



Northeast Marshall
Neighborhood Improvement Authority

Development Plan
And
Tax Increment Finance Plan

Adopted: April 15, 2019

Marshall City Council

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I. OVERVIEW OF DEVELOPMENT AND TAX INCREMENT FINANCE PLAN

Introduction

The City of Marshall, founded in 1830, is located in the south-central part of the State of Michigan. It currently occupies approximately 7.5 square miles and, according to the 2010 US Census, serves a population of 7,088. The City of Marshall is empowered to levy a property tax on real and personal property located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation and PA 425 Conditional Land Transfers, which it has done from time to time.

The City of Marshall operates under the Mayor-Council form of government. Policy-making and legislative authority are vested in the governing council consisting of the Mayor and six other members whom serve four-year terms. The Mayor is elected for a two-year term. The Mayor, with Council approval, appoints the City Manager, who in turn appoints City department heads and directors.

The City of Marshall provides a full range of services, including police and fire protection; snow and leaf removal; traffic control; on- and off-street parking; building inspections; licenses and permits; the construction and maintenance of streets, and other infrastructure; recreational and cultural activities; Federal subsidized housing; and transit services. The City of Marshall is a public power community, providing electric, water, wastewater, and fiber optic internet services to the City

The proposed Development / TIF plan is for the Northeast Marshall neighborhood that is north of Michigan Ave, South of I-94, east of East Drive to the western boundaries of the City. The neighborhood generally includes typical suburban type homes on medium sized lots with sidewalks and paved streets.

The Neighborhood Improvement Authority is authorized under Public Act 61 of 2007, as amended, repealed and then replaced by Public Act 57 of 2018, the Recodified Tax Increment Financing Act. The Neighborhood Improvement Authority (NIA) is governed by a board consisting of the City Manager and not less than 5 other members. The board derives its powers per MCL 125.4810, as amended.

Benefits of a Neighborhood Improvement Authority include the following, but not limited to:

1. Use tax increment financing to complete improvement projects while leveraging other funding sources, such a private, state, and local.
2. Create a clear plan to improve the designated area, implemented through public/private partnerships
3. Encourage home ownership by bringing more people into the area to live, work, and play
4. Encourage property improvements and development, thus increasing the City's tax base
5. Promote interest in mixed use development
6. Create an enhanced neighborhood that retains residents

BACKGROUND AND NEED FOR THE PLAN

The City of Marshall Council, having determined that it is necessary and in the best interest of the community in order to promote economic growth, adopted a resolution on August 27, 2018, declaring its intention to create and provide for the operation of the Northeast Neighborhood Improvement Authority within the City of Marshall pursuant to and in accordance with the provisions of Public Act 61 of 2007, as amended, repealed and then replaced by Public Act 57 of 2018, the Recodified Tax Increment Financing Act.,. For the purpose of complying with the Act, the City Council designated, as the proposed development area, properties north of Michigan Avenue, south of I-94, east of East Drive to the western city boundaries as depicted in Exhibit A.

In accordance with Public Act 61 of 2007, as amended and before being repealed, the Marshall City Council held a public hearing on October 1, 2018, to introduce an ordinance that would create the Northeast Neighborhood Improvement Authority. On December 17, 2018, the Marshall City Council adopted an ordinance establishing the Northeast Neighborhood Improvement Authority and appointed a Board for the authority.

DEVELOPMENT PLAN PROCESS

To meet the requirements of Public Act 57 of 2018, as amended, the Recodified Tax Increment Financing Act, it is necessary to prepare a Development Plan and TIF Plan for the Northeast Neighborhood Authority to adhere to when implementing and financing improvements within the District.

The primary goals of the Neighborhood Improvement Authority is to:

- Provide guidance for compatible land use development

Create a clear plan on how to improve the district and deter economic decline

Promote interest in mixed use development

Promote public/private partnerships

The organization of the Development Plan and TIF Plan are in accordance with the requirements and follow the format as outlined in Public Act 57 of 2018, the Recodified Tax Increment Financing Act. The Development Plan must include those items outlined in Section 817 of the Act.

TAX INCREMENT FINANCE PLAN PROCESS

The Tax Increment Finance (TIF) Plan provides a summary of methods proposed to generate revenue that is needed to fund the development projects. As outlined in the TIF Plan, funding for projects will be generated through tax incremental financing, grants, local funding, private funding, bond offering, and other funding eligible under Section 814 of Public Act 57 of 2018, as amended.

The TIF Plan has been prepared utilizing the base year 2018's taxable value for the District of \$15,851,128. The base year taxable value for real property is \$15,838,869 and personal property is \$12,259. Property value growth is calculated based on an annual 2% annual inflationary growth within the District. Over the 20 year development period, the estimated incremental tax revenues generated within the District is \$2,956,073.

The NIA will pursue all available grants and financing options to assist with covering all or a portion of the costs associated with the proposed projects.

II: THE DEVELOPMENT PLAN

The Development Plan must follow the statutory requirements of Public Act 57 of 2018, as amended, specifically Section 817(2)(a) through 817(2)(m). MCL 125.4817 Development Plan; preparation; contents.

Public Act 57 of 2018, as amended, requires that a development plan contain all of the following:

1. The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise
2. The location and extent of existing streets and other public facilities within the development area, designating the location, character and extent of the categories of public and private land uses currently existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses including a legal description of the development area
3. A description of existing improvements in the development area to be demolished, repaired or altered, a description of any repairs and alterations and an estimate of the time required for completion
4. The location, extent, character and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimated time required for completion
5. A statement of the construction or stages of construction planned and the estimated time of completion of each stage
6. A description of any parts of the development area to be left as open space and the use contemplated for this space
7. A description of any portions of the development area that the authority desires to sell, donate, exchange or lease to or from the municipality and the proposed terms

8. A description of desired zoning changes and changes in streets, street levels, intersection or utilities
9. 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
10. 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 in any manner and for whose benefit the project is being undertaken if that information is available to the authority
11. The procedures for bidding, for the leasing, purchasing or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and person, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons
12. The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection
13. Other material that the authority, local public agency or governing body considers pertinent

Following is the specific information required in each of the subsection of Section 817 of the Neighborhood Improvement Act for the Neighborhood Improvement Development Plan:

**THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN
RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE**

At the December 17, 2018, Marshall City Council meeting, an ordinance was adopted creating the Northeast Neighborhood Improvement Authority and

establishing the boundaries of the development area, now identified as the District. A map is included as Exhibit A which outlines the boundaries of the District in relation to the adjacent highways, street, and streams. The boundaries of the District shall also be the boundaries of the Development Area.

THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, DESIGNATING 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 INCLUDING A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA

Land Uses and Streets within the District:

The existing land use/zoning map for the Northeast Neighborhood Improvement Authority is included as Exhibit C and was last updated in 2015. The City of Marshall's Zoning Map is included as Exhibit D, and was adopted in 2015, and has since been amended. The City of Marshall's Future Land Use Map is included as Exhibit E, and was last updated in 2015.

The District currently is comprised of land zoned as the following:

B-2	Local Business
MFRD	Multi-Family Residential
MHPD	Manufactured Housing Park
POSD	Professional Office Services
PSP	Public/Semi-Public Services
PUD	Planned Unit Development
R-2	Suburban Residential
R-3	Traditional Residential

There currently are no parks, schools, or churches within the District.

It is highly likely that the two properties that are zoned Professional Office Services and Public/Semi-Public Services will be rezoned to residential class or a Planned Unit Development.

Existing Streets

The Development Area contains sections of the following streets under the authority of the City of Marshall:

STREET NAME	STREET TYPE	STREET CLASSIFICATION
East Michigan Ave	2 Lane	Major Streets
East Drive	2 Lane	Local Streets
Mann Road	2 Lane	Local Streets
18 ½ Mile Road	2 Lane	Local Streets
O’Keefe Road	2 Lane	Local Streets
Forest Street	2 Lane	Local Streets
Allen Road	2 Lane	Local Streets
Hill Road	2 Lane	Local Streets
Wooded Lane	2 Lane	Local Streets
N Wooded Lane	2 Lane	Local Streets
Hill Road Court	2 Lane	Local Streets
Forest Court	2 Lane	Local Streets
Julia’s Place	2 Lane	Local Streets
Grove Court	2 Lane	Local Streets
Comstock Drive	2 Lane	Local Streets
Colgrove Drive	2 Lane	Local Streets
Morningside Drive	2 Lane	Local Streets
Cathedral Parkway	2 Lane	Local Streets
Woodruff Drive	2 Lane	Local Streets

Public Facilities

The Development Area currently has no other public facilities but is served by municipal electric, water, FiberNet, and sanitary sewer.

Legal Description

The legal description of the District is attached as Exhibit F.

A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION

A summary of each proposed project, the location, extent, character, and estimated cost of proposed project improvements are presented below.

1. Oaklawn Hospital Property

The Oaklawn Hospital Property consists of 4 parcels of land. The larger parcel is zoned Professional Office Services and the 3 smaller parking lots are zoned Public/Semi-Public Services. Marshall City Engineers believe that in order to develop this portion of the properties, a City owned and maintained street must be constructed from Michigan Ave. north to Mann Rd. as depicted in Exhibit G. This would allow for the construction of approximately 10 new residential structures. The street construction would include sidewalks, water and sewer, electric, and FiberNet service infrastructure.

2. Golden Rule Property

The Golden Rule Property consists of 8.23 acres and is currently zoned Professional Office Services and owned by the Calhoun County Land Bank. This property once housed a very large office complex with parking, but has recently been demolished for redevelopment of the property. The Golden Rule Property Project will consist of relocating water and sewer lines and increasing capacity of those lines in the general area as depicted in Exhibit H. This project will proceed when the property is in the process of being redeveloped.

3. Infrastructure Improvements

It will become necessary to repair and or upgrade roads, sidewalks, and utilities due to the increase in use when projects 1 & 2 are completed. The total project consists of the following:

- Full Depth Milling: Wooded Ln., Hill Rd., Hill Rd. Ct.
- Full Depth Milling: O’Keefe Rd., Julia’s Pl., Mann Rd. Ct.
- Full Depth Milling: Comstock Dr., Colgrove Dr.
- Full Depth Milling: Mann Rd. East to Allen, Allen/Mann to O’Keefe
- 2” Mill and Resurface: Woodruff Dr.
- 2” Mill and Resurface: East Dr. – Michigan Ave. to Sibley Ln.
- 2” Mill and Resurface: Forest Ct., Forest St. – East to End, Allen – Forest to O’Keefe
- New Street Extension: Forest St. Extended to O’Keefe

4. Pratt Park

The original Pratt Park, Planned Unit Development, called for 164 single-family residential condominium dwelling with a variety of structure styles such as cluster homes, duplex homes, town homes, and flats. The original PUD was approved by Marshall City Council on November 3, 2003 and renewed/revised on May 3, 2010. Phase 1 of the project called for approximately 25 units and remains incomplete. It is the hope, not only for the NIA Board and the City, which by having the Pratt Park PUD within the District there will be incentive to complete all five phases of the original PUD.

