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**Scio Township  
Downtown Development and  
Tax Increment Financing Plan**

**Adopted by the Scio Township Board  
September 12, 2006**

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## Acknowledgements

### **Scio Township Downtown Development Authority Board Members**

Charles Nielson, Scio Township Supervisor  
William Upton, Chair  
Steven Weaver, Vice Chair  
Robert Bliss, Secretary/Treasurer  
David Cornish  
Douglass Fox  
William Colvin  
Jay Holland  
Steven Luckhardt  
Ann Arbor Public Schools Representative  
Dexter Community Schools Representative

### **Scio Township Development Area Citizens Council**

James Hunt  
Lois Hiebei  
Greg VandeVoorde  
Doris Jedele  
Jim Crowfoot  
William Aikman  
Charlotte Jones  
Madeline Lothamer  
Josh Warner  
Ken Winter

### **Assisted by**

Carlisle/Wortman Associates, Inc.  
605 South Main Street, Suite 1  
Ann Arbor, MI 48104

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# **INTRODUCTION**

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## **Purpose of the Downtown Development Authority Act**

According to Act 197, Public Acts, Michigan of 1975, as amended ("Act 197"), Scio Township (the "Township") is empowered to establish a downtown development authority. The purpose of a downtown development authority is to correct and prevent deterioration of 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 create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials.

Act 197 seeks to address problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of our communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary, and organization tools to revitalize downtown districts either through public-initiated project undertakings or in concert with privately motivated development projects.

The manner in which downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its center.

A downtown development authority may engage in the following functions:

- Prepare an analysis of economic changes taking place in the downtown district;
- Study and analyze the impact of metropolitan growth upon the downtown district;
- Plan and propose construction, renovation, etc., of a public facility, an existing building, or multiple family dwelling unit;
- Plan, propose and implement an improvement to a public facility within the development area to comply with the Michigan barrier free design requirements;
- Develop long-range plans to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and to take steps to persuade property owners to implements the plans;
- Implement any plan of development in the downtown district necessary to achieve the purposes of Act 197 of 1975 as amended;
- Make and enter into contracts necessary or incidental to the exercise of the board's powers and performance of its duties;
- Acquire, own, convey, dispose of, or lease real or personal property, or rights of interest in property, and grant or acquire licenses, easements and options;
- Improve land and construct, reconstruct, rehabilitate, etc. any building, including multiple-family dwellings, and any necessary appurtenances, within the downtown district for the use of any public or private person or corporation;
- Fix, charge and collect fees, rents and charges for the use of any buildings or property under its control, and pledge fees, rents and charges for the payment of revenue bonds issued by the authority;
- Accept grants and donations of property, labor or other things of value;
- Create, operate and fund marketing initiatives that benefit retail or general marketing of the downtown district; and
- Contract for broadband service and wireless technology service in the downtown district.

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## **Creation of the Downtown Development Authority of Scio Township and the Development District**

To prevent further deterioration within the Jackson Road business district, on April 20, 1988, the Scio Township Board adopted Ordinance No. 88-1 which created the Downtown Development Authority of Scio Township (the "Authority"). Approval of Ordinance No. 88-1 included the designation of the boundaries of the downtown district (the "Downtown District") within which the Authority may exercise its powers, and the appointment of eight (8) individuals to serve with the Township Supervisor on the Authority. A copy of Ordinance No. 88-1 is included in the Appendix. In May of 1988 an additional two (2) members were added to the DDA to reflect the interests of the Ann Arbor Public Schools and the Dexter Community Schools.

