004		Residence	James Spiegelberg	\$61,900	\$49,899		PO Box 211 Whitmore Lake, MI 48189
02-05-253-005	9615 Main St	Sell & Save Realty	Smith, James	\$134,600	\$114,255		10675 9 Mile Whitmore Lake, MI 48189
02-05-253-006		Vacant Land	Spiegelberg, James	\$26,200	\$12,455	x	
02-05-253-007	52 Barker Rd	Pizza House	Tice , William & Mary Ann	\$95,900	\$75,920		52 Barker, Whitmore Lake, MI 48189
02-05-253-008	58 Barker Rd	Allstate Ins Inc	Zervogiannis, Pat	\$129,500	\$107,348		1351 Rosewood, Ann Arbor, MI 48104
02-05-253-009		Residence	Bullock, Anita	\$74,900	\$62,055		PO Box 120, Whitmore Lake, MI 48189
02-05-254-001	9589 Main St	Polly's Market	Acho, Brothers	\$364,400	\$319,527		35306 Muer Cove, Farmington MI 48018
02-05-254-002	75 Barker Rd.	Township Offices	Northfield Township	\$0	\$0		
02-05-254-003	81 Barker Rd.	Residence	Vogel, Lloyd & Dawn	\$50,500	\$42,254		
02-05-254-004	87 Barker Rd.	Residence	Maxfield, Dorothy	\$49,600	\$40,028		
02-05-254-012	11553 North Shore Dr.	Residence	Wilbur, Douglas and Loretta	\$43,600	\$42,209		
02-05-254-013	11553 North Shore Dr.	Residence	Wilbur, Douglas and Loretta	\$20,200	\$8,895		
02-05-254-014	9509 Main St.	Residence	Howard, Charles & Riley, Adell	\$67,700	\$40,540		
02-05-254-015	9523 Main St		Lawrence, Terry	\$71,400	\$44,432		8422 Donovan Rd, Dexter, MI 48130
02-05-254-016	9531 Main St		Hatlen, Ron & Charlene	\$100,000	\$72,424		11750 East Shore, Whitmore Lake, MI 48189

02-05-254-017	9119 Garfield Dr.	Residence	Stephens, James, Stienkiewicz/Putzell/Raybor	\$95,800	\$95,251		
02-05-254-020	9559 Main St	John Barber Shop	Lemon, Harald & Donna	\$50,200	\$39,064		9562 Main St Whitmore Lake, MI 48189
02-05-254-021	9555 Main St	Format Assoc Inc	Format Assoc Inc	\$45,000	\$45,000		123 West Lake St South Lyon 48178
02-05-254-022	9567 Main St	Wayne's Hardware	Acho, Brothers	\$154,400	\$133,510		35306 Miller Cove, Farmington 48018
02-05-254-023	9545-9547 Main St	WL Floor/Main St Hair Shoppe	Wilbur, Douglas	\$163,900	\$138,878		11553 North Shore Whitmore Lake, MI 48189
02-05-255-001	9594 Main St	Act Computers	Sutton, Herrel & Marilyn	\$211,600	\$147,199		960 Forest Ann Arbor, MI 48105
02-05-300-003	9486 Main St		Zimmer, Theodore J	\$71,900	\$41,104		4810 W Waters Rd Ann Arbor 48103
02-05-300-012	Unknown		E Shore, Elizabeth Corp, L Frye	\$28,600	\$23,093	x	709 Lindavista Ann Arbor, MI 48103
02-05-328-001	9509 Main St.	Vacant Land	Howard, Charles & Riley, Adell	\$23,400	\$5,773	x	
02-05-328-002	9455 Main St	Whitmore Lanes Inc	Whitmore Lanes Inc	\$67,600	\$67,600		PO Box 346 Whitmore Lake, MI 48189
02-05-328-003	9455 Main St	Whitmore Lanes Inc	Whitmore Lanes Inc	\$365,300	\$253,813		P O Box 346 Whitmore Lake, MI 48189
02-05-328-004	9509 Main St.	Vacant Land	Riley, Adell and Charles	\$24,900	\$7,584	x	
02-05-328-005	Unknown	Vacant Land	Whitmore Lanes Inc	\$6,600	\$5,661	x	P O Box 346 Whitmore Lake, MI 48189
02-05-328-017		Michigan Ability Partners	Michigan Ability Partners	\$0	\$0		3810 Packard Rd., Suite 200, Ann Arbor, MI 48108
02-05-328-018	9486 Main St	Residence	Zimmer, Theodore J	\$94,300	\$76,012		
02-05-328-019	9419 Main St		Weiser, Hilda	\$36,400	\$29,100		P O Box 540 Whitmore Lake, MI 48189
02-05-328-023	9317 Main St	W L Florist & Joanie Salon	Rowland, Richard	\$155,100	\$119,691		P O Box 465 WL 48189
02-05-328-024	9301 Main St		Rowe, Richard	\$154,800	\$108,821		7735 N Ridge Rd Canton 48187
02-05-328-028	9205 Main St	Bio-Sentry Eng Inc	O'Brien, Orlin	\$87,800	\$72,119		P O Box 340 Whitmore Lake, MI 48189
02-05-328-029	Unknown	Bio-Sentry Eng Inc	O'Brien, Orlin	\$26,200	\$17,889		P O Box 340 Whitmore Lake, MI 48189

02-05-328-034	Unknown		Curtis, Hammond	\$18,000	\$7,244	x	11394 E Shore Dr Whitmore Lake, MI 48189
02-05-328-035	9129 Main St	Curtis, Darlene Real Estate	Curtis, Darlene	\$56,000	\$45,111		11394 East Shore Dr, Whitmore Lake, MI 48189
02-05-328-036	Unknown		Curtis, Hammond & Darlene	\$22,000	\$10,076	x	11394 E Shore Dr WL 48189
02-05-328-039	9097 Main St	Dockett Holdings	Dockett, Wayne	\$138,200	\$138,200		P O Box 426 WL 48189
02-05-363-001	Unknown		Stoker, Michael	\$116,200	\$77,341		8715 Club House Dr., Brighton, MI 48116
02-05-363-010	62 Jennings Road	Residence	Nelson, Frances	\$78,800	\$69,243		62 Jennings Rd., Whitmore Lake, MI 48189
02-05-363-011	50 Jennings Road	Residence	Sjostrom, Linda	\$1,600	\$1,192	x	50 Jennings Rd., Whitmore Lake, MI 48189
02-05-363-012	50 Jennings Road	Residence	Sjostrom, Linda	\$40,700	\$32,904		50 Jennings Rd., Whitmore Lake, MI 48189
02-05-363-013	50 Jennings Road	Residence	Sjostrom, Linda	\$2,600	\$2,030	x	50 Jennings Rd., Whitmore Lake, MI 48189
02-05-363-014	10 Jennings Rd	Gloria's Restaurant	Ruelle, Gloria	\$97,800	\$82,539		6293 Sidney, Brighton 48116
02-05-365-013	9163 Brookside	Sunny Investment	Sunny Investment	\$258,100	\$200,658		8824 Greenfield Rd Detroit 48228
02-05-368-005	9254 Main St	One Stop Food Shop	One Stop Food Shop	\$56,300	\$57,191		9254 Main St WL 48189
02-05-368-006	9230 Main St	Mickey's Pizza	Quick, Gary L	\$56,400	\$46,336		9230 Main St WL 48189
02-05-370-018	9194 Elizabeth	Detroit Edison	Detroit Edison	\$31,700	\$18,744	x	2000 Second Ave Detroit 48226
02-05-379-013	9020 Lincoln	DCRF Inc	DCRF Inc	\$37,900	\$25,367		9020 Lincoln Dr Whitmore Lake 48189
02-05-490-009	9048 Pine Cove Dr	Rome Management	Rome Management	\$79,600	\$71,951		9100 S Dadeland Blvd #1220 Miami FI 33156
02-06-100-001	435 W Eight Mile	G B Sales & Service	WoodBridge Corp	\$1,311,200	\$1,237,770		435 Eight Mile Rd WL
02-06-105-002	9876 Main St	Max Marina & Dee Dee	Standby 47 Inc	\$129,500	\$104,517		9876 Main St WL
02-06-105-003	9885 Main St	Clark Refining/Hop in MI	Hop In Michigan Inc/Clark Ref	\$224,900	\$181,068		800Roosevelt Rd Blg E 2 GlenEllyn IL 60137