5. Planning and Economic Development Analysis

The Neighborhood Improvement Authority may prepare and or pay for studies and impact reports to analyze its efforts within the District. The impact may include, but is not limited to economic demands, vacancy rates, and/or master vision plans.

6. Administration

The Northeast Neighborhood Improvement Authority will reimburse the City of Marshall for costs associated with the administration of its development plan, TIF plan, and all associated projects.

7. Miscellaneous

The ability to authorize and approve expenses associated with the powers of the NIA Board as outlined in Public Act 57 of 2018, as amended.

ESTIMATED COST OF PROPOSED PROJECT IMPROVEMENTS

Project Description	Estimated Cost	Timeframe
Oaklawn Hospital Project	\$600,000	Short Term 1-2 Years
Golden Rule Project	\$375,000	Intermediate 1-5 Years
Infrastructure Improvements	\$1,709,900	Long Term 1-10 Years
Pratt Park Project	Unknown	Unknown
Administration	\$7,500	Annually
Miscellaneous	\$50,000	Short Term 1-2 Years
Total	\$2,684,900	
20% Const. Contingency	<u>\$536,980</u>	
Grand Total	\$3,279,380*	

*subject to inflationary cost increases

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.

Oaklawn Hospital Project

As depicted in Exhibit G, the project is located east of East Drive, north of Michigan Avenue, and South of Mann Road. The project consists of constructing a 60-66 ft. wide public street with sidewalks, to the same standards as all other public streets within the City of Marshall. The project could also consist of installing new water mains, storm and sanitary sewer lines, electric, FiberNet, and any other public facility deemed necessary. Oaklawn Hospital is partnering with the Calhoun County Land Bank to solicit grant funds for the removal of the parking lot asphalt that is not needed and removal should be completed in the summer of 2019. It is hoped that prior to, or during the asphalt removal, Oaklawn and the County Land Bank will have chosen the developer and design so that the NIA Board may issue a RFP for the construction of the road and other infrastructure in 2019 if necessary. The entire project should be completed in late 2019 or early 2020.

Golden Rule Project

This project is north of Mann Rd, east of East Drive and contains approximately 8.23 acres. This property contained the main campus of a large insurance company with over 1000 employees. All structures on the property were demolished in 2018 and final grading was done to help with the redevelopment of the property. The property is owned by the Calhoun County Land Bank and it is the District and City's understanding that a "request for proposals" will be issued in early 2019 for the redevelopment of this property. In 2018, the City of Marshall and the Land Bank asked neighboring residents to meet and discuss what type of redevelopment would work best and the result is a conceptual PUD as depicted in Exhibit H. The District's responsibility as envisioned, would be to increase infrastructure capacity such as water, sanitary and storm sewer, electric,

and FiberNet in the area surrounding this project; and to provide extensions to the PUD itself. The cost of this project is estimated at \$375,000. The RFPs will be due mid 2019 with the hope that construction begins in 2020. The timeframe for this project is intermediate at 1-5 years.

Infrastructure Improvements

Most roads within the District have a PASR rating of Fair or Poor which clearly shows that many need some major rehabilitation in the coming years. If the previous mentioned projects are completed, there will be increased traffic which will cause even faster deterioration. There are 18 Local streets within the District and each will need some degree of maintenance or rehabilitation during the life of the Authority with an estimated cost of \$1,709,900. The roads nearest to the above mentioned projects will more than likely be repaired within the next 1-2 years with the other roads within the next 10 years. Infrastructure improvements are not limited to roads, but may include the repair or extension of sidewalks; increasing capacity of the water, sewer, and storm water; and other infrastructure improvements allowed under the Act.

Pratt Park Project

The scope and timeframe for this area of development is unknown at this time. The majority of the property to still be developed is currently under property tax forfeiture by the Calhoun County Treasurer. If the property does in fact get foreclosed due to non-payment of property taxes, the NIA or the City may get first right of refusal to the property in mid-2019.

A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED AND THE ESTIMATED TIME FOR COMPLETION OF EACH STAGE

A statement of construction stages planned for the implementation of the district's projects is presented in the Table titled "**ESTIMATED COST OF PROPOSED PROJECT IMPROVEMENTS**" (page 14)

Projects are labeled as short term, intermediate, or long term. Short term projects are projects that are anticipated to begin within the first 1-2 years of the creation of the Authority. Intermediate projects are projects that should be completed within five (5) years. Long term projects are projects that consist of infrastructure improvements and are projected to be completed within ten (10) years. All projects are dependent on the amount of tax incremental revenues generated in the District, securing of grants, issuance of bonds, and other local funds.

A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE CONTEMPLATED USE FOR THAT SPACE

There are no public or City owned parks within the district. Any open space within a specific project will be based on the zoning for that particular parcel, with the same reasoning for any PUD that may be approved within the district. Open space preservation opportunities may occur in the future and such opportunities will be presented and evaluated by the Authority. Final decisions remain under the authority of the Marshall City Council.

A DESCRIPTION OF ANY PORTION OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS

No sale, donation, exchange, or lease is anticipated at this time.

A DESCRIPTION OF DESIRED ZONING CHANGES, CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, TRAFFIC FLOW MODIFICATIONS, AND UTILITIES

Zoning Changes

The City of Marshall, like all other municipalities in Michigan, must adhere to the Michigan Zoning Enabling Act, or Public Act 110 of 2006, and must adhere to the City of Marshall's Zoning Code of Ordinances, and to the Master Plan.

Zoning is the process of dividing land in a municipality into districts in which certain land uses are permitted or prohibited. Zoning also regulates the size of buildings, set backs of certain structures, and placement of buildings. The type of zoning (residential, commercial, industrial, etc.) determines whether Planning Commission permission for a given development is granted. Zoning usually specifies a variety of allowed and or conditional

uses of land. The City's Zoning Ordinance and its administration are the legislative and administrative process for carrying out the goals and objectives of the Master Land Use Plan.

It is highly likely that the two properties that are zoned Professional Office Services and Public/Semi-Public Services will be rezoned to residential class or a Planned Unit Development.

Changes in Streets, Intersections, and traffic flow modifications

Oaklawn Hospital Project

As depicted in Exhibit G, the project is located east of East Drive, north of Michigan Avenue, and South of Mann Road. The project consists of constructing a 60-66 ft. wide public street with sidewalks, to the same standards as all other public streets within the City of Marshall. The project could also consist of installing new water mains, storm and sanitary sewer lines, electric, FiberNet, and any other public facility deemed necessary. Oaklawn Hospital is partnering with the Calhoun County Land Bank to solicit grant funds for the removal of the parking lot asphalt that is not needed and removal should be completed in the summer of 2019. It is hoped that prior to, or during the asphalt removal, Oaklawn and the County Land Bank will have chosen the developer and design so that the NIA Board may issue a RFP for the construction of the road and other infrastructure in 2019 if necessary. The entire project should be completed in late 2019 or early 2020.

Golden Rule Project

This project is north of Mann Rd, east of East Drive and contains approximately 8.23 acres. This property contained the main campus of a large insurance company with over 1000 employees. All structures on the property were demolished in 2018 and final grading was done to help with the redevelopment of the property. The property is owned by the Calhoun County Land Bank and it is the District and City's understanding that a "request for proposals" will

be issued in early 2019 for the redevelopment of this property. In 2018, the City of Marshall and the Land Bank asked neighboring residents to meet and discuss what type of redevelopment would work best and the result is a conceptual PUD as depicted in Exhibit H. The District's responsibility as envisioned, would be to increase infrastructure capacity such as water, sanitary and storm sewer, electric, and FiberNet in the area surrounding this project; and to provide extensions to the PUD itself. The cost of this project is estimated at \$375,000. The RFPs will be due mid 2019 with the hope that construction begins in 2020. The timeframe for this project is intermediate at 1-5 years.

Forest St. Extension

Depending on the current developer's plans, it is envisioned that Forest St. would be extended from the current dead-end to O'keefe Rd. that would open up an additional 10-12 buildable lots and would complete the original development's plans. The Authority could assist in some degree, with the construction of this extension.

Utilities

Necessary utility upgrades will be required for any future development in the district. The Authority would need to assist the City of Marshall with installing the necessary sewer, water, storm water mains; electric and streetlights, and FiberNet.

AN ESTIMATE OF THE COST OF THE DEVELOPMENT, A STATEMENT OF THE PROPOSED METHOD OF FINANCING ANY DEVELOPMENT, AND THE ABILITY OF THE AUTHORITY TO ARRANGE FINANCING

A statement of construction stages planned for the implementation of the district's projects is presented in the Table titled "**ESTIMATED COST OF PROPOSED PROJECT IMPROVEMENTS**" (page 14) shows an estimated total cost of all projects to be \$3,279,380, subject to inflation. Any bond issue

for any of the proposed projects will be under the full faith and credit of the City of Marshall and the Authority.

Projects within the District will be financed through one of more of the following sources allowed under MCL 125.4813 or Public Act 57 of 2018, as amended:

- Donations
- Revenue Bonds as authorized under Sections 812 & 813
- Tax Increment Financing Revenue authorized under Sections 814 & 816
- Special Assessments as provided by law
- Grants
- Money obtained from other sources (possibly developers) approved by the Marshall City Council or otherwise authorized by law for use by the Authority.

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 IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY

No lease, sale, or conveyance is anticipated at this time.

THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESSED OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVERTED IN ANY MANNER TO THOSE PERSONS

Any future transactions concerning the disposition of any development, will follow the adopted procedures of the City of Marshall.

THE REQUIREMENT THAT AMENDMENTS TO AN APPROVED DEVELOPMENT PLAN OR TAX INCREMENT PLAN MUST BE SUBMITTED BY THE AUTHORITY'S BOARD TO THE GOVERNING BODY FOR APPROVAL OR REJECTION

The NE Neighborhood Improvement Authority shall submit amendments for the Development Plan or Tax Increment Plan to the Marshall City Council for approval.

MATERIAL THE AUTHORITY, ANY PUBLIC AGENCY, OR MARSHALL CITY COUNCIL CONSIDERS PERTINENT AT THIS TIME

The Authority will repay the City of Marshall any startup costs such as engineering, legal, and advertising.

III. TAX INCREMENT FINANCING PLAN

The Development Plan’s various projects are intended to stimulate private investment within the District which in turn will encourage economic growth in the City’s Northeast area. Investments made by the Authority should stimulate additional development not only in the short-term but into the future due to the number of funding sources available to the Authority.