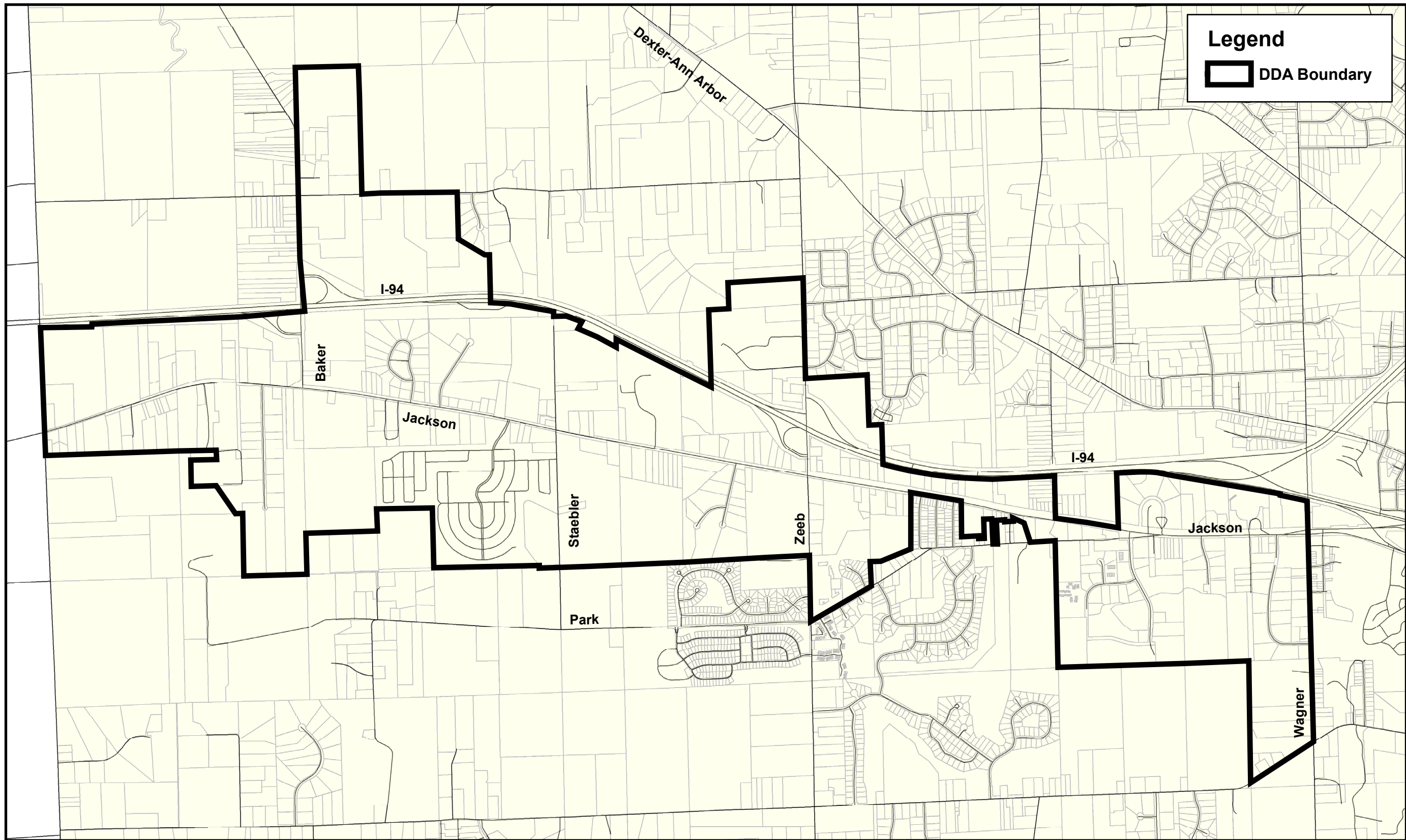
Act 197 refers to a "downtown district" as being within a business district that is specifically designated by ordinance of the governing body of the municipality, and a "business district" as being an area in the downtown of a municipality zoned and used principally for business. To develop the Downtown District boundaries, a number of sources were considered. The Township Zoning Map and Master Plan were reviewed. In addition, existing commercial, industrial, residential, and public / quasi-public land uses were inventoried. After careful consideration of the intent of Act 197, and the intent and purpose stated in the Ordinance No. 88-1, the Downtown District was configured to include properties which are zoned and used principally for business.

The location and configuration of the Downtown District enables the adoption of a tax increment plan as a means of financing public improvements. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a downtown district. The Downtown District is experiencing the most concentrated and extensive economic activity within the Township and, therefore, should meet the purpose of Act 197.

The purpose of this Development Plan and Tax Increment Financing Plan is to provide for the acquisition, construction and financing of the necessary street, sidewalk, streetscape, parking improvements and other facilities needed in the Downtown District to achieve the objectives of the Authority and to prevent further deterioration of the Downtown District while promoting economic growth of benefit to all taxing units located within and benefiting from the Downtown District.

Following the adoption of the original Development Plan and Tax Increment Financing Plan (the "Plan") by the Township Board on April 20, 1988, the Plan was amended ("First Amendment") to include additional property to the north of I-94 on the west side of Zeeb Road. The Development and TIF Plans were also amended to provide for the acquisition of water mains, expansion of the Township water system, and construction of water treatment and production facilities. The First Amendment was approved by the Township Board on November 20, 1990. The purpose of the boundary expansion was to include property already owned by the Township, that was a suitable location for a water treatment plant and water wells, should it become necessary for the DDA to build a water treatment plant for the Township. The boundaries of the amended Downtown District are shown in Figure 1.