02-06-105-004	Unknown	Van Curler Investments	Van Curler, Donald	\$60,100	\$14,079	x	2004 Hogback Rd AA 48104
02-06-105-005	9859 Main St	Douglas Wilbur Inc	Flying Dutchman Mgmt Inc	\$1,765,600	\$97,043		2008 Hogback Rd AA 48105
02-06-105-006	9839 Main St	Whitmore Lake Tavern	Kales, James A	\$202,100	\$154,343		P O Box 2343 Bonita Springs FL 34133
02-06-105-007	Unknown	Aldente Inc	Deschaines Investment Group	\$21,200	\$8,603	x	9815 Main St WL
02-06-105-008	9815 Main St	Aldente Inc	Deschaines Investment Group	\$402,000	\$257,865		9815 Main St WL
02-06-105-009	Unknown	Van Curler Investments	Van Curler, Donald	\$570,000	\$162,892	x	2004 Hogback Rd AA 48104
02-06-105-011	156 Barker Rd	Verifone Leasing/Demsky DDS	Demsky, Alan J	\$75,900	\$40,764		P O Box 339 WL
02-06-105-012	148 Barker Rd	XLC Inc	Whitmore Lake Health Clinic	\$47,200	\$44,389		P O Box 606 WL
02-06-105-013	138 Barker Road	Whitmore Lake Health Clinic	Whitmore Lake Comm. Health	\$0	\$0		138 Barker Road, Whitmore Lake, MI 48189
02-06-105-014	132 Barker Road	Residence	Vandenbosch, Thomas	\$45,300	\$32,950		132 Barker Road, Whitmore Lake, MI 48189
02-06-105-015	126 Barker Road	Residence	Sibson, Helen	\$45,000	\$35,667		126 Barker Road, Whitmore Lake, MI 48189
02-06-105-016	116 Barker Road	Residence	Cousino, Crystal	\$49,200	\$37,321		116 Barker Road, Whitmore Lake, MI 48189
02-06-105-017	100 Barker Rd	Van Curler Investments	Van Curler, Donald	\$81,700	\$69,708		2008 Hogback Rd AA 48105
02-06-105-018	9681 Main St	Flying Dutchman Mgmt Inc	Van Curler, Donald	\$67,300	\$55,135		2004 Hogback Rd AA 48104
02-06-105-019	9699 Main St		Smith, Lawrence & Corinne	\$62,700	\$53,221		6877 S E Hwy 441 Okeechobee FL 34974
02-06-105-020	9725 Main St	U S Post Office	Madias, Nicholas G	\$115,000	\$96,365		9 Forbes Place #711Dunedin FL 34698
02-06-105-021	Unknown	U S Post Office	Madias, Nicholas G	\$11,600	\$3,937	x	9 Forbes Place #711Dunedin FL 34698
02-06-105-022	Unknown	Van Curler Investments	Van Curler, Donald	\$69,700	\$32,933	x	2008 Hogback Rd AA 48105
02-06-105-023	Unknown		Kales, James A	\$70,900	\$45,703	x	P O Box 2343 Bonita Springs FL 34133

02-06-105-024	240 Barker Rd	Van's Archery	Van Amberg, Gordan & Judith	\$139,100	\$98,424		P O Box 34 WL
02-06-105-025	200-210 Barker Rd	Lakeside Saddlery	Whitewood Enterprise-Armstrong	\$191,800	\$170,486		3400 Apache Trail Pinckney 48169
02-06-200-018	1180 Barker Rd	Delta Resources Inc	Delta Resources Inc	\$59,200	\$40,804		POB 530 Whitmore Lake
02-06-200-022	777 W Eight Mile Rd	O & S America	O & S America	\$761,200	\$761,200		777 W Eight Mile Rd WL
02-06-200-023		Pump Station	Northfield Township	\$0	\$0		
02-06-400-001	175 Barker Rd		Rolison, Mary & Myron	\$35,900	\$25,137		10237 Cedarcrest WL
02-06-400-002	193 Barker Rd		Spiegelberg, Walter	\$131,900	\$120,710		11994 Whitmore Lake Road, Whitmore Lake, MI 48189
02-06-400-021	250 Jennings Rd	Waterside Properties	Waterside Properties L.L.C	\$57,900	\$57,276	x	22517 Telegraph Rd Southfield 48034
02-06-400-022	240 Jennings Rd	Griffith Vet	Griffith, Richard & Barbara	\$144,700	\$114,211		240 Jennings Rd WL
02-06-400-023	238 Jennings Rd	Korean Karate	Bellore, William	\$171,500	\$171,500		4618 Wright Rd, Milan 48160
02-06-401-008	75 Barker Road	Library	Northfield Twp. Library	\$0	\$0	x	
02-07-200-016	Blue Heron	Blue Heron Invention Group	Blue Heron Invention Group	\$53,200	\$46,033		41141 Twelve Mile Rd Novi 48375
02-08-240-007	Main St	D & C Development	D & C Development	\$12,500	\$9,928	x	22333 Allen Rd Woodhaven MI 48183
02-08-250-003	55 Jennings	Price Christopher DDS	Vandersluis, Robert	\$61,800	\$49,420		55 Jennings WL
02-08-250-009	8769 & 8777 Main St		Wilbur, Douglas	\$162,500	\$162,500		9859 Main St WL
02-08-250-010	8761 Main St	Main St Self Storage	Magar Management Co	\$291,700	\$254,333		P O Box 3253 Farmington Hills 48333
02-08-250-011	8737 & 8741 Main St	Side Door Salon/Apex/PE/A U	Avery, Robert	\$198,500	\$160,426		8741 Main St Ste E WL
02-08-250-012	8719 & 8725 Main St	George's Auto Service	Avery Mark & Avey Timothy	\$100,500	\$91,698		9534 Main St WL
02-08-250-015	8633 Main St	Northfield Place	Northfield Place	\$1,620,600	\$1,620,600		4000 Town Ctr Ste 380 Southfield 48075

02-08-250-016	8505 Main St	Teresa Saunders DC	O'Doherty Family Trust	\$74,300	\$52,879		7969 Webster Church Rd WL
02-08-250-017	8475 Main St	Bob's & Boos & Leasecomm	Falkiewicz	\$105,000	\$98,683		P O Box 348 WL
02-08-250-018	Unknown	Car Quest Auto	MI Real Estate Limited Partners	\$117,300	\$107,012		P O Box 26006 Raleigh NC 27611
02-08-250-019	8711 Main St	First of America	First of America	\$107,600	\$70,152		P.O.Box 306 WL
02-08-327-001	8445 Main St		Hood, David W	\$61,700	\$48,691		5053 Bidwell St Brighton 48116
02-08-327-002	8425 Main St	Overhead Door Co	Matthews, Ira & Betty	\$68,800	\$73,715		2045 East M78 E Lansing 48823
02-08-327-003			Dupke, Robert & Nancy	\$41,900	\$41,900		
02-08-327-013	8365 Main St	Lake Motel	Linda Frye	\$81,200	\$74,758		8365 Main St WL
02-08-327-014	8345 Main St	Yesterday's Restaurant	Burrell, Rose M	\$48,600	\$48,600		8505 Chubb Rd Northville 48167
02-08-327-015	Unknown		Sparrow, Lester M	\$23,500	\$23,500	x	P O Box 514 WL
02-08-327-016	Unknown		Dreffi, Virgil & Kathleen	\$28,800	\$28,800	x	
02-09-200-001		Residence	Ramsey, Marvin	\$33,200	\$31,138	x	3830 Old Homestead, Howell, MI 48843
02-09-300-003	1111 Six Mile Rd	Links at Whitmore Lake Inc	Links at Whitmore Lake Inc	\$816,400	\$531,316		1111 Six Mile Rd WL
02-17-300-007	328 Six Mile Rd	Ann Arbor Roofing	Sheppard Enterprise	\$427,800	\$428,756		POB 347 WL
02-17-300-017	300 Six Mile Rd	Speedway Mercury Petroleum	Real Estate Dept Room 1604	\$682,100	\$682,100		539 S Main St Findlay Ohio 45840
02-17-300-018	284 Six Mile Rd	A & W Leasing	A & W Leasing	\$255,800	\$224,665		284 Six Mile WL
02-18-100-020	66 Six Mile Rd	Hop-In Mich Inc	Clark Retail Enterprises	\$259,100	\$150,400		3003 Butterfield Rd Oak Brook IL 60523
02-18-100-021	Unknown	Hop-In Mich Inc	Clark Retail Enterprises	\$45,300	\$19,360	x	
02-18-100-022	Unknown		Dreffi, Val	\$81,900	\$22,374	x	9461 West St., Whitmore Lake, MI 48189