It is the Authority’s intention of the TIF Plan to capture tax increment revenues within the District and to match those revenues with ancillary funding sources, municipal participation, private investment, and other funding sources eligible under Section 811 of Public Act 57 of 2018 (MCL 125.4811), as amended.

Tax increment financing (TIF) is a funding mechanism that contributes to economic growth and development by dedicating a portion of the tax revenues associated the growth and increase in taxable value.

The Northeast Neighborhood Improvement Authority adopted by reference and incorporates the contents of the Development Plan contained herein to be adopted simultaneously with this TIF Plan.

1. TAX INCREMENT PROCEDURE

Tax increment financing (TIF) is an option of funding public improvement in the District in areas slated for redevelopment by capturing all or a portion of the incremental tax revenues that result from increased property values through new development, improvements to existing properties, and inflation. The captured revenues are generated and used only in the designated district for which a

development plan has been approved by the Northeast Neighborhood Improvement Authority and the Marshall City Council. This plan contains both the Development Plan and the TIF Plan.

Public Act 57 of 2018, as amended, allows all increases in taxable values in the District whether or not they are directly related to the development plan to be captured by the Authority. The incremental tax revenues levied by other taxing jurisdictions are captured through and by this TIF Plan. The jurisdictions include:

- City of Marshall (including Recreation, Leaf & Brush, and DART millages)
- Calhoun County
- Marshall District Library (Opt-out)
- Kellogg Community College
- Marshall Area Ambulance Authority (Opt-out)
- Other millages that may be levied in the future

Marshall Public Schools, Calhoun Intermediate School District, and State Education Tax are not subject to capture pursuant to PA 57 of 2018 as amended. The amount of tax capture paid to the Authority is that portion of the tax levy of the above listed jurisdictions paid each year on real and personal property.

“Initial value” is the taxable value of all property within the District at the time the TIF Plan is approved by City Council as shown by the most recent assessment roll of the City of Marshall. The initial value will be shown for both real and personal property.

“Captured value” is the amount in any one year by which the current taxable value exceeds the initial value for real and personal property.

Tax dollars accrued from any incremental increase in taxable value as a result of development or inflation, above the initial value, will be captured and used by the Authority. TIF revenues for the Authority result from the general tax rates of the taxing jurisdictions.

The TIF Plan may provide for the capture of all or a portion of the increase in taxable value, as such the Authority may enter in to agreements with each taxing jurisdiction to share a portion of the captured revenues. The Authority anticipates capturing 65% of the tax revenues from Calhoun County and Kellogg Community College and passing thru 35% of the tax revenues. At this time, the

Authority has agreed not to capture any tax revenues from Marshall District Library and the Marshall Area Ambulance Authority as both entities have opted out of capture.

Tables 1 & 2 represent the anticipated taxable values to be captured for the District through the year 2039. The base year taxable value (2018) for real property is \$15,838,869 and personal property is \$12,259. The basic assumption is for 2% annual inflationary growth and the estimated taxable value of the completed Oaklawn Hospital and Golden Rule Projects (project A and project B).

2. TOTAL POTENTIAL REVENUE

The total estimated Tax Increment Financing revenue captured by the Authority is shown in table 3. The Authority is projecting that it will capture TIF revenues for 20 years and the total dollars captured will be \$2,956,073 to be used towards projects in the Development Plan. The potential TIF revenue does not take into account projects other than the Oaklawn Hospital/Golden Rule Projects, or the uncapping of current property values.

3. BONDED INDEBTEDNESS TO BE INCURRED

As mentioned earlier, other financing option and funding sources will be pursued to fund projects approved for the District. The Development Plan can be financed through the issuance and sale of revenue bonds, general obligation bonds, or tax increment bonds. At no time will the Authority request or authorize indebtedness that would be more than the estimated tax capture. It is determined that annual debt payments will be no more that 75% of the Authority's estimated annual tax capture.

4. DURATION OF PLANS

The authorized duration of the Development Plan and TIF Plan is 20 years or until all debt issued is retired, whichever is later. The Plans adopted by the Marshall City Council in 2019 and terminating at the end of the Authority's fiscal year on

June 30, 2039, unless the Development Plan and TIF Plan are amended to extend or shorten its duration.

TABLE 1

ANTICIPATED CAPTURE OF TAXABLE VALUE
NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY

REAL PROPERTY

YEAR	FISCAL YEAR	ESTIMATED TV 2% INFLATION	PROJECT A	PROJECT B	INITIAL TV 2018-2019	ESTIMATED CAPTURED TV
1	2019/2020	\$16,155,646	\$0	\$0	\$15,838,869	\$316,777
2	2020/2021	\$16,478,759	\$875,000	\$0	\$15,838,869	\$1,514,890
3	2021/2022	\$16,808,334	\$892,500	\$2,700,000	\$15,838,869	\$4,561,965
4	2022/2023	\$17,144,501	\$910,350	\$2,754,000	\$15,838,869	\$4,969,982
5	2023/2024	\$17,487,391	\$928,557	\$2,809,080	\$15,838,869	\$5,386,159
6	2024/2025	\$17,837,139	\$947,128	\$2,865,262	\$15,838,869	\$5,810,660
7	2025/2026	\$18,193,882	\$966,071	\$2,922,567	\$15,838,869	\$6,243,650
8	2026/2027	\$18,557,759	\$985,392	\$2,981,018	\$15,838,869	\$6,685,301
9	2027/2028	\$18,928,915	\$1,005,100	\$3,040,639	\$15,838,869	\$7,135,784
10	2028/2029	\$19,307,493	\$1,025,202	\$3,101,451	\$15,838,869	\$7,595,277
11	2029/2030	\$19,693,643	\$1,045,706	\$3,163,480	\$15,838,869	\$8,063,960
12	2030/2031	\$20,087,516	\$1,066,620	\$3,226,750	\$15,838,869	\$8,542,017
13	2031/2032	\$20,489,266	\$1,087,953	\$3,291,285	\$15,838,869	\$9,029,634
14	2032/2033	\$20,899,051	\$1,109,712	\$3,357,111	\$15,838,869	\$9,527,004
15	2033/2034	\$21,317,032	\$1,131,906	\$3,424,253	\$15,838,869	\$10,034,322
16	2034/2035	\$21,743,373	\$1,154,544	\$3,492,738	\$15,838,869	\$10,551,786
17	2035/2036	\$22,178,240	\$1,177,635	\$3,562,593	\$15,838,869	\$11,079,599
18	2036/2037	\$22,621,805	\$1,201,187	\$3,633,845	\$15,838,869	\$11,617,968
19	2037/2038	\$23,074,241	\$1,225,211	\$3,706,521	\$15,838,869	\$12,167,105
20	2038/2039	\$23,535,726	\$1,249,715	\$3,780,652	\$15,838,869	\$12,727,224

TABLE 2

ANTICIPATED CAPTURE OF TAXABLE VALUE
NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY

PERSONAL PROPERTY

YEAR	FISCAL YEAR	ESTIMATED TV 2% INFLATION	INITIAL TV 2018-2019	ESTIMATED CAPTURED TV
1	2019/2020	\$12,504	\$12,259	\$245
2	2020/2021	\$12,754	\$12,259	\$495
3	2021/2022	\$13,009	\$12,259	\$750
4	2022/2023	\$13,270	\$12,259	\$1,011
5	2023/2024	\$13,535	\$12,259	\$1,276
6	2024/2025	\$13,806	\$12,259	\$1,547
7	2025/2026	\$14,082	\$12,259	\$1,823
8	2026/2027	\$14,363	\$12,259	\$2,104
9	2027/2028	\$14,651	\$12,259	\$2,392
10	2028/2029	\$14,944	\$12,259	\$2,685
11	2029/2030	\$15,243	\$12,259	\$2,984
12	2030/2031	\$15,547	\$12,259	\$3,288
13	2031/2032	\$15,858	\$12,259	\$3,599
14	2032/2033	\$16,175	\$12,259	\$3,916
15	2033/2034	\$16,499	\$12,259	\$4,240
16	2034/2035	\$16,829	\$12,259	\$4,570
17	2035/2036	\$17,166	\$12,259	\$4,907
18	2036/2037	\$17,509	\$12,259	\$5,250
19	2037/2038	\$17,859	\$12,259	\$5,600
20	2038/2039	\$18,216	\$12,259	\$5,957

TABLE 3

**EFFECT OF TAX CAPTURE IN DOLLARS
NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY
65% CAPTURE - 35% PASS THRU**

Real & Personal Property

YEAR	FISCAL YEAR	ESTIMATED CAPTURED TV	CAPTURED CITY TAX RATE	CAPTURED NON-CITY TAX RATE*	CAPTURED CITY TAXES	CAPTURED NON-CITY TAXES*	TOTAL TAXES CAPTURED
1	2019/2020	\$317,023	12.6876	6.5552	\$4,022	\$2,078	\$6,100
2	2020/2021	\$1,515,386	12.6876	6.5552	\$19,227	\$9,934	\$29,160
3	2021/2022	\$4,562,716	12.6876	6.5552	\$57,890	\$29,910	\$87,799
4	2022/2023	\$4,970,993	12.6876	6.5552	\$63,070	\$32,586	\$95,656
5	2023/2024	\$5,387,435	12.6876	6.5552	\$68,354	\$35,316	\$103,669
6	2024/2025	\$5,812,206	12.6876	6.5552	\$73,743	\$38,100	\$111,843
7	2025/2026	\$6,245,473	12.6876	6.5552	\$79,240	\$40,940	\$120,180
8	2026/2027	\$6,687,405	12.6876	6.5552	\$84,847	\$43,837	\$128,684
9	2027/2028	\$7,138,176	12.6876	6.5552	\$90,566	\$46,792	\$137,358
10	2028/2029	\$7,597,962	12.6876	6.5552	\$96,400	\$49,806	\$146,206
11	2029/2030	\$8,066,944	12.6876	6.5552	\$102,350	\$52,880	\$155,231
12	2030/2031	\$8,545,305	12.6876	6.5552	\$108,419	\$56,016	\$164,436
13	2031/2032	\$9,033,234	12.6876	6.5552	\$114,610	\$59,215	\$173,825
14	2032/2033	\$9,530,921	12.6876	6.5552	\$120,925	\$62,477	\$183,402
15	2033/2034	\$10,038,562	12.6876	6.5552	\$127,365	\$65,805	\$193,170
16	2034/2035	\$10,556,356	12.6876	6.5552	\$133,935	\$69,199	\$203,134
17	2035/2036	\$11,084,505	12.6876	6.5552	\$140,636	\$72,661	\$213,297
18	2036/2037	\$11,623,218	12.6876	6.5552	\$147,471	\$76,193	\$223,663
19	2037/2038	\$12,172,705	12.6876	6.5552	\$154,442	\$79,795	\$234,237
20	2038/2039	\$12,733,182	12.6876	6.5552	\$161,554	\$83,469	\$245,022
TOTAL					\$1,949,065	\$1,007,008	\$2,956,073