This Plan is to serve as an update to the 1988 Plan and its subsequent 1990 amendment.



**FIGURE 1 - DDA BOUNDARIES**  
**DOWNTOWN DEVELOPMENT & TIF PLAN**  
SCIO TOWNSHIP

BASE DATA SOURCE: SCIO TOWNSHIP

Date: February 22, 2006



## Activities of the Downtown Development Authority of the Township

The Authority has focused its attention on identifying those public improvements that are needed in the Downtown District and which, if provided, will result in the enhancement of existing business activity and stimulation of new private investment, thus assisting to halt property value deterioration and to increase property tax valuation and promote economic growth.

The Authority has spent considerable time evaluating traffic circulation, streetscape, utilities, and other aspects of the Downtown District. Based on these evaluations, the Authority has made a number of improvements within the Downtown District since its formation. These improvements are included in the following table:

<b>Table 1 Activities of the DDA Since Formation (completed and in process)</b>	
<ul style="list-style-type: none"> <li>• Extended water main within the Jackson Road corridor from Zeeb Road to Parker Road.</li> <li>• Built 1 million gallon water tower at Baker Road and I-94.</li> <li>• Funded engineering study for a Township water treatment plant.</li> <li>• Installed two (2) 18” wells behind the Fire Hall.</li> <li>• Replaced a single 18” main with two (2) 12” mains (one on each side of road) as part of Phases I and II of the Jackson Road boulevard project.</li> <li>• Constructed bypass lanes on Jackson, Zeeb, and Baker Roads.</li> <li>• Widened Baker Road from Jackson Road to I-94.</li> <li>• Widened Zeeb Road from Park Road to Jackson Road.</li> <li>• Completed Phases I and II of the Jackson Road boulevard project.</li> </ul>	<ul style="list-style-type: none"> <li>• Zeeb/I-94 interchange:               <ul style="list-style-type: none"> <li>▪ Funded preliminary engineering study.</li> <li>▪ Cash contribution to construction.</li> <li>▪ Funded sidewalk along Zeeb Road and across bridge.</li> </ul> </li> <li>• Baker/I-94 interchange:               <ul style="list-style-type: none"> <li>▪ Funded preliminary engineering study.</li> </ul> </li> <li>• Phase III of the Jackson Road boulevard project is in design engineering and right-of-way acquisition.</li> <li>• Widened Wagner Road during Phase I of the Jackson Road boulevard project.</li> <li>• Land was acquired between Park Road and Jackson Road west of Parkland Plaza and east of Myrtle Avenue to facilitate constructing a road between Park Road and Jackson Road, should increases in traffic create the need for such a connection.</li> <li>• Loops have been added within the water system as a part of the boulevard project.</li> </ul>

The Authority has identified other improvements that would serve to improve the Downtown District. These improvements have been integrated into the Development Plan which follows. Other improvements are to be encouraged by the Authority but may be implemented by other public agencies and/or private property owners.

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## **Development Area Citizens Council**

The proposed Development Plan and Tax Increment Financing Plan were first presented to the Citizens Council on June 27, 2006. On July 10, 2006 the Citizens Council recommended approval of the Plan with a few minor modifications.