02-18-105-001	7986 Coyle Rd	Don Body Shop	Ryan, Scott LLC	\$59,900	\$57,085		191 Hiscock AA 48103
02-18-180-001	Unknown		Urquhart, Brian	\$14,000	\$14,000	x	425 City Center, Ann Arbor, MI 48108
02-18-180-002			Satterla, Harriett & Emmett	\$22,400	\$18,066		PO Box 630, Whitmore Lake, MI 48189
02-18-180-003		Residence	St. Charles, Stephen	\$39,700	\$32,769		24 Delaware St., Whitmore Lake, MI 48189
02-18-180-005			Selent, Arthur E. Trust	\$9,100	\$4,416	x	8250 Gregory, Dexter, MI 48130
02-18-180-006			St. Charles, Stephen	\$9,900	\$1,433	x	24 Delaware St., Whitmore Lake, MI 48189
02-18-180-007	7848 Coyle Rd.	Residence	Holman, Harland & Thomas	\$69,700	\$69,400		7848 Coyle Road, Whitmore Lake, MI 48189
02-18-180-008			Ingram, Betty	\$26,000	\$7,784	x	63 Margaret, Whitmore Lake, MI 48189
02-18-180-999		MDOT	MDOT	\$0	\$0	x	
02-18-185-001			Urquhart, Brian	\$13,638	\$13,638	x	425 City Center, Ann Arbor, MI 48108
02-18-185-002			Selent, Arthur E. Trust	\$27,000	\$9,928	x	8250 Gregory, Dexter, MI 48130
02-18-185-003			Cheema, Nuzhat R.	\$8,000	\$8,000	x	1740 Croft Hill, Rochester Hills, MI 48306
02-18-185-004			Chamberlin, Lloyd & Agnes	\$53,600	\$43,197		7348 Bennett Dr., Hamburg, MI 48139
02-18-185-999		MDOT	MDOT	\$0	\$0	x	
02-18-190-001			Urquhart, Brian	\$0	\$0	x	425 City Center, Ann Arbor, MI 48108
02-18-190-002			Chamberlin, Lloyd & Agnes	\$12,600	\$3,827	x	7348 Bennett Dr., Hamburg, MI 48139
02-18-190-996		MDOT	MDOT	\$0	\$0		
02-18-190-997		MDOT	MDOT	\$0	\$0		
02-18-190-998		MDOT	MDOT	\$0	\$0		
02-18-190-999		MDOT	MDOT	\$0	\$0		

02-19-100-007	Unknown		Troczynski, Chester & Leola	\$57,400	\$52,088		4511 N. Territorial, Dexter, MI 48130
02-19-100-008	7020 Whitmore Lake Rd.	Residence	Shumaker, Austin	\$87,600	\$60,121		
02-19-100-009	Unknown		Stone, Phillip & Bonnie	\$93,600	\$76,321		7766 Chamberlin, Dexter, MI 48130
02-19-100-010	7044 Whitmore Lake Road	Residence	Roger, Nancy	\$90,800	\$76,548		
02-19-100-011	Unknown	Residence	Judkins, Bruce	\$55,500	\$39,631		796 Warre Rd, Ann Arbor, MI 48105
02-19-100-012	Unknown	Vacant Land	Roger, Nancy	\$32,000	\$12,002	x	7044 Whitmore Lake Road, Whitmore Lake, MI 48189
02-19-200-010	700 E North Territorial	Brenda Creations	Stockwell, Edward & Brenda	\$93,700	\$64,111		700 E North Territorial WL
02-20-100-005	North Territorial	23 NT Associates LLC	23 NT Associates LLC	\$94,800	\$59,863		32669 W Warren Ste 11 Garden City 48135
02-20-100-012	615 North Territorial	James Edwards	James Edwards	\$401,500	\$76,784	x	5911 Sutton Rd Ann Arbor 48105
02-20-100-019	1138 E Five Mile Rd	WHH Inc	WHH Inc	\$284,500	\$217,091		1138 E Five Mile Rd
02-20-100-020	955 E N Territorial Rd	Horizon Development	Horizon Development	\$108,000	\$32,057	x	51331 Pontiac Trail Wixom 48383-2046
02-20-100-021	7050 Jomar Dr	Nohr & Assoc	Nohr & Assoc	\$942,100	\$870,147		315 W Huron AA 48103
02-20-100-022	1477 E. Territorial Rd.		KX Investments, LLC	\$131,000	\$61,816	x	1477 E. Territorial, Whitmore Lake, MI 48189
02-20-100-023	Jomar Dr	Jem Constuction	Jem Constuction	\$130,700	\$48,819	x	31831 Sherman Dr Madison Heights 48071
02-20-100-024	7035 Jomar Dr	Balance Technology	Balance Technology				120 Enterprise Dr AA 48103
02-20-100-025	7035 Jomar Dr	Balance Technology	Balance Technology	\$137,600	\$72,527		120 Enterprise Dr AA 48103
02-20-100-026	7035 Jomar Dr	Balance Technology	Balance Technology				120 Enterprise Dr AA 48103
02-20-200-001	Unknown	23 NT Associates LLC	23NT Associates LLC	\$1,908,700	\$332,549	x	32669 W Warren Rd Garden City 48135
02-20-200-002	Unknown	23 NT Associates LLC	23NT Associates LLC	\$80,000	\$51,711	x	32669 W Warren Rd Garden City 48135
02-20-200-004	Unknown	Canton Hrg Inc	Canton Hrg Inc	\$1,135,100	\$112,784	x	704 N OLD Woodward Ste 100 Birmingham 48009

02-20-200-005	Unknown	Canton Hrg Inc	Canton Hrg Inc	\$106,900	\$78,859		704 N OLD Woodward Ste 100 Birmingham 48009
02-20-200-006	Unknown	Canton Hrg Inc	Canton Hrg Inc	\$65,600	\$32,723	x	704 N OLD Woodward Ste 100 Birmingham 48009
02-20-200-007	Unknown		Brennan, Thomas & Chomsuk	\$204,700	\$83,568	x	8411 Reese Lane AA 48103
02-20-200-008	Unknown		Northfield Properties	\$135,000	\$68,620	x	11262 Cherrylawn Drive, Brighton, MI 48116
02-20-200-009	Unknown	23 NT Associates LLC	23NT Associates LLC	\$24,800	\$5,610	x	32669 W Warren Rd Garden City 48135
02-20-200-010	Unknown		Rimmelin, William	\$81,200	\$33,290		3413 Piney Pointe Dr Toledo Ohio 43617
02-20-300-001	Unknown	Meijer Inc	Meijer Inc	\$75,000	\$75,000	x	40400 Ann Arbor Rd #100 Plymouth 48170
02-20-300-002	366 E N Territorial Rd	BMH Realty Co	BMH Realty Co	\$382,900	\$196,694		3700 Flint Rd Brighton 48116
02-20-300-003	60 E N Territorial Rd	Barger Petroleum Inc	Barger Petroleum Inc	\$16,300	\$8,820	x	1699 Mallard Cove Dr AA 48108
02-20-300-005	Unknown	Barger Petroleum Inc	Barger Petroleum Inc	\$345,700	\$191,607		1699 Mallard Cove Dr AA 48108
02-20-300-013	6900 Whitmore Lake	Transportation Logistics	Transportation Logistics	\$834,500	\$446,388		34900 Michigan Wayne 48184
02-20-300-014	6592 Whitmore Lake	Rock Connection Inc	Rock Connection Inc	\$108,100	\$55,486		6587 Snowshoe Lane Brighton 48116
02-20-300-016	6780 Whitmore Lake	Prokes Realty Co	Prokes Realty Co	\$272,800	\$272,800		6780 Whitmore Lake Rd WL
02-20-300-017	6628 Whitmore Lake	Creative Car/2 Men & a Truck	Ulisse, Ferdinando & Julie	\$200,500	\$152,772		10680 Coopersfield Rd Chelsea 48118
02-20-300-018	6684 Whitmore Lake		Nowatzke, Thomas & Laurie	\$763,100	\$477,700		4545 Diuble Rd AA 48103
02-20-300-019	6925 Whitmore Lake		Alexander, Robbin	\$84,700	\$62,480		3438 W Northfield-Church AA 48105
02-20-300-023	6556 Whitmore Lake	Colonial Brick	Colonial Brick	\$403,500	\$317,374		12844 Greenfield Ave Detroit 48227
02-20-300-024	6542 Whitmore Lake	Hamlin Trucking	Hamlin, Bradley & Edward	\$16,300	\$85,487		6556 E Whitmore Lake WL
02-20-300-026	Whitmore Lake Rd		Bradburn, Richard & Polly	\$53,000	\$37,831		6628 Whitmore Lake Rd WL
02-20-300-027	Whitmore Lake Rd		Muldoon, Ken Et AL	\$53,000	\$39,009		3366 Hooker Dr #1 Pinckney 48169- 9142