* Excludes Marshall District Library and Marshall Area Ambulance Authority (Opt-Out)

TABLE 4

IMPACT ON KELLOGG COMMUNITY COLLEGE
 NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY
 65% CAPTURE - 35% PASS THRU

REAL PROPERTY				
YEAR	FISCAL YEAR	ESTIMATED CAPTURED TV	CAPTURED KCC TAX RATE	CAPTURED KCC TAXES
1	2019/2020	\$317,023	2.3488	\$745
2	2020/2021	\$1,515,386	2.3488	\$3,559
3	2021/2022	\$4,562,716	2.3488	\$10,717
4	2022/2023	\$4,970,993	2.3488	\$11,676
5	2023/2024	\$5,387,435	2.3488	\$12,654
6	2024/2025	\$5,812,206	2.3488	\$13,652
7	2025/2026	\$6,245,473	2.3488	\$14,669
8	2026/2027	\$6,687,405	2.3488	\$15,707
9	2027/2028	\$7,138,176	2.3488	\$16,766
10	2028/2029	\$7,597,962	2.3488	\$17,846
11	2029/2030	\$8,066,944	2.3488	\$18,948
12	2030/2031	\$8,545,305	2.3488	\$20,071
13	2031/2032	\$9,033,234	2.3488	\$21,217
14	2032/2033	\$9,530,921	2.3488	\$22,386
15	2033/2034	\$10,038,562	2.3488	\$23,579
16	2034/2035	\$10,556,356	2.3488	\$24,795
17	2035/2036	\$11,084,505	2.3488	\$26,035
18	2036/2037	\$11,623,218	2.3488	\$27,301
19	2037/2038	\$12,172,705	2.3488	\$28,591
20	2038/2039	\$12,733,182	2.3488	\$29,908
			TOTAL	\$360,822

TABLE 5

IMPACT ON CALHOUN COUNTY
 NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY
 65% CAPTURE - 35% PASS THRU

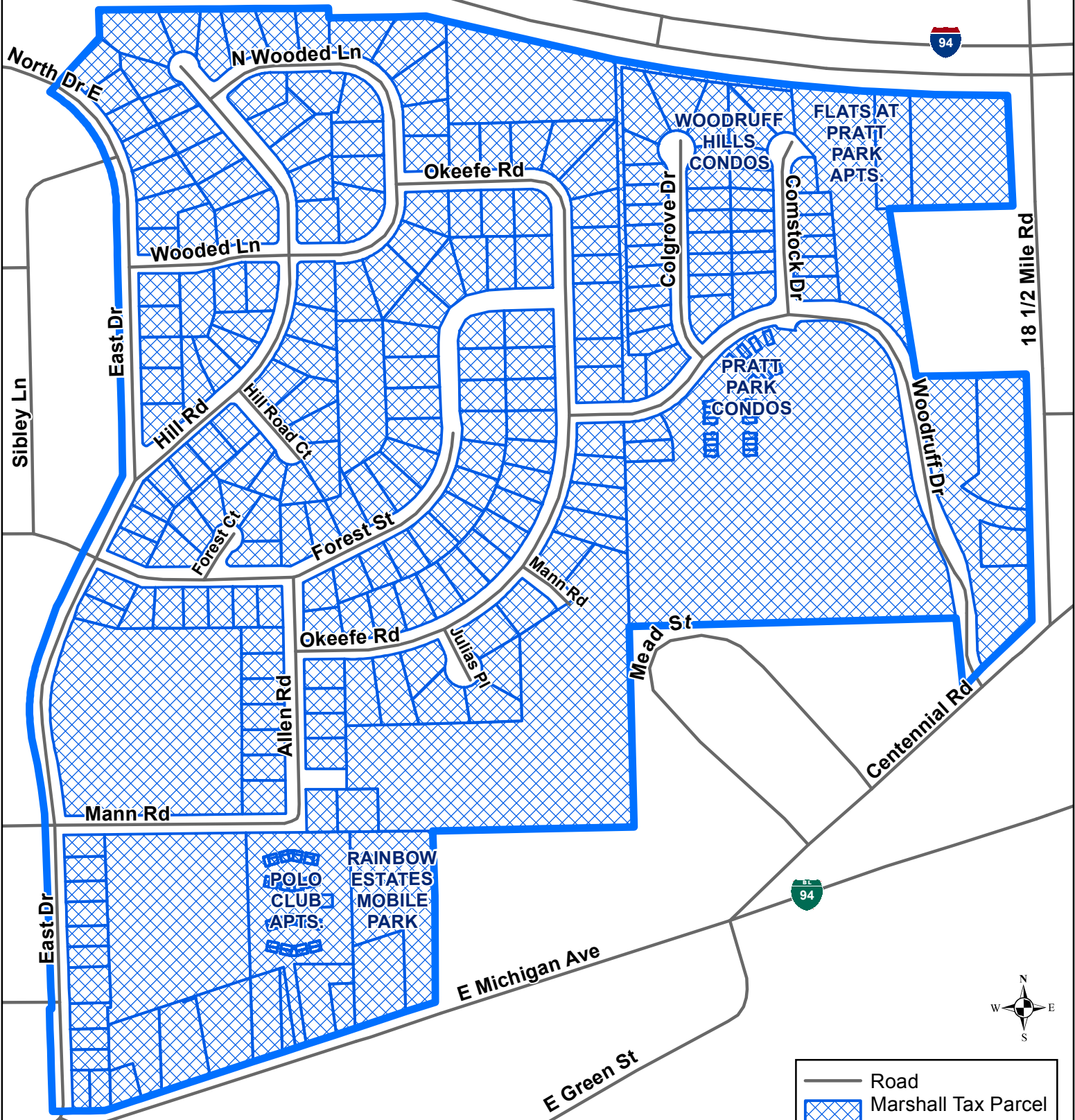
REAL PROPERTY

YEAR	FISCAL YEAR	ESTIMATED CAPTURED TV	CAPTURED COUNTY TAX RATE	CAPTURED KCC TAXES
1	2019/2020	\$317,023	4.2063	\$1,333
2	2020/2021	\$1,515,386	4.2063	\$6,374
3	2021/2022	\$4,562,716	4.2063	\$19,192
4	2022/2023	\$4,970,993	4.2063	\$20,909
5	2023/2024	\$5,387,435	4.2063	\$22,661
6	2024/2025	\$5,812,206	4.2063	\$24,448
7	2025/2026	\$6,245,473	4.2063	\$26,270
8	2026/2027	\$6,687,405	4.2063	\$28,129
9	2027/2028	\$7,138,176	4.2063	\$30,025
10	2028/2029	\$7,597,962	4.2063	\$31,959
11	2029/2030	\$8,066,944	4.2063	\$33,932
12	2030/2031	\$8,545,305	4.2063	\$35,944
13	2031/2032	\$9,033,234	4.2063	\$37,996
14	2032/2033	\$9,530,921	4.2063	\$40,090
15	2033/2034	\$10,038,562	4.2063	\$42,225
16	2034/2035	\$10,556,356	4.2063	\$44,403
17	2035/2036	\$11,084,505	4.2063	\$46,625
18	2036/2037	\$11,623,218	4.2063	\$48,891
19	2037/2038	\$12,172,705	4.2063	\$51,202
20	2038/2039	\$12,733,182	4.2063	\$53,560

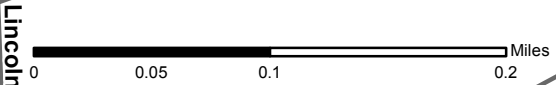
TOTAL \$646,171

EXHIBIT A

NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY (NIA)



- Road
- ▨ Marshall Tax Parcel (within NIA border)
- ▭ NIA Border



**POTENTIAL NEIGHBORHOOD IMPROVEMENT DISTRICT IN VICINITY OF E. MICHIGAN AVE.
-MARSHALL TAX PARCELS**

TAX PARCEL	ADDRESS	ZONING	ACREAGE
53-001-958-00	821 E MICHIGAN	R-3	0.17
53-001-958-01	210 EAST DRIVE	R-2	0.18
53-001-959-00	214 EAST DRIVE	R-2	0.18
53-001-959-01	218 EAST DRIVE	R-2	0.24
53-001-959-02	825 E MICHIGAN	R-3	0.20
53-001-961-00	820 MANN RD	POSD	5.64
53-001-962-00	857 E MICHIGAN	R-3	0.59
53-001-962-01	865 E MICHIGAN	R-3	0.25
53-001-962-02	863 E MICHIGAN	R-3	0.69
53-001-962-03	859 E MICHIGAN	R-3	0.18
53-001-963-00	845 E MICHIGAN	PSP	1.00
53-001-965-00	837 E MICHIGAN	PSP	0.86
53-001-966-00	833 E MICHIGAN	PSP	0.78
53-001-967-00	827 E MICHIGAN	R-3	0.25
53-002-270-00	410 EAST DRIVE	POSD	8.29
53-003-300-02	609 18 1/2 MILE RD	R-2	1.62
53-003-300-05	511 18 1/2 MILE RD	R-2	0.46
53-003-301-00	1406 O'KEEFE RD	R-2	3.28
53-003-304-00	1002 MANN	R-2	10.60
53-003-304-01	923.5 FOREST ST	R-2	1.59
53-003-304-02	328 ALLEN RD	R-2	0.42
53-003-304-03	1207 O'KEEFE	R-2	0.44
53-003-304-04	1002 MANN	R-2	10.41
53-003-305-01	920 FOREST	R-2	0.34
53-003-305-02	918 FOREST	R-2	0.33
53-003-305-03	916 FOREST	R-2	0.35
53-003-305-04	914 FOREST	R-2	0.33
53-003-305-05	912 FOREST	R-2	0.30
53-003-305-06	910 FOREST	R-2	0.28
53-003-305-07	911 FOREST	R-2	0.39
53-003-305-08	913 FOREST	R-2	0.36
53-003-305-09	915 FOREST	R-2	0.36
53-003-305-10	917 FOREST	R-2	0.36
53-003-305-11	919 FOREST	R-2	0.40
53-003-305-12	921 FOREST	R-2	0.40
53-003-305-13	923 FOREST	R-2	0.43
53-003-305-14	925 FOREST	R-2	0.43
53-003-305-15	927 FOREST	R-2	0.42
53-003-305-16	929 FOREST	R-2	0.40
53-003-305-17	931 FOREST	R-2	0.35
53-003-305-18	928 FOREST	R-2	0.36
53-003-305-19	926 FOREST	R-2	0.35
53-003-305-20	924 FOREST	R-2	0.35
53-003-305-21	922 FOREST	R-2	0.34
53-003-350-00	869 E MICHIGAN	B-2	1.00
53-003-352-00	875 E MICHIGAN	MHPD	2.62

**POTENTIAL NEIGHBORHOOD IMPROVEMENT DISTRICT IN VICINITY OF E. MICHIGAN AVE.
-MARSHALL TAX PARCELS**

53-003-700-01	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-02	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-03	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-04	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-05	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-06	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-07	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-08	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-09	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-10	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-11	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-12	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-13	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-14	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-15	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-16	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-17	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-18	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-19	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-20	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-21	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-22	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-23	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-24	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-25	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-26	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-27	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-28	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-29	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-30	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-31	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-32	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-33	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-34	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-35	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-36	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-37	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-38	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-39	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-40	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-41	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-42	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-43	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-44	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-45	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-46	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-47	861 E MICHIGAN AVE	MFRD	0.01

POTENTIAL NEIGHBORHOOD IMPROVEMENT DISTRICT IN VICINITY OF E. MICHIGAN AVE.