# **DOWNTOWN DEVELOPMENT PLAN**



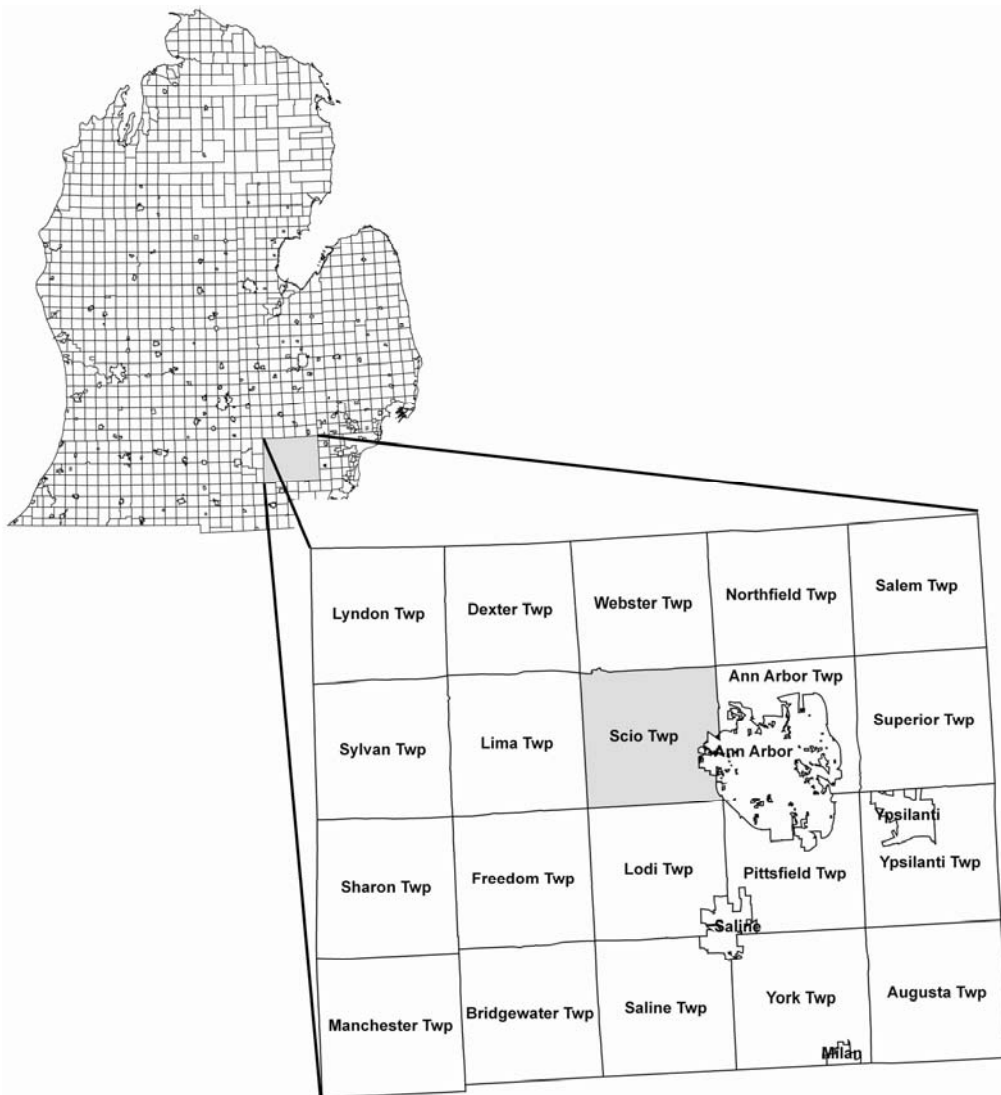
This Development Plan contains the information required by Section 17(2) of Act 197. Additional information is available from the Township Clerk.

### Location

The Township is located in central Washtenaw County, Michigan, and is approximately 35.9 square miles in area. It is bordered by the following communities: City of Ann Arbor and Ann Arbor Township to the east, Lodi Township to the south, Lima Township to the west and Webster Township to the north. The Village of Dexter is carved out of the northwestern corner of Scio Township.

The City of Detroit is located approximately 47 miles to the east. Other nearby urban centers include Brighton (24 miles to the north), Howell (33 miles to the north), Pontiac (51 miles to the northeast), and Lansing (67 miles to the northwest).

**Figure 2**  
**Location Map**



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The Development Area (aka Downtown District) encompasses approximately 2,712 acres along the Jackson Road corridor. The Development Area contains primarily commercial and industrial properties in addition to some public and residential properties. The Jackson Road corridor has served as the focal point of the community. However, the strength of the corridor had been threatened in recent years by retail competition from areas outside of the Township. The lack of adequate sewer and water capacity, road network deficiencies, along with blighted conditions in pockets along the corridor remain of particular concern for the future viability of the Development Area. In addition, the need for more restrictive design regulations within the Development Area is constant.

Because of a variety of factors, including the quantity of vacant or underdeveloped parcels, the Development Area is becoming a complete comparison shopping center capable of competing equally with the large outlying shopping centers and downtowns. Therefore, based on anticipated growth, there is a potential for significant increases in commercial and service business activity.