02-20-300-028	Whitmore Lake Rd		Ulisse, Ferdinando	\$53,000	\$37,831		6628 Whitmore Lake Rd WL 48189
02-20-300-029	Whitmore Lake Rd	The Rock Connection Inc	The Rock Connection Inc				6592 Whitmore Lake Rd WL 48189
02-20-300-030	Whitmore Lake Rd	The Rock Connection Inc	The Rock Connection Inc	\$53,500	\$38,180		6592 Whitmore Lake Rd WL 48189
02-20-300-031	50 W N Territorial Rd	Dewey's Steakhouse	Great Valley Properties Inc	\$58,100	\$56,037	x	9948 Five Mile Rd Northville 48167
02-20-300-032	50 W N Territorial Rd	Dewey's Steakhouse	Great Valley Properties Inc	\$376,300	\$241,281		
02-20-300-033	Unknown		Albert, Jonna	\$76,200	\$76,200	x	
02-20-400-001	725 E. North Territorial		Rizzo, Edward	\$66,100	\$39,249		
02-20-400-002			Fatt, Patricia	\$81,500	\$56,293		28614 Twinbrook Lane, Wesley Chapel, FL 33543
02-20-400-003			Gold Corridor -23 LLC	\$668,900	\$668,900	x	40400 Ann Arbor Road, #100, Plymouth, MI 48170
02-20-400-004			Greenberg & Applefield Etal	\$252,900	\$45,819	x	40400 Ann Arbor Rd #100 Plymouth 48170
02-20-400-005	946 E North Territorial	Detroit Edison	Detroit Edison	\$95,000	\$90,207		946 E Territorial WL 48189
02-21-200-004	1477 E. N. Territorial		KX Investments, LLC	\$220,500	\$93,934	x	
02-21-200-017	1477 E. N. Territorial	Residence	KX Investments, LLC	\$129,300	\$59,534	x	1477 E. North Territorial, Whitmore Lake, MI 48189
02-21-300-001	6883 Nollar Road	Residence	Owens, John & Cynthia	\$105,200	\$78,140		
02-21-300-005	1500 N Territorial	RHE Tech	Orley, Graham A	\$2,237,000	\$2,169,879		201 W Big Beaver Rd #720 Troy 48084
02-21-300-004	1222 North Territorial	Sheppard Enterprise	Sheppard Enterprise	\$311,700	\$194,995		POB 347 WL 48189
02-21-300-014	Unknown		Hoban, Lois & Sharon	\$101,300	\$19,742	X	1705 Coburn Ct., Ann Arbor, MI 48108
02-21-300-015	1451 E North Territorial	Carter Lumber	Carter Lumber	\$441,500	\$316,276		601 Tallmadge Rd Kent Ohio 44240
02-21-300-016	1477 E N Territorial	KX Investments	Bloom Roofing System	\$243,800	\$232,321		POB 1810 AA 48106
02-21-300-017	1575 North Territorial	Ann Arbor Dog Training Club	Linda K Owens Treasurer	\$183,000	\$78,585		11485 McGregor Rd, Pinckney MI 48169

02-21-300-019	1081 E N Territorial	Moehrle Inc	Moehrle Inc	\$474,000	\$436,738		1081 E N Territorial W L 48189
02-21-300-020	1175 E North Territorial	Jasman Truss	Menlo Park LLC	\$191,500	\$163,738	x	1175 E Territorial WL
02-21-300-021	North Territorial Rd	Maisel E.N. & Assoc	Steve Shaffer	\$483,600	\$61,784	x	30200 Telegraph Rd Birmingham 48108
02-29-100-002			Greenberg & Applefield Etal	\$317,000	\$59,903	x	40400 Ann Arbor Road, #100, Plymouth MI 48170
02-29-100-004			Greenberg & Applefield Etal	\$61,600	\$29,352	x	40400 Ann Arbor Road, #100, Plymouth MI 48170
02-29-100-005			Greenberg & Applefield Etal	\$159,900	\$30,305	x	40400 Ann Arbor Road, #100, Plymouth MI 48170
02-90-100-300	1175 E North Territorial	Jasman Truss Technology	Jasman Truss Technology	\$762,500	\$721,340		1175 E Territorial WL
02-29-200-003	Unknown	Nursery Merchants Inc	Nursery Merchants Inc	\$18,400	\$9,904	x	6410 Whitmore Lake Rd WL
02-29-200-006	6350 Whitmore Lake		Sparrow & Thornberry	\$44,500	\$31,978		6270 Whitmore Lake Rd WL
02-29-200-017	6270 Whitmore Lake	First Data Corp	Gutierrez, Stephen P	\$74,100	\$60,643		47511 Ten Point Dr Canton 48187
02-29-200-019	6289 Whitmore Lake Road		Winkler, Steve & Carolyn	\$4,200	\$3,254	x	6289 Whitmore Lake Road, Whitmore Lake, MI 48189
02-29-200-020	6371 Whitmore Lake Road		White, James & Catherine	\$23,200	\$22,291	x	6371 Whitmore Lake Road, Whitmore Lake, MI 48189
02-20-200-021	6480 Whitmore Lake Road		Bakhaus, John III & Mary	\$84,600	\$58,150		9055 Harbour Way, South Lyon, MI 48178
<b>TOTAL</b>				<b>\$37,982,338</b>	<b>\$25,377,082</b>		



**NORTHFIELD TOWNSHIP DDA - PERSONAL PROPERTY**

Parcel	Address of Property	Business Name	2002 SEV	2002 Taxable Value
B-99-20-001-500	66 Six Mile Road	Clark Refining & Marketing	\$33,000	\$33,000
B-99-20-002-000	9488 Main Street		\$2,400	\$2,400
B-99-20-002-600	9455 Main Street	Whitmore Lanes, Inc.	\$55,600	\$55,600
B-99-20-004-400	9254 Main Street	One Stop Food Shop	\$23,700	\$23,700
B-99-20-004-500	9589 Main Street	Polly Market	\$30,600	\$30,600
B-99-20-004-600	52 Barker Road	Pizza House	\$29,400	\$29,400
B-99-20-004-700	435 W. Eight Mile Rd.	Woodbridge Corporation	\$1,137,200	\$1,137,200
B-99-20-004-800	50 E. North Territorial	Dewey's Steakhouse	\$60,000	\$60,000
B-99-20-005-400	9885 Main St.	Clark Refining & Marketing	\$27,500	\$27,500
B-99-20-005-700	8475 Main St.	Bob's and Boos, Inc.	\$10,100	\$10,100
B-99-20-005-900	240 Barker Road	Van's Archery Center, Inc.	\$900	\$900
B-99-20-006-300	9876 Main Street	Standby 47, Inc.	\$28,800	\$28,800
B-99-20-006-400	60 E. North Territorial	Barger Petroleum	\$51,400	\$51,400
B-99-20-007-200	9839 Main Street	Whitmore Lake Tavern	\$10,300	\$10,300
B-99-20-007-300	9230 Main Street	Mickey's Pizza	\$1,400	\$1,400
B-99-20-007-600	8715 Main Street	Carquest Auto Parks of WL	\$12,400	\$12,400
B-99-20-007-900	8633 Main Street	Northfield Place	\$122,500	\$122,500
B-99-20-008-200	1500 E. North Territorial	Rhe Tech	\$2,500,700	\$2,500,700
B-99-20-012-200	9097 Main Street	Dockett Holdings	\$400	\$400
B-99020-015-000	284 Six Mile Road	Aeschliman Equipment	\$11,500	\$11,500
B-99-20-015-600	9545 Main St.	Main St. Hair Shoppe	\$300	\$300
B-99-20-016-000	9205 Main St.	Bio-Sentry Eng. Inc.	\$3,700	\$3,700
B-99-20-016-200	9129 Main St.	Darlene Curtis Real Estate	\$900	\$900
B-99-20-016-300	156 Barker Road		\$65,200	\$65,200
B-99-20-016-900	8365 Main St.	Lake's Motel	\$28,800	\$28,800
B-99-20-017-800	1451 E. North Territorial	Carter Lumber of the South	\$17,700	\$17,700
B-99-20-018-200	8505 Main St.		\$4,000	\$4,000
B-99-20-020-000	9317 Main St.	Whitmore Lake Florist	\$2,100	\$2,100