-MARSHALL TAX PARCELS

53-003-700-48	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-49	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-50	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-51	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-52	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-53	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-54	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-55	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-56	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-57	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-58	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-59	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-60	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-61	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-62	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-63	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-64	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-65	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-66	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-67	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-68	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-69	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-70	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-71	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-72	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-73	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-74	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-75	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-76	861 E MICHIGAN AVE	MFRD	0.01
53-003-700-77	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-78	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-79	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-80	861 E MICHIGAN AVE	MFRD	0.02
53-003-700-81	861 E MICHIGAN AVE	MFRD	0.04
53-003-700-82	861 E MICHIGAN AVE	MFRD	3.06
53-004-000-00	302 EAST DRIVE	R-2	0.35
53-004-001-00	308 EAST DRIVE	R-2	0.20
53-004-002-00	310 EAST DRIVE	R-2	0.20
53-004-002-01	314 EAST DRIVE	R-2	0.24
53-004-003-00	318 EAST DRIVE	R-2	0.20
53-004-005-00	320 EAST DRIVE	R-2	0.24
53-004-006-00	324 EAST DRIVE	R-2	0.21
53-004-031-00	440 EAST DRIVE	R-2	0.25
53-004-032-00	444 EAST DRIVE	R-2	0.29
53-004-033-00	502 EAST DRIVE	R-2	0.26
53-004-034-00	506 EAST DRIVE	R-2	0.24
53-004-035-00	510 EAST DRIVE	R-2	0.23

POTENTIAL NEIGHBORHOOD IMPROVEMENT DISTRICT IN VICINITY OF E. MICHIGAN AVE.

-MARSHALL TAX PARCELS

53-004-036-00	514 HILL ROAD	R-2	0.25
53-004-037-00	519 HILL ROAD	R-2	0.31
53-004-038-00	540 EAST DRIVE	R-2	0.35
53-004-039-00	544 EAST DRIVE	R-2	0.31
53-004-040-00	548 EAST DRIVE	R-2	0.31
53-004-041-00	816 WOODDED LANE	R-2	0.32
53-004-078-00	820 WOODDED LANE	R-2	0.51
53-004-079-00	828 WOODDED LANE	R-2	0.36
53-004-080-00	547 HILL ROAD	R-2	0.36
53-004-081-00	546 HILL ROAD	R-2	0.42
53-004-082-00	600 HILL ROAD	R-2	0.43
53-004-083-00	606 HILL ROAD	R-2	0.36
53-004-084-00	610 HILL ROAD	R-2	0.53
53-004-085-00	612 HILL ROAD	R-2	0.42
53-004-086-00	840 N WOODDED LANE	R-2	0.46
53-004-087-00	844 N WOODDED LANE	R-2	0.46
53-004-088-00	843 N WOODDED LANE	R-2	0.34
53-004-089-00	839 N WOODDED LANE	R-2	0.38
53-004-090-00	835 N WOODDED LANE	R-2	0.44
53-004-091-00	829 N WOODDED LANE	R-2	0.44
53-004-092-00	633 HILL ROAD	R-2	0.34
53-004-093-00	629 HILL ROAD	R-2	0.74
53-004-094-00	625 HILL ROAD	R-2	0.36
53-004-095-00	621 HILL ROAD	R-2	0.31
53-004-096-00	617 HILL ROAD	R-2	0.40
53-004-097-00	611 HILL ROAD	R-2	0.44
53-004-098-00	609 HILL ROAD	R-2	0.49
53-004-099-00	601 HILL ROAD	R-2	0.68
53-004-101-00	821 WOODDED LANE	R-2	0.41
53-004-102-00	537 HILL ROAD	R-2	0.31
53-004-103-00	533 HILL ROAD	R-2	0.26
53-004-104-00	529 HILL ROAD	R-2	0.32
53-004-105-00	525 HILL ROAD	R-2	0.38
53-004-106-00	542 HILL ROAD	R-2	0.39
53-004-107-00	538 HILL ROAD	R-2	0.45
53-004-108-00	534 HILL ROAD	R-2	0.33
53-004-109-00	536 HILL ROAD CT	R-2	0.43
53-004-110-00	532 HILL ROAD CT	R-2	0.32
53-004-111-00	528 HILL ROAD CT	R-2	0.40
53-004-112-00	529 HILL ROAD CT	R-2	0.29
53-004-113-00	531 HILL ROAD CT	R-2	0.24
53-004-114-00	535 HILL ROAD CT	R-2	0.40
53-004-115-00	539 HILL ROAD CT	R-2	0.30
53-004-116-00	520 HILL ROAD	R-2	0.30
53-004-117-00	518 HILL ROAD	R-2	0.26
53-004-118-00	815 FOREST	R-2	0.33
53-004-119-00	505 FOREST CT	R-2	0.32

POTENTIAL NEIGHBORHOOD IMPROVEMENT DISTRICT IN VICINITY OF E. MICHIGAN AVE.

-MARSHALL TAX PARCELS

53-004-120-00	509 FOREST CT	R-2	0.29
53-004-121-00	510 FOREST CT	R-2	0.27
53-004-122-00	506 FOREST CT	R-2	0.35
53-004-123-00	827 FOREST	R-2	0.29
53-004-125-00	832 FOREST	R-2	0.24
53-004-126-00	828 FOREST	R-2	0.24
53-004-127-00	824 FOREST	R-2	0.24
53-004-128-00	820 FOREST	R-2	0.24
53-004-129-00	816 FOREST	R-2	0.29
53-004-130-00	812 FOREST	R-2	0.27
53-004-131-00	901 FOREST	R-2	0.41
53-004-132-01	905 FOREST	R-2	0.29
53-004-132-02	905 FOREST	R-2	0.33
53-004-133-00	904 FOREST	R-2	0.27
53-004-133-02	904 FOREST	R-2	0.29
53-004-134-00	903 O'KEEFE	R-2	0.28
53-004-135-00	420 ALLEN ROAD	R-2	0.28
53-004-136-00	416 ALLEN ROAD	R-2	0.24
53-004-137-00	412 ALLEN ROAD	R-2	0.24
53-004-138-00	406 ALLEN ROAD	R-2	0.30
53-004-139-00	326 ALLEN ROAD	R-2	0.32
53-004-141-00	825 MANN RD	R-2	0.35
53-004-142-00	407 ALLEN ROAD	R-2	0.26
53-004-143-00	411 ALLEN ROAD	R-2	0.26
53-004-144-00	415 ALLEN ROAD	R-2	0.26
53-004-145-00	419 ALLEN ROAD	R-2	0.26
53-004-146-00	423 ALLEN ROAD	R-2	0.26
53-004-147-00	427 ALLEN ROAD	R-2	0.26
53-004-148-00	817 WOODDED LANE	R-2	0.26
53-004-149-00	610 EAST DRIVE	R-2	0.48
53-004-150-00	614 EAST DRIVE	R-2	0.41
53-004-151-00	616 EAST DRIVE	R-2	0.34
53-004-152-00	618 EAST DRIVE	R-2	0.29
53-004-153-00	624 EAST DRIVE	R-2	0.31
53-004-154-00	628 EAST DRIVE	R-2	0.40
53-004-175-00	901 WOODDED LANE	R-2	0.53
53-004-176-00	908 N WOODDED LANE	R-2	0.39
53-004-177-00	904 N WOODDED LANE	R-2	0.42
53-004-178-00	900 N WOODDED LANE	R-2	0.41
53-004-179-00	883 N WOODDED LANE	R-2	0.50
53-004-180-00	907 N WOODDED LANE	R-2	0.68
53-004-181-00	911 N WOODDED LANE	R-2	0.54
53-004-182-00	915 N WOODDED LANE	R-2	0.35
53-004-183-00	919 N WOODDED LANE	R-2	0.38
53-004-184-00	1412 O'KEEFE	R-2	0.34
53-004-185-00	1408 O'KEEFE	R-2	0.34
53-004-186-00	1404 O'KEEFE	R-2	0.40