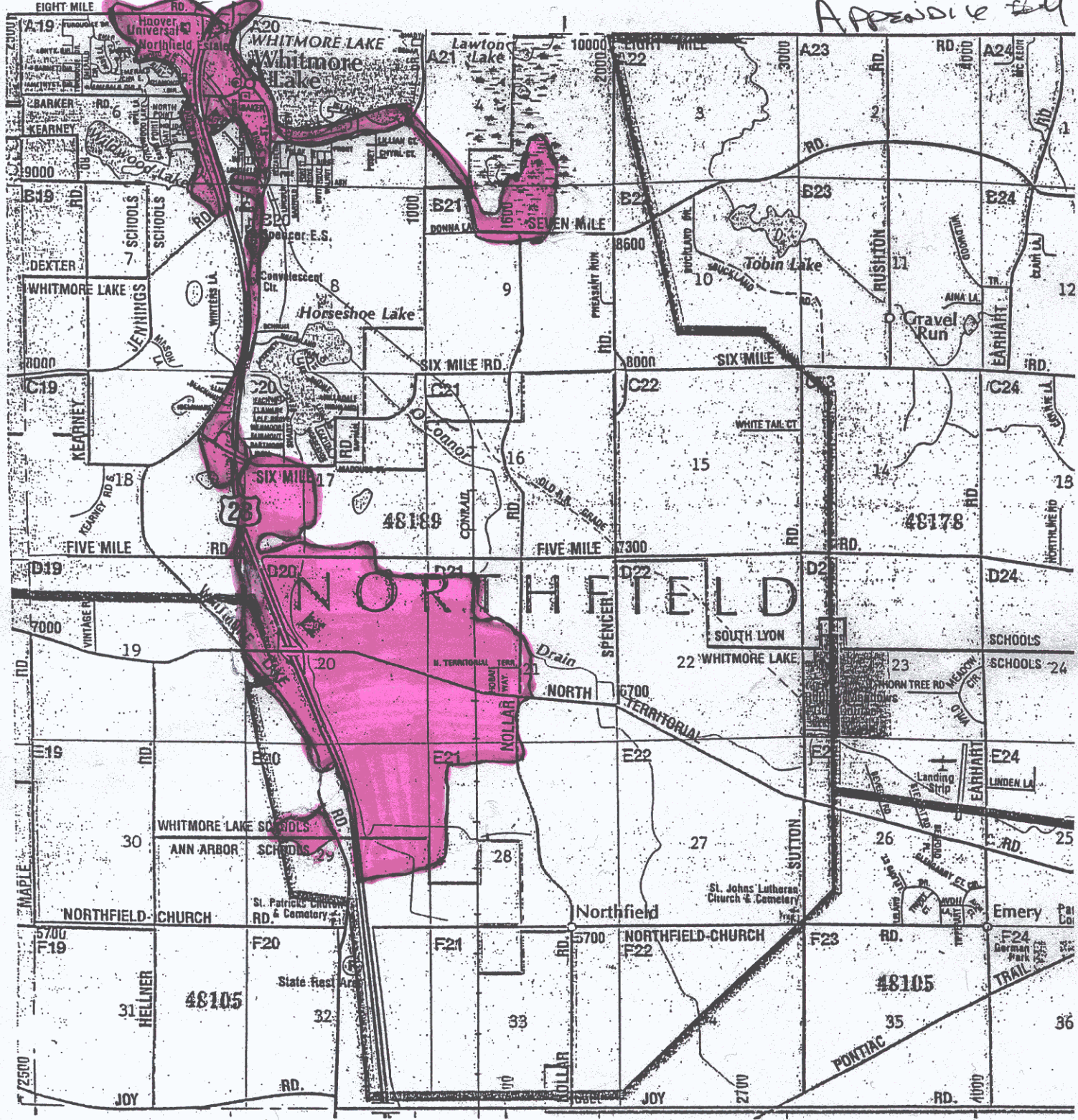
B-99-20-021-200	9815 Main St.	Al Dente, Inc.	\$32,800	\$32,800
B-99-20-021-400	240 Jennings Road	Griffith Veterinary Hospital	\$20,800	\$20,800
B-99-20-022-300	6628 Whitmore Lake Rd	Creative Cars, Inc.	\$4,700	\$4,700
B-99-20-022-900	6642 Whitmore Lake Rd	Hamlin Trucking	\$700	\$700
B-99-20-023-100	8761 Main St.	Main Street Stop-N-Store	\$3,700	\$3,700
B-99-20-024-400	1477 E. North Territorial	Bloom Roofing systems, Inc.	\$64,300	\$64,300
B-99-20-027-400	8425 Main Street	Overhead Door Co.	\$11,500	\$11,500
		Detroit SMSA Ltd.		
B-99-20-028-200	777 W. 8 Mile Rd.	Partnership	\$159,800	\$159,800
B-99-20-030-100	1081 E. North Territorial	Moehrle, Inc.	\$184,500	\$184,500
		Nowatzke, Tom Transport		
B-99-20-030-600	6900 Whitmore Lake Rd.	Equip.	\$199,200	\$199,200
B-99-20-031-300	9317 Main St.	Joanie's Beauty Salon	\$1,000	\$1,000
B-99-20-031-400	200 Barker Rd.	Lakeside Saddlery	\$6,300	\$6,300
B-99-20-031-500	777 W. 8 Mile Rd.	Ameritech Mobile Services	\$1,100	\$1,100
B-99-20-032-900	8633 Main St.	Westhaven Services Co.	\$3,300	\$3,300
		Channel One		
B-99-20-033-000	8877 Main St.	Communications	\$900	\$900
B-99-20-034-000	1111 Six Mile Rd.	Links at Whitmore Lake	\$119,000	\$119,000
B-99-20-034-100	1111 Six Mile Rd.	Textron Financial Corpo.		
B-99-20-034-400	9859 Main St. & 8777	Douglas Wilbur, Inc.	\$62,700	\$62,700
		Speedway Superamerica,		
B-99-20-034-500	300 Six Mile Road	Inc.	\$75,800	\$75,800
B-99-20-034-600	102 Barker Rd.	Braun Propane, Inc.	\$16,200	\$16,200
		Sell & Save Real Estate.		
B-99-20-034-900	9615 Main St.	Svcs.	\$900	\$900
B-99-20-035-700	9559 Main St.	John's Barber Shop	\$200	\$200
B-99-20-035-800	8719 Main St.	George's Auto Service	\$18,900	\$18,900
B-99-20-035-900	9594 Main st.	Act Computers	\$1,800	\$1,800
B-99-20-036-300	435 W. 8 Mile	GB Sales & Service, Inc.		
B-99-20-038-300	148 Barker Rd.	XLC, Inc.	\$33,600	\$33,600
B-99-20-038-800	328 Six Mile Rd.	Ann Arbor Roofing	\$192,200	\$192,200
B-99-20-039-100	6925 Whitmore Lake Rd.		\$12,000	\$12,000

B-99-20-039-400	8741 Main St.	Apex Research Laboratories	\$6,000	\$6,000
B-99-20-039-500	8741 Main St.	Phoenix Environmental	\$6,100	\$6,100
B-99-20-040-100	1175 E. North Territorial	Jasman Construction, Inc.	\$98,900	\$98,900
B-99-20-040-300	9254 Main St.	Phone-Tel Technologies, Inc.	\$100	\$100
B-99-20-042-700	777 W. 8 Mile	Citicorp Del-Lease Inc.	\$43,400	\$43,400
B-99-20-042-900	50 E. North Territorial	FNF Capital, Inc.	\$26,000	\$26,000
B-99-20-043-200	777 W. 8 Mile	AT&T Wireless	\$119,300	\$119,300
B-99-20-043-300	8741 Main St.	Always Unique Child Care	\$9,100	\$9,100
B-99-20-044-100	Main Street	Alpine Capital Corp.	\$3,000	\$3,000
B-99-20-044-700	8475 Main St.	Leasecomm Corp.	\$300	\$300
B-99-20-045-000	Barker Rd.	Rousseaux's Excavating, Inc.	\$32,200	\$32,200
B-99-20-045-500	7050 Jomar Dr.	Aston Group (Michigan), Inc.	\$500,000	\$500,000
B-99-20-045-600	1500 E. North Territorial	Citicapital Commercial Lending	\$20,400	\$20,400
B-99-20-046-400	700 N. Territorial	Brenda's Creations	\$100	\$100
B-99-20-046-800	6628 Whitmore Lake Rd.	Two Men and a Truck	\$20,000	\$20,000
B-99-20-046-900	300 Six Mile Rd.	Communications Central of Georgia	\$1,500	\$1,500
B-99-20-047-100	8633 Main St.	Hill-Rom Company, Inc.	\$500	\$500
B-99-20-047-400	156 Barker Rd.	Verifone Leasing, LLC	\$100	\$100
B-99-20-047-600	7050 Jomar Dr.	Compaq Financial Services	\$10,700	\$10,700
B-99-20-048-000	1500 E. North Territorial	Xerox Lease Equipment, LLC	\$6,200	\$6,200
B-99-20-048-100	7050 Jomar Dr.	Ervin Leasing Company	\$5,700	\$5,700
B-99-20-048-200	366 E. North Territorial	Sunoco, Inc. (R&M)	\$1,900	\$1,900
B-99-20-048-600	22 Barker Rd.	Bucks Dollar Store		
B-99-20048-800	9318 Main St.	Manufacturer & Dealer Services	\$300	\$300
B-99-200-049-100	8350 Main St.	GE Capital Modular Space	\$2,500	\$2,500

B-99-20-049-200	300 Six Mile Rd	GATX Technology Services Corporation	\$4,400	\$4,400
B-99-20-049-300	6925 Whitmore Lake Rd.	Golden Eagle Leasing, Inc.	\$1,000	\$1,000
B-99-20-049-600	156 Barker Rd.	VF Leasing, LLC	\$100	\$100
B-99-90-100-500	1500 E. North Territorial	Rhe-Tech, Inc. (93-011) (IFT)	\$1,534,000	\$1,534,000
B-99-90-100-600	435 W. 8 Mile Rd.	Woodbridge Corporation (94-277) (IFT)	\$1,099,700	\$1,099,700
B-99-90-100-700	1500 E. North Territorial	Rhe-Tech, Inc. (95-434) (IFT)	\$1,325,100	\$1,325,100
B-99-90-100-900	1175 E. North Territorial	Jasman Truss Technology, Inc. (IFT)	\$94,100	\$94,100
B-99-90-200-100	1500 E. North Territorial	Rhe-Tech, Inc. (97-112) (IFT)	\$2,144,700	\$2,144,700

**TOTAL****\$12,617,800 \$12,617,800**

**APPENDIX 4**  
**BOUNDARY MAP**

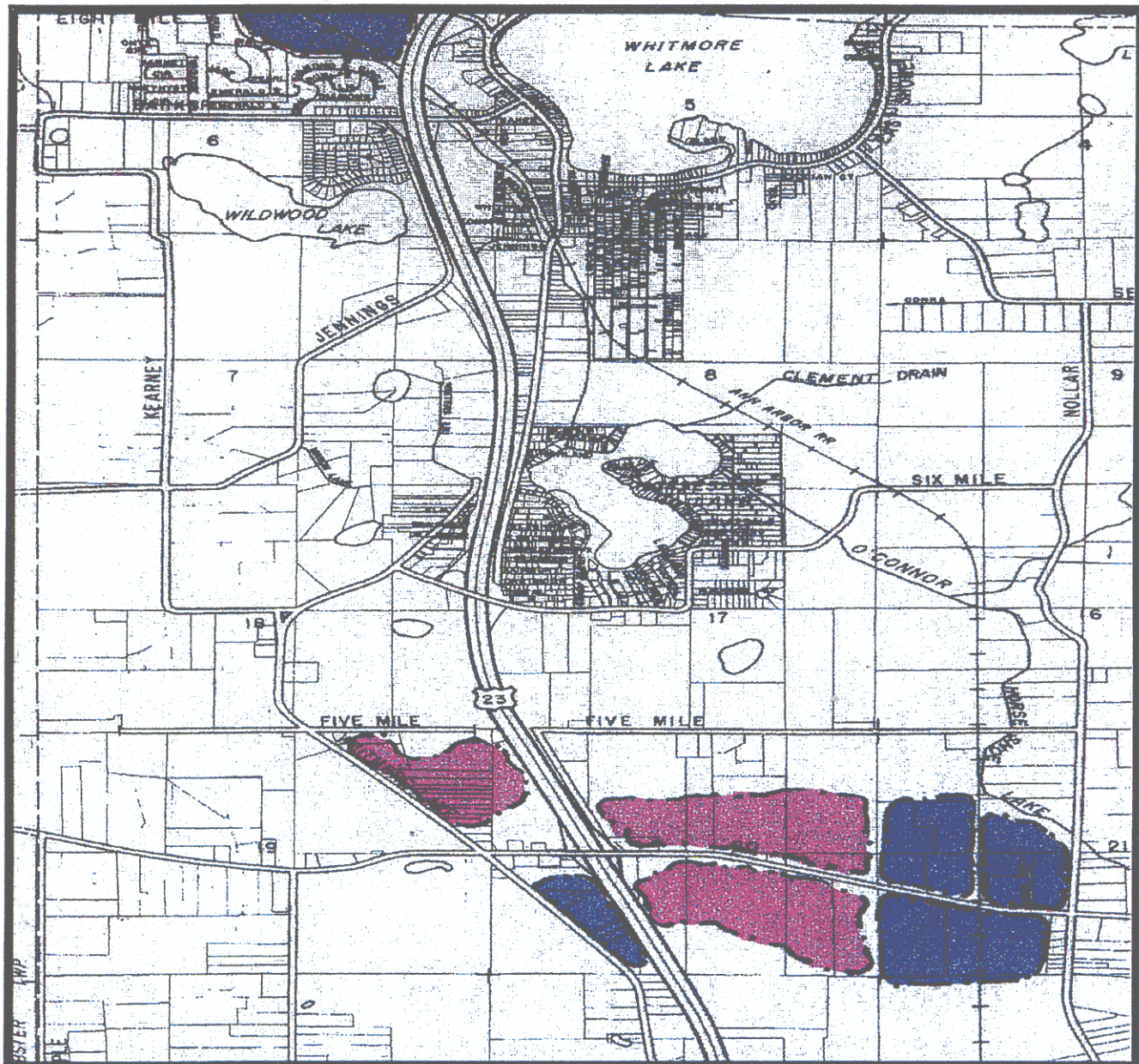


NORTHFIELD TOWNSHIP  
DOWNTOWN DEVELOPMENT DIST.  
BOUNDARY MAP

**APPENDIX 5**  
**FUTURE LAND USE MAP**

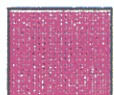