**POTENTIAL NEIGHBORHOOD IMPROVEMENT DISTRICT IN VICINITY OF E. MICHIGAN AVE.
-MARSHALL TAX PARCELS**

53-004-187-00	1400 O'KEEFE	R-2	0.56
53-004-188-00	1314 O'KEEFE	R-2	0.61
53-004-188-10	1314 O'KEEFE	R-2	0.61
53-004-189-00	1310 O'KEEFE	R-2	0.38
53-004-190-00	1306 O'KEEFE	R-2	0.31
53-004-191-00	1302 O'KEEFE	R-2	0.31
53-004-192-00	1401 O'KEEFE	R-2	0.39
53-004-193-00	1405 O'KEEFE	R-2	0.36
53-004-194-00	1409 O'KEEFE	R-2	0.36
53-004-195-00	914 WOODED LANE	R-2	0.40
53-004-196-00	910 WOODED LANE	R-2	0.42
53-004-197-00	906 WOODED LANE	R-2	0.52
53-004-198-00	902 WOODED LANE	R-2	0.52
53-004-199-00	1210 O'KEEFE	R-2	0.63
53-004-201-00	1206 O'KEEFE	R-2	0.31
53-004-202-00	1202 O'KEEFE	R-2	0.40
53-004-203-00	1118 O'KEEFE	R-2	0.38
53-004-204-00	1114 O'KEEFE	R-2	0.37
53-004-205-00	1110 O'KEEFE	R-2	0.40
53-004-206-00	1106 O'KEEFE	R-2	0.50
53-004-207-00	1102 O'KEEFE	R-2	0.38
53-004-207-01	1102 O'KEEFE	R-2	0.38
53-004-208-00	1008 O'KEEFE	R-2	0.43
53-004-209-00	1002 O'KEEFE	R-2	0.43
53-004-210-00	403 JULIA'S PLACE	R-2	0.41
53-004-211-00	402 JULIA'S PLACE	R-2	0.44
53-004-212-00	401 JULIA'S PLACE	R-2	0.50
53-004-213-00	914 O'KEEFE	R-2	0.38
53-004-214-00	910 O'KEEFE	R-2	0.54
53-004-215-00	906 O'KEEFE	R-2	0.51
53-004-216-00	907 O'KEEFE	R-2	0.31
53-004-217-00	911 O'KEEFE	R-2	0.34
53-004-218-00	915 O'KEEFE	R-2	0.33
53-004-219-00	1001 O'KEEFE	R-2	0.33
53-004-220-00	1005 O'KEEFE	R-2	0.33
53-004-221-00	1009 O'KEEFE	R-2	0.33
53-004-222-00	1101 O'KEEFE	R-2	0.33
53-004-223-00	1105 O'KEEFE	R-2	0.33
53-004-224-00	1109 O'KEEFE	R-2	0.33
53-004-225-00	1115 O'KEEFE	R-2	0.33
53-004-226-00	1119 O'KEEFE	R-2	0.35
53-004-227-00	1201 O'KEEFE	R-2	0.37
53-004-228-00	1205 O'KEEFE	R-2	0.37
53-004-229-00	1301 O'KEEFE	R-2	0.47
53-004-300-02	1144 VACANT PRATT PARK	PUD	3.24
53-004-300-03	1218 GROVE CT	PUD	20.51
53-004-300-04	1214 COMSTOCK DR	PUD	3.57

**POTENTIAL NEIGHBORHOOD IMPROVEMENT DISTRICT IN VICINITY OF E. MICHIGAN AVE.
-MARSHALL TAX PARCELS**

53-004-300-05	1216 GROVE CT	PUD	0.99
53-025-101-00	1201 COLGROVE DR	R-2	0.34
53-025-102-00	1203 COLGROVE DR	R-2	0.25
53-025-103-00	1205 COLGROVE DR	R-2	0.22
53-025-104-00	1207 COLGROVE DR	R-2	0.23
53-025-105-00	1209 COLGROVE DR	R-2	0.21
53-025-106-00	1211 COLGROVE DR	R-2	0.21
53-025-107-00	1213 COLGROVE DR	R-2	0.21
53-025-108-00	1215 COLGROVE DR	R-2	0.21
53-025-109-00	1217 COLGROVE DR	R-2	0.21
53-025-110-00	1219 COLGROVE DR	R-2	0.21
53-025-111-00	1221 COLGROVE DR	R-2	0.24
53-025-112-00	1223 COLGROVE DR	R-2	0.57
53-025-113-00	1224 COLGROVE DR	R-2	0.53
53-025-114-00	1222 COLGROVE DR	R-2	0.49
53-025-115-00	1220 COLGROVE DR	R-2	0.20
53-025-116-00	1218 COLGROVE DR	R-2	0.21
53-025-117-00	1216 COLGROVE DR	R-2	0.23
53-025-118-00	1214 COLGROVE DR	R-2	0.23
53-025-119-00	1212 COLGROVE DR	R-2	0.22
53-025-120-00	1210 COLGROVE DR	R-2	0.22
53-025-121-00	1208 COLGROVE DR	R-2	0.22
53-025-122-00	1204 COLGROVE DR	R-2	0.37
53-025-123-00	1201 COMSTOCK DR	R-2	0.37
53-025-124-00	1203 COMSTOCK DR	R-2	0.21
53-025-125-00	1205 COMSTOCK DR	R-2	0.22
53-025-126-00	1207 COMSTOCK DR	R-2	0.22
53-025-127-00	1209 COMSTOCK DR	R-2	0.22
53-025-128-00	1211 COMSTOCK DR	R-2	0.21
53-025-129-00	1213 COMSTOCK DR	R-2	0.21
53-025-130-00	1215 COMSTOCK DR	R-2	0.41
53-025-131-00	1217 COMSTOCK DR	R-2	0.43
53-025-132-00	1212 COMSTOCK DR	R-2	0.21
53-025-133-00	1210 COMSTOCK DR	R-2	0.21
53-025-134-00	1208 COMSTOCK DR	R-2	0.21
53-025-135-00	1206 COMSTOCK DR	R-2	0.21
53-025-136-00	1204 COMSTOCK DR	R-2	0.21
53-025-137-00	1202 COMSTOCK DR	R-2	0.26
53-025-138-00	999 WOODRUFF DR	R-2	0.94
53-025-201-01	1121 MORNINGSIDE DR	PUD	0.23
53-025-201-02	1119 MORNINGSIDE DR	PUD	0.23
53-025-201-03	1134 MORNINGSIDE DR	PUD	0.02
53-025-201-04	1132 MORNINGSIDE DR	PUD	0.02
53-025-201-05	1130 MORNINGSIDE DR	PUD	0.02
53-025-201-06	1128 MORNINGSIDE DR	PUD	0.02
53-025-201-07	1129 CATHEDRAL PKWY	PUD	0.02
53-025-201-08	1131 CATHEDRAL PKWY	PUD	0.02

**POTENTIAL NEIGHBORHOOD IMPROVEMENT DISTRICT IN VICINITY OF E. MICHIGAN AVE.
-MARSHALL TAX PARCELS**

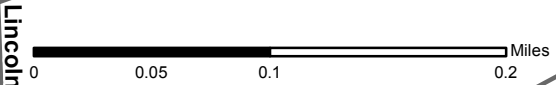
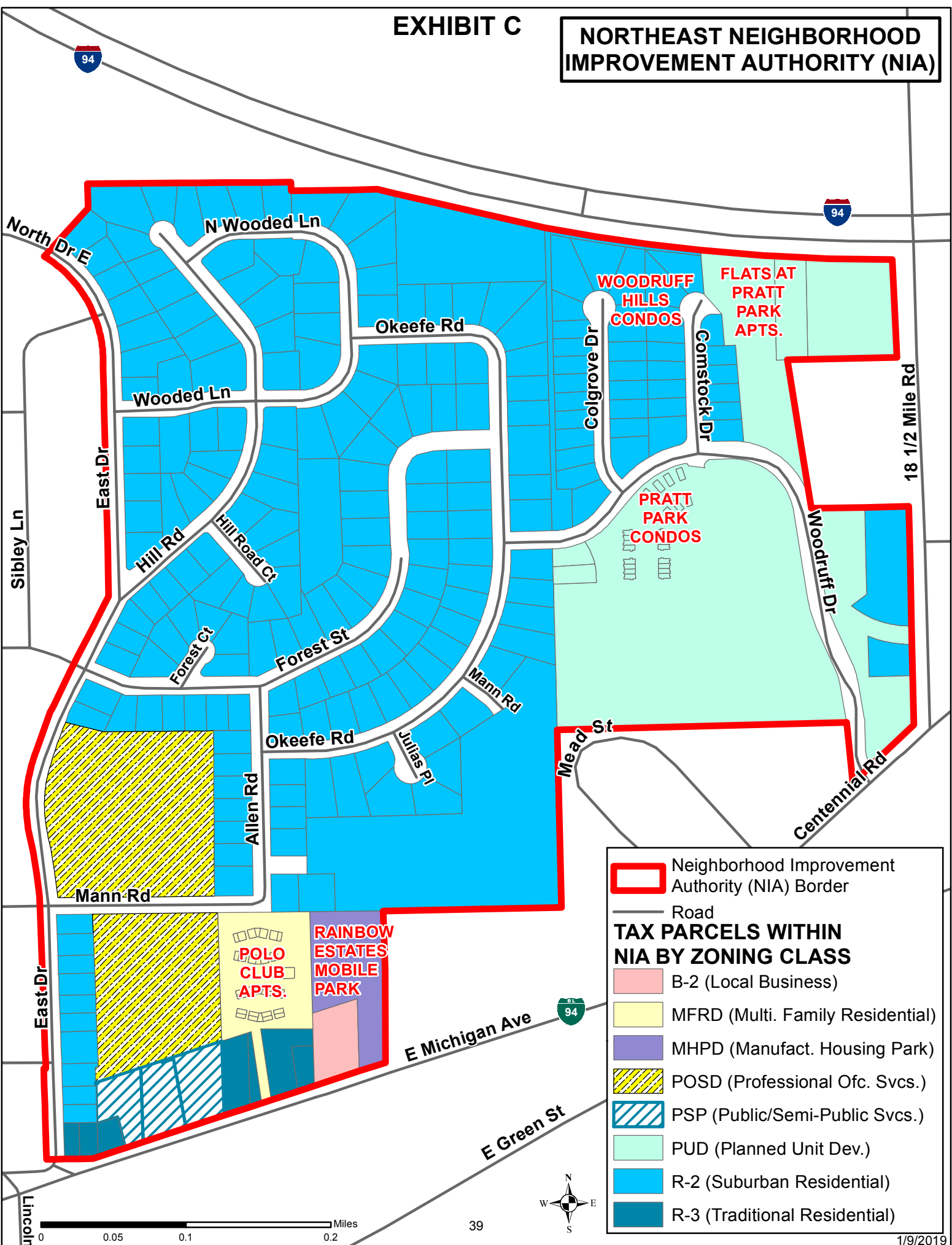
53-025-201-09	1133 CATHEDRAL PKWY	PUD	0.02
53-025-201-10	1135 CATHEDRAL PKWY	PUD	0.02
53-025-201-11	1126 MORNINGSIDE DR	PUD	0.02
53-025-201-12	1124 MORNINGSIDE DR	PUD	0.02
53-025-201-13	1122 MORNINGSIDE DR	PUD	0.02
53-025-201-14	1120 MORNINGSIDE DR	PUD	0.02
53-025-201-15	1121 CATHEDRAL PKWY	PUD	0.02
53-025-201-16	1123 CATHEDRAL PKWY	PUD	0.02
53-025-201-17	1125 CATHEDRAL PKWY	PUD	0.02
53-025-201-18	1127 CATHEDRAL PKWY	PUD	0.02
53-025-201-19	1136 WOODRUFF DR	PUD	0.02
53-025-201-20	1140 WOODRUFF DR	PUD	0.02
53-025-201-21	1144 WOODRUFF DR	PUD	0.02
53-025-201-22	1148 WOODRUFF DR	PUD	0.02
53-025-201-23	1137 CATHEDRAL PKWY	PUD	0.02
53-025-201-24	1141 CATHEDRAL PKWY	PUD	0.02
53-025-201-25	1145 CATHEDRAL PKWY	PUD	0.02