# Northfield Township

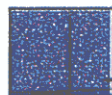


NTPC-GMP 12/2/98

## Strategies Concerning - *Designated Research & Industrial Areas*



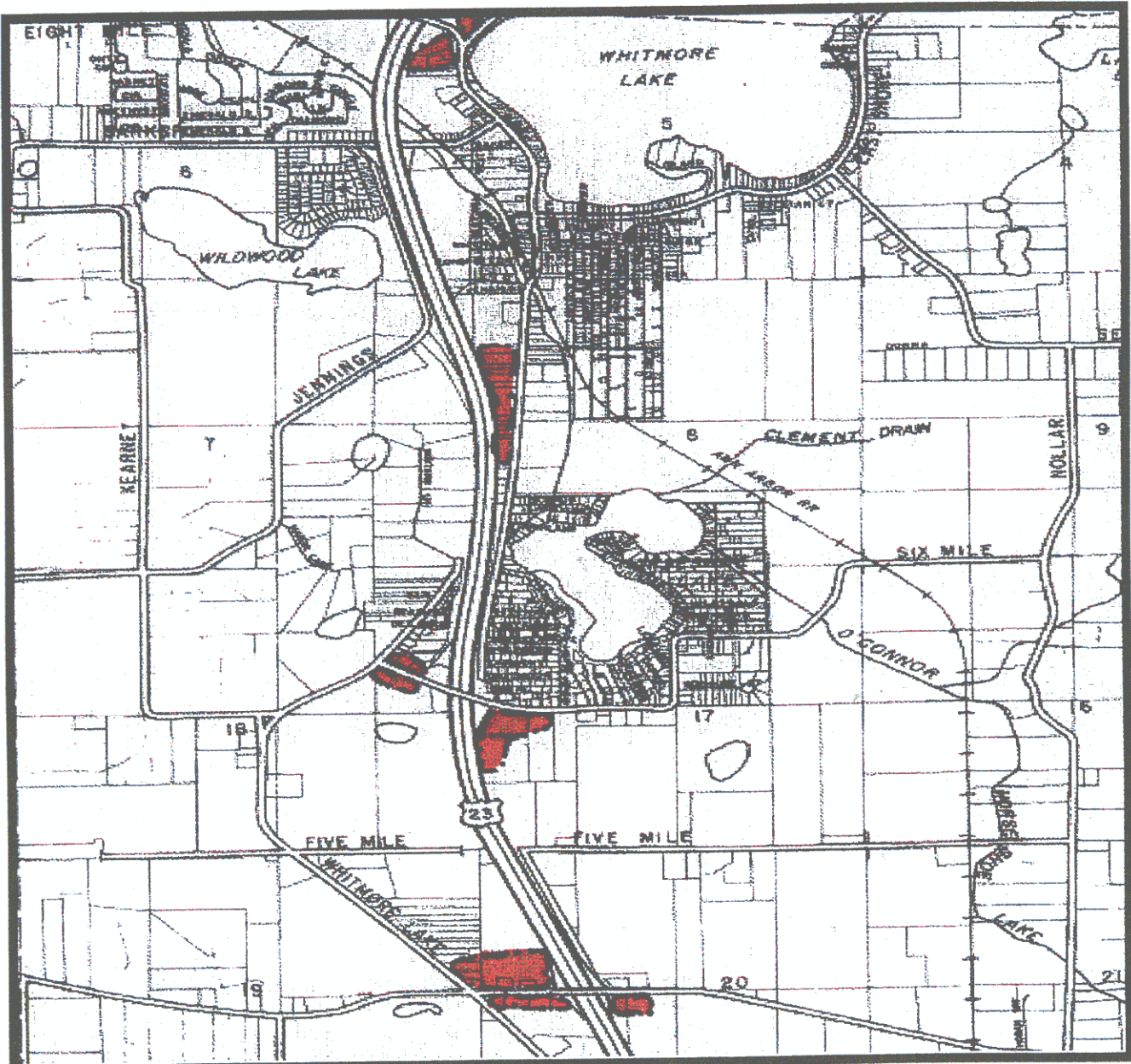
Research Orientation



Limited & General Industrial



# Northfield Township



NTPC-GMP 12/2/98

## Strategies Concerning - *Designated Commercial Areas*

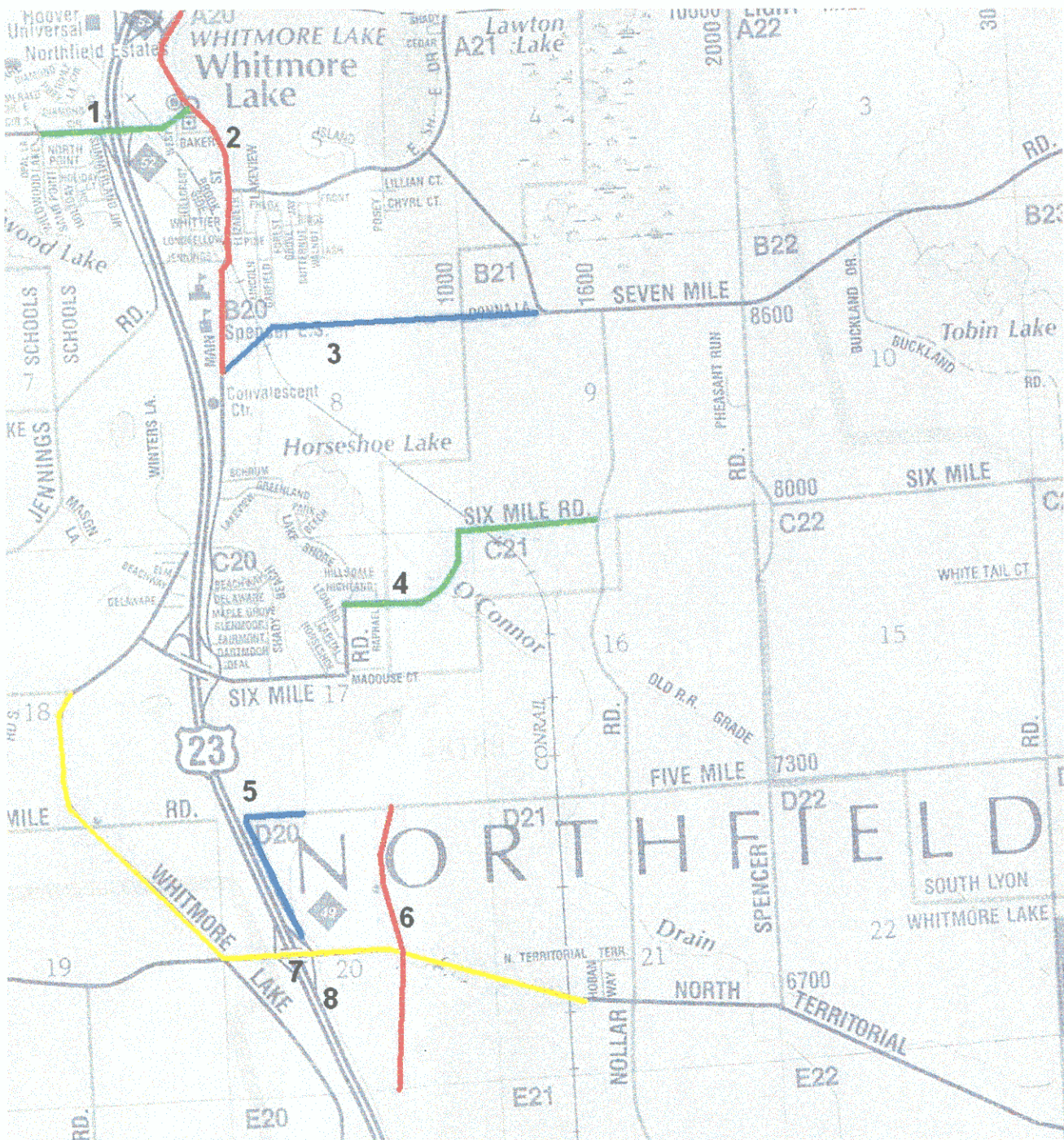


Commercial Areas

**APPENDIX 6**  
**POTENTIAL ROAD IMPROVEMENTS**



## Proposed Transportation Improvements

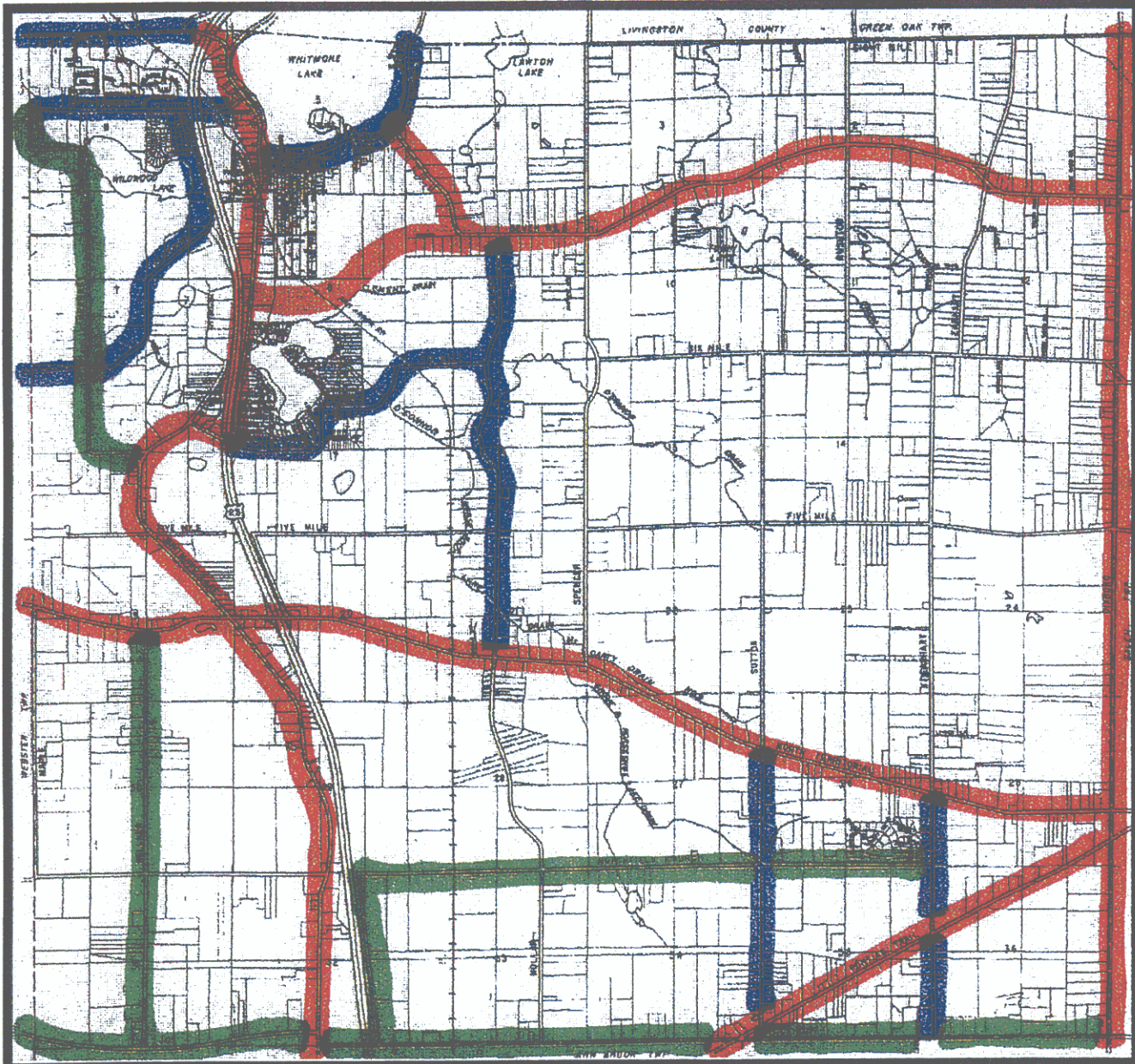


1. Barker Rd. West of Main Street – Improvement
2. Main St. S. of Eight Mile – Improvement
3. Future Seven Mile expansion
4. Six Mile Rd. W. of Nollar – Improvement

5. Abandon old Five Mile Rd. S. to N. Territorial
6. New Five Mile access E. of old road
7. Dev/expansion of Whitmore Lake and N. Terr.
8. Bridge overpass expansion to 5 lanes min.



# Northfield Township



## Strategies Concerning: *Designated Transportation Networks* NTPC-GMP 12/2/98

- Definition:** Primary roadways carry the highest traffic volumes in the Township and serve both regional and local traffic. Primary roadways connect local roadways with the interstate system and major roadways in adjoining communities.
- Definition:** Collector roadways primarily serve local traffic and distribute traffic from local roadways to primary roadways.
- Definition:** The primary function of local roadways is to provide access to abutting properties. Local roadways are intended to primarily serve local traffic, rather than regional or through traffic.
- Definition:** Special corridors are roadways that have a recognized scenic or historic character that should be protected, and other roadways, such as Township entrances, that require special treatment.

**APPENDIX 7**  
**NORTH TERRITORIAL**  
**OVERPASS COMMITMENTS**

# DRAFT

## **Letter of Understanding Between and Among the Michigan Department of Transportation, the Washtenaw County Road Commission, the Downtown Development Authority of the Township of Northfield and the Township of Northfield Concerning the Planning, Design and Construction of a Replacement Interchange at US Highway 23 and N. Territorial Road, Washtenaw County, Michigan**

### **1. Statement of Intent:**

This letter of understanding, by, among and between the parties listed below, will establish the agreements, relationships, understandings and procedures aimed at planning, designing, acquiring right of way and constructing a replacement interchange at US Highway 23 and N. Territorial Road in Washtenaw County, Michigan. Also established is a commitment to pay for the cost of all planning, design, right of way acquisition and construction, including administrative costs of review agencies that are assigned specific duties herein.

### **2. Parties to this Letter of Understanding:**

The following governmental agencies, units of government and private partnerships are agreeable to the terms contained herein and hereby form a Strategic Steering Committee (SSC) to guide the elements of this letter of understanding to result in the replacement of the interchange, and related roadway improvements as specified herein as the "Project":

1. The Michigan Department of Transportation (MDOT)
2. The Washtenaw County Road Commission (WCRC)
3. The Township of Northfield Board of Trustees
4. The Downtown Development Authority of the Township of Northfield

There are no other parties to this letter of understanding and all parties hereto are bound individually and collectively to each other as evidenced by the signature of an authorized representative affixed to this document. Attached to this letter of understanding are all resolutions of governing boards, commissions or partnerships authorizing this agreement, which is binding upon all assigns.

### **3. The Project:**

The PROJECT is the preparation of an Environmental Assessment (EA), right of way acquisition and construction plans, specifications, bid documents and construction in a form acceptable to the Federal Highway Administration (FHWA), MDOT, WCRC, the Township of Northfield and the Downtown Development Authority of the Township of Northfield for the replacement of the existing interchange located along US Highway 23 at N. Territorial Road, relocation of 5 Mile Road, relocation of an existing MDOT Park and Ride facility, and improvements to N. Territorial Road within the Project limits as justified, in Washtenaw County, Michigan. The Project limits shall extend for 2500 feet north of and south of the existing interchange location on US Highway 23, and from the intersection of Whitmore Lake Road and N. Territorial Road to a point approximately 1500 feet east of the current location of the interchange. Also included are approaches to the intersection of Whitmore Lake Road and N. Territorial Road and any other public roadway that currently lies within the Project limits that may be relocated, occasioned by the replacement of the interchange as described above.

The Engineer for the Project shall be Midwestern Consulting, LLC., herein after referred to as the Engineer.

The Project will be conducted by the Engineer consistent with the requirements of the National Environmental Policy Act and other applicable federal and state laws, rules and regulations.

MDOT pre-qualified consultants and sub-consultants shall be hired where necessary to expeditiously complete the EA and develop construction documents within the Project schedule.

The Project shall evaluate the "no-build" alternative and up to three (3) illustrative alternatives, as approved by the FHWA, MDOT and WCRC. The three illustrative alternatives to be evaluated are: 1) a Tight Diamond Interchange; 2) a Partial Cloverleaf Interchange; and 3) a Single Point Urban Interchange.

The Project involves all planning, design, right of way acquisition and construction activities, and appropriate administration of planning, design, right of way acquisition and construction to realize the replacement of the outdated interchange existing over US Highway 23 at N. Territorial Road in Washtenaw County, Michigan, and improvements to adjacent County roads lying within the Project limits that are determined to be needed to facilitate the planning, design, right of way acquisition and construction of the interchange as provided for herein. The replacement facility will be planned, designed, right of way acquired and constructed in compliance with the requirements of the FHWA, the MDOT and the WCRC for similar replacement transportation projects where existing transportation facilities have been identified as outdated and no longer providing for the safe and efficient movement of people, goods and services in accordance with the goals of the Transportation Equity Act for the 21st Century (TEA 21). Included in the Project are:

- i. Preliminary Planning Activities and Feasibility Studies (Environmental Assessment, EA;
- ii. Preliminary Design;
- iii. Final Right of Way;
- iv. Final Design;
- v. Right of Way Acquisition;
- vi. Construction;
- vii. Administrative Oversight

#### **4. Project Oversight:**

1. The Township of Northfield will have financial responsibility for the entire Project, including feasibility studies, early preliminary engineering, environmental clearance, traffic studies, preparation of design plans for construction, right of way acquisition and construction engineering, as outlined in Sections 5.1, 5.2 and 5.3 of this Letter of Understanding, and will approve all Engineer invoices to be paid.
2. All aspects of the Project will be in compliance with MDOT, FHWA and WCRC standards, specifications and processes. MDOT, FHWA and WCRC will have full review and approval rights for all aspects for the project and will assist the Township of Northfield in evaluating the technical aspects of the project. MDOT will certify the right of way for the Project. MDOT and WCRC will cooperatively work together to provide right of way acquisition services, the exact scope of which will be determined at a later date.
3. The environmental assessment will meet all applicable National Environmental Policy Act (NEPA) requirements, with the exception of evaluations of traffic impacts on mainline US Highway 23 and other NEPA required elements that are currently assigned to the consultant evaluating US 23 adjacent to the project area. MDOT will work closely with the Engineer in the preparation of an Environmental Assessment EA, and submit the EA to the FHWA on behalf of the Township of Northfield.
4. The SSC will consist of representatives of each of the parties to the agreement, and other key advisors as needed, and will meet on a bi-weekly basis to review and approve

of work in progress, identify and address issues, recommend payment of Engineer invoices by the Township of Northfield, and insure that the project remains on schedule. The Engineer's Project Manager will serve as committee coordinator and will arrange for all meetings, agendas, exhibits, meeting notes and other needs of the committee.

5. Construction of the improvements would adhere to the normal MDOT Project Letting Process. The Brighton Transportation Service Center of MDOT will have full responsibility for administering the construction process, either with MDOT personnel or through a consultant selected by MDOT for this purpose. All costs for construction administration will be a Project expense.
6. All planning and design work performed by the engineer will employ MDOT pre-qualified firms in areas of required expertise as needed to complete the reports and designs.
7. The Township of Northfield will execute a separate agreement with the Engineer which will include the attached scope of services, fee, schedule and deliverables. (Attachment A)
8. Invoices for the Engineer's services rendered will be submitted to the Township of Northfield. The invoices will be paid upon receipt of concurrence of the SSC that the charges are appropriate for the progress reflected in the invoice.
9. The Project will comply with published Requirements for Federal-Aid Routes when the Funding is Non-Federal, attached to this letter of understanding. (Attachment B)
10. A future 3-party agreement between MDOT, WCRC and the Township of Northfield will be negotiated to outline the roles and responsibilities of each with respect to right of way acquisition and construction administration of the Project, once the exact scope of the right of way and construction is identified in the EA.

#### **5. Financial Responsibilities:**

1. Payment of costs of Preliminary Planning Activities and Feasibility Studies will be paid from monies deposited into an escrow fund held by the Treasurer of the Township of Northfield for the convenience of the parties and the Township of Northfield has no financial responsibility for payment of the costs mentioned in this sentence.
2. Payment of the costs of the Project by the Township of Northfield is contingent upon the issuance of bonds or other obligations by the Township of Northfield or another public entity on behalf of the Township of Northfield in an amount sufficient to pay all such costs of the Project.
3. Execution of this letter of understanding by the Township of Northfield and by the Downtown Development Authority of the Township of Northfield, or either of them, does not obligate either the Township of Northfield or the Downtown Development Authority of the Township of Northfield to issue any bonds or other obligations.
4. No advertising of the Project for construction shall occur until such time as MDOT received a resolution of the Township of Northfield assuring that sufficient funds have been identified to proceed with all right of way and construction costs.