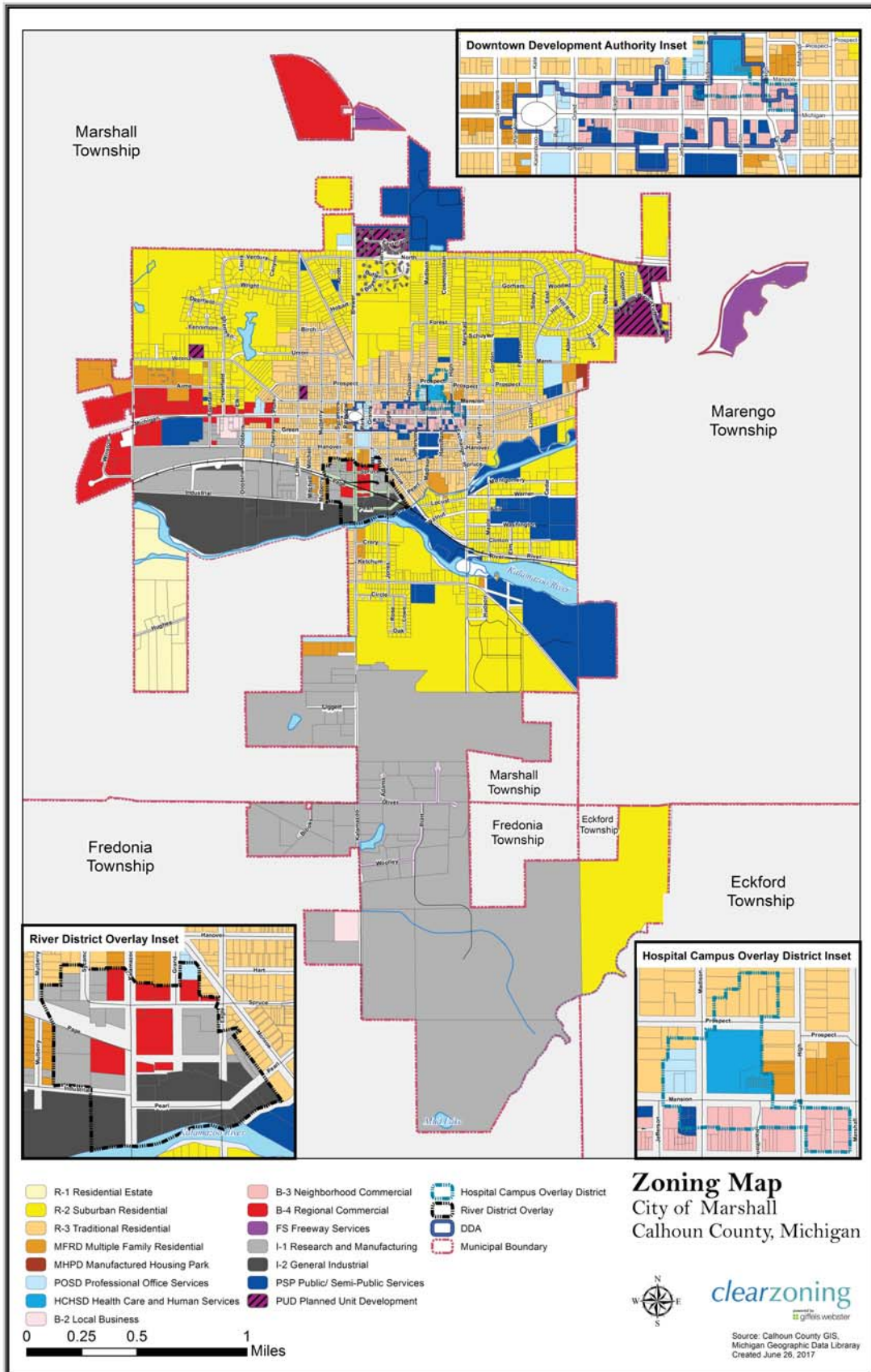
**POTENTIAL NEIGHBORHOOD IMPROVEMENT DISTRICT IN VICINITY OF E. MICHIGAN AVE.
-MARSHALL TAX PARCELS**

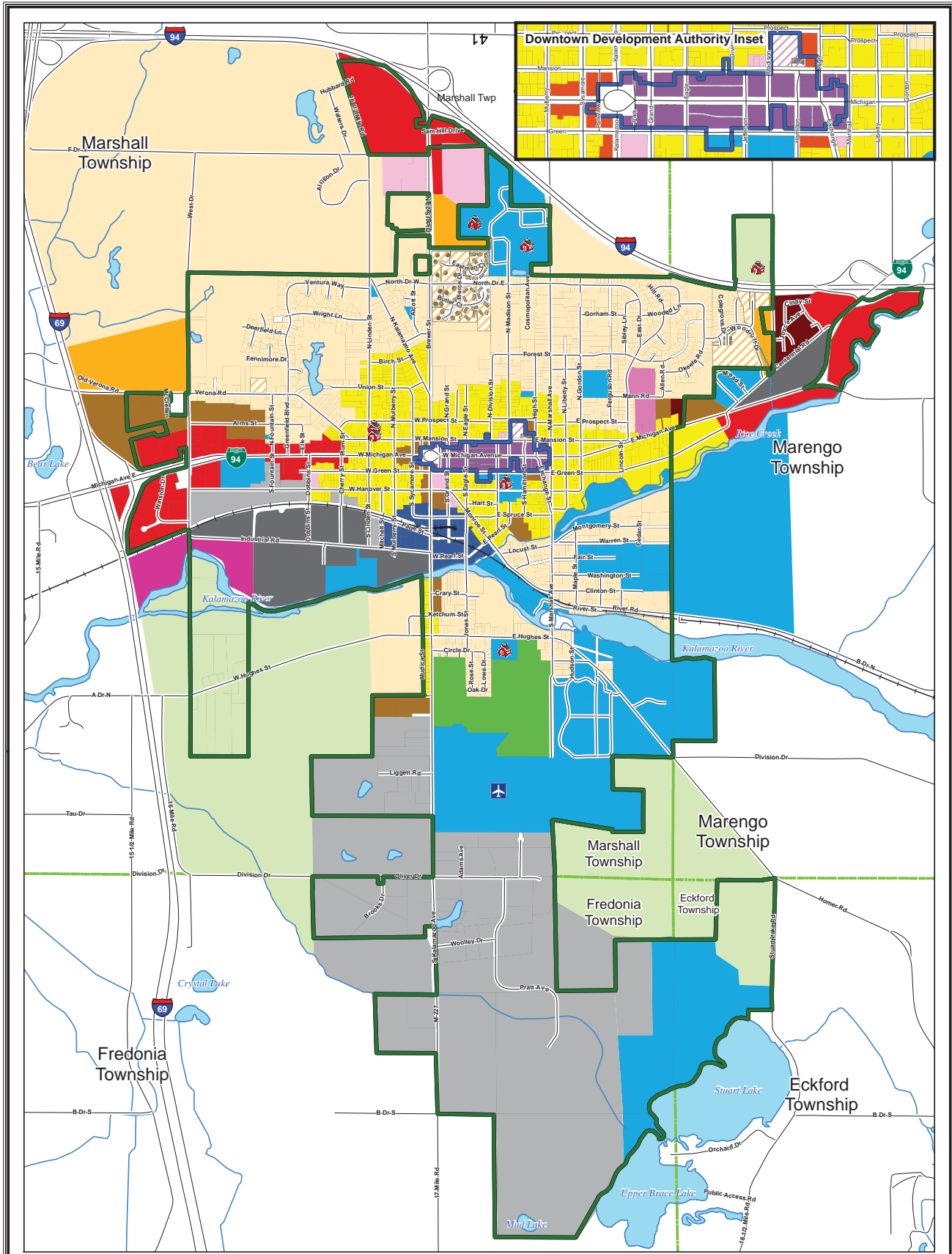
TAX PARCEL	ADDRESS	ZONING	PP/BLL
53-300-112-00	869 E MICHIGAN	B-2	Personal Property
53-299-002-00	875 E MICHIGAN	MHPD	BLL
53-299-003-00	875 E MICHIGAN	MHPD	BLL
53-299-004-00	875 E MICHIGAN	MHPD	BLL
53-299-005-00	875 E MICHIGAN	MHPD	BLL
53-299-006-00	875 E MICHIGAN	MHPD	BLL
53-299-007-00	875 E MICHIGAN	MHPD	BLL
53-299-008-00	875 E MICHIGAN	MHPD	BLL
53-299-009-00	875 E MICHIGAN	MHPD	BLL
53-299-010-00	875 E MICHIGAN	MHPD	BLL
53-299-011-00	875 E MICHIGAN	MHPD	BLL
53-299-012-00	875 E MICHIGAN	MHPD	BLL
53-299-013-00	875 E MICHIGAN	MHPD	BLL
53-299-014-00	875 E MICHIGAN	MHPD	BLL
53-299-015-00	875 E MICHIGAN	MHPD	BLL
53-299-016-00	875 E MICHIGAN	MHPD	BLL
53-299-017-00	875 E MICHIGAN	MHPD	BLL
53-299-018-00	875 E MICHIGAN	MHPD	BLL
53-299-019-00	875 E MICHIGAN	MHPD	BLL
53-299-020-00	875 E MICHIGAN	MHPD	BLL
53-299-021-00	875 E MICHIGAN	MHPD	BLL
53-299-022-00	875 E MICHIGAN	MHPD	BLL
53-299-024-00	875 E MICHIGAN	MHPD	BLL
53-299-025-00	875 E MICHIGAN	MHPD	BLL
53-299-026-00	875 E MICHIGAN	MHPD	BLL
53-299-027-00	875 E MICHIGAN	MHPD	BLL
53-299-028-00	875 E MICHIGAN	MHPD	BLL
53-299-029-00	875 E MICHIGAN	MHPD	BLL
53-299-030-00	875 E MICHIGAN	MHPD	BLL
53-299-031-00	875 E MICHIGAN	MHPD	BLL
53-299-032-00	875 E MICHIGAN	MHPD	BLL
53-299-033-00	875 E MICHIGAN	MHPD	BLL
53-300-389-10	861 E MICHIGAN AVE	MFRD	Personal Property

EXHIBIT C

NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY (NIA)







- | | | |
|------------------------------------|-------------------------|-------------------------------------|
| Residential 1 (max. 1 unit/acre) | Special Project Area 1 | River District Mixed Use |
| Residential 2 (avg. 4 units/acre) | Special Project Area 2 | Hospital |
| Residential 3 (max. 10 units/acre) | Downtown Mixed Use | Public / Semi-Public |
| Residential 4 (max. 10 units/acre) | Transitional Mixed Use | Private Recreation |
| Residential 5 (max. 12 units/acre) | Office | General Industrial |
| Manufactured Housing | Commercial | City of Marshall Municipal Boundary |
| Planned Unit Development | Research and Technology | DDA |

Future Land Use

City of Marshall

Calhoun County, Michigan



clearzoning
CLEAR AND CONNECTED

Source: Calhoun County GIS,
Michigan Geographic Data Library
Created March 5, 2015



This map does not alter the zoning of any parcel.

LEGAL DESCRIPTION FOR NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY

A tract of land within the City of Marshall with Point of Beginning at the southeast corner of Lot 56, Upper Village Annex. Thence north 20 rods, parallel with the east section line of Sect. 25, T2S, R6W. Thence running along the west side of East Dr., north 66 ft. to the southeast corner of Lot 11, East Drive. Thence continuing along the west side of East Dr. right of way, north 501.88 ft. to the northeast corner of Lot 7, East Drive. Thence north 60 ft. crossing Mann Rd. right of way to a point at the southeast corner of Lot 29, East Drive. Thence continuing along the west side of East Dr. right of way along the arc of a curve to the left 212.2 ft., whose radius is 1,420.95 ft. and chord bearing N 08°33'40" W. Thence continuing along said west right of way line along the arc of a curve to the right 330.15 ft., whose radius is 540.46 ft. and chord bearing N 10°57'00" E. Thence along the arc of a curve to the right 143.87 ft., whose radius is 1,741.28 ft. and chord bearing N 19°19'00" E, to a point at the northeast corner of Lot 23, East Drive. Thence continuing along the west right of way line of East Dr., N 28°10'00" E 171.22 ft. to a point at the northeast corner of Lot 76, East Drive #2. Thence crossing Forest St. right of way, N 28°10'00" E 60.12 ft. to a point at the southeast corner of Lot 50, East Drive #2. Thence continuing along the west side of East Dr. right of way, N 28°10'00" E 242.17 ft. to a point at the intersection of East Dr. and Hill Rd. Thence N 00°10'00" E 651.36 ft. to a point at the northeast corner of Lot 42, East Drive #2. Thence continuing along the west side of East Dr. right of way, N 00°10'00" E 216.98 ft. to a point in the south half of Lot 172, East Drive #6. Thence along the arc of a curve to the left 443.79 ft whose radius is 443.84 ft., and delta angle N 89°03'00" E to a point on the north side of Lot 161, East Drive #6. Thence crossing East Dr. right of way, N 43°35'00" E 66 ft. to a point at the southeast corner of Lot 155, East Drive #6. Thence continuing along the east line of said Lot 155, N 43°35'00" E 172.05 ft. Thence continuing along said east line, N 01°07'00" E 88.0 ft., to a point at the northeast corner of said Lot 155. Thence S 88°53'00" E 741.0 ft. to a point at the northeast corner of Lot 88, East Drive #3. Thence along the east line of said Lot 88, S 00°09'00" W 31.42 ft. to a point at the northwest corner of Lot 179, East Drive #7. Thence S 89°57'24" E 314.29 ft. along the east-west ¼ line of Sect. 19, T2S, R5W. Thence along the arc of a curve to the left 626.11 ft., whose radius is 6,736.12 ft. and chord bearing S 75°13'25" E 625.88 ft. to a point on the east line of the west ½ of southwest ¼ of said Sect. 19. Thence along the arc of a curve to the left 1,273.03 ft., whose radius is 6,736.12 ft. and chord bearing S 80°15'03" E 573.38 ft. Thence S 00°06'30" W 355.4 ft. along the west line of 18 ½ Mile Rd. right of way. Thence N 89°56'48" W 390.56 ft. Thence S 07°38'42" E 547.89 ft. to a point on the east side of Woodruff Dr. right of way. Thence S 89°55'50" E 353.76 ft. to a point on the west side of 18 ½ Mile Rd. right of way. Thence S 00°06'30" W 796.67' to a point on the north side of Centennial Rd. right of way. Thence along said right of way, S 48°37'24" W 326.30 ft. Thence N 00°00'12" E 231.54 ft. to a point on the west side of Woodruff Dr. right of way. Thence N 89°55'21" W 1055.41 ft. to the east line of the east ½ of the southwest ¼ of Sect. 19, T2S, R5W. Thence south along said east line 641.25 ft. Thence S 89°25'26" W 338.91 ft. Thence S 89°25'16" W 353.91 ft. Thence south 600 ft. to a point on the north line of E. Michigan Ave. right of way. Thence continuing along said right of way, S 73°20'00" W 272.26 ft. to the west section line of Sect. 30, T2S, R5W. Thence continuing along said right of way, S 73°34'00" W 851.9 ft. to a point on the south line of Lot 59, Upper Village Annex. Thence N 89°20'00" W 102.5 ft. to a point at the southwest corner of Lot 58, Upper Village Annex, said point also being the east line of East Dr. right of way. Thence N 89°20'00" W 66 ft. to a point at the southeast corner of Lot 56, Upper Village Annex, said point also being the Point of Beginning.

EXHIBIT G

Northeast Neighborhood Improvement Authority

Project A – Development of 10 Single Family Homes

Infrastructure Improvements Include:

- New City Street – Mann Rd. to Michigan Ave.
- Sanitary Sewer System
- Storm Sewer System
- Watermain Loop
- Sidewalks along new city street and along Mann Rd to East Dr.

Est. Infrastructure Cost: \$600,000

Electric and FiberNet not included

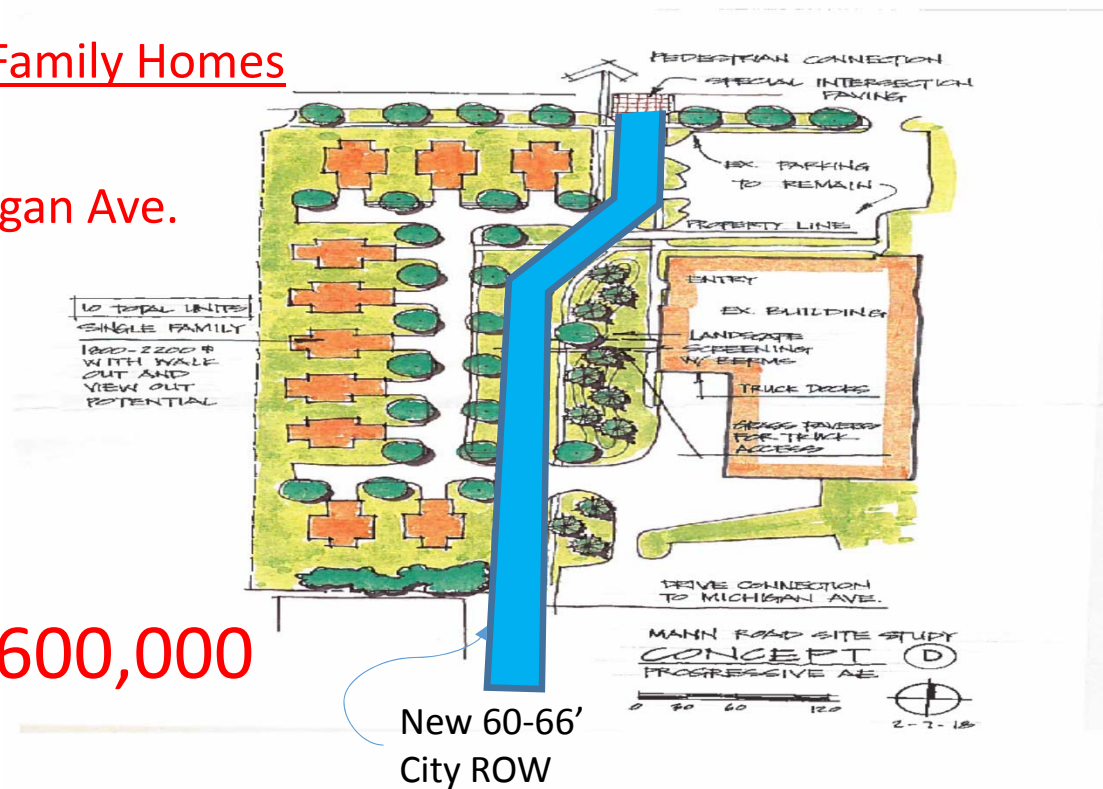


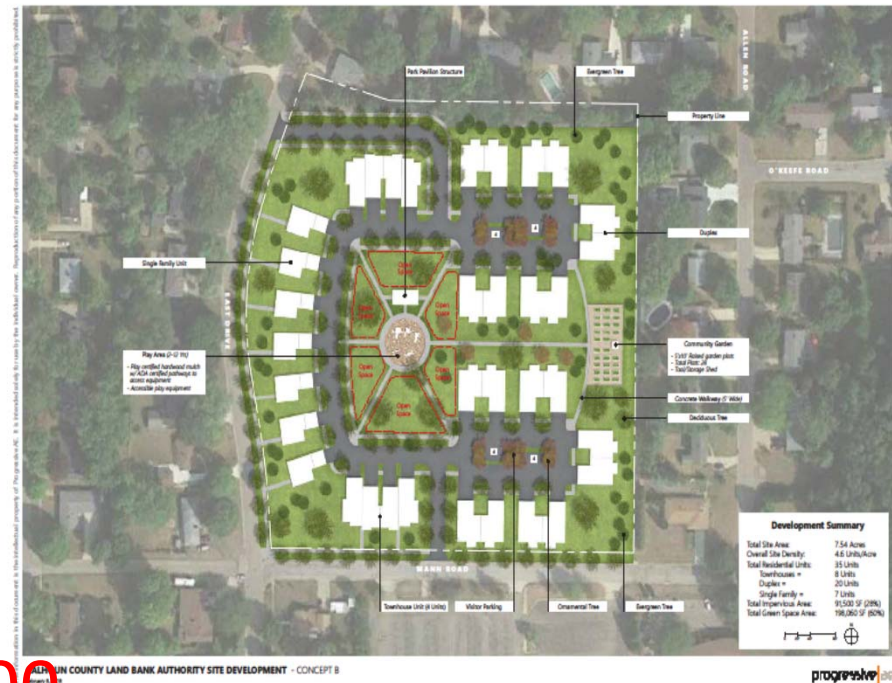
EXHIBIT H

Northeast Neighborhood Improvement Authority

Project B – Development of 35 Units

Infrastructure Improvements Include:

- Sanitary Sewer System
- Watermain Loop
- Sidewalks along East Dr. and Mann Rd.



Est. Infrastructure Cost: \$375,000

Electric and FiberNet not included