### **Designation of Boundaries of the Development Area in relation to Highways, Streets, Streams or otherwise.**

The Development Area is generally described as encompassing the majority of the parcels fronting on Jackson Road Corridor from Wagner Road to Parker Road. The north/south boundaries are as follows:

- The northern boundary is I-94 with the exception of two (2) pockets of land at Zeeb Road and on the east side of Baker Road which extend north of the interstate.
- The southern boundary is primarily the southern perimeter of the parcels abutting Jackson Road, but includes large industrial and residential subdivisions which extend a considerable distance from Jackson Road.
- Two (2) pockets extend beyond the above noted southern perimeter, that being the west side of Wagner Road which extends down to West Liberty Road and South Zeeb Road which includes the mixed use development at the northeast corner of Park Road.
- Pockets of residentially used and zoned land have been excluded from the eastern portions of the Development Area.

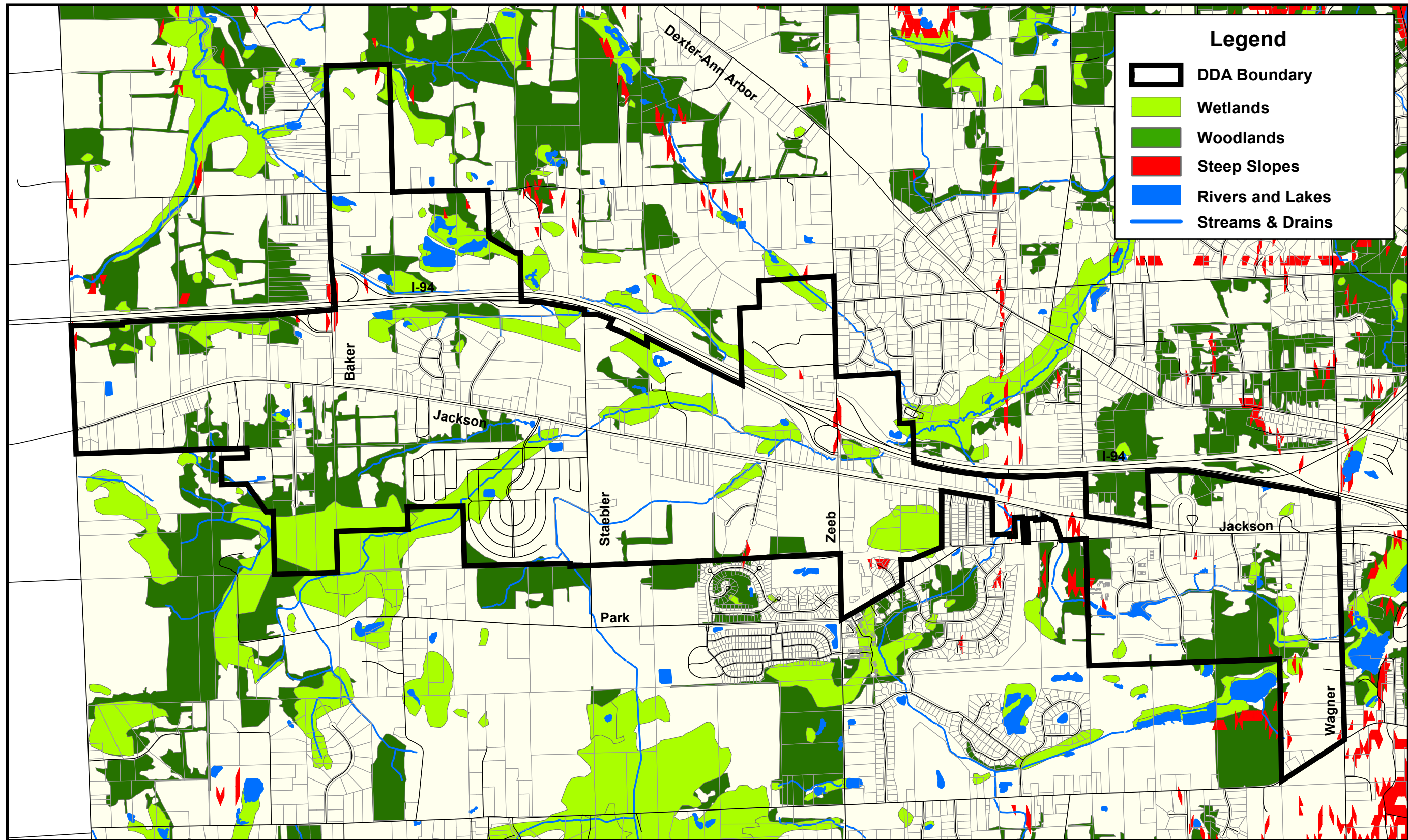
The following natural features also traverse the Development Area:

- The Honey Creek traverses the corridor between North Zeeb Road and South Staebler Road.
- The Sister Lakes Drain is located within the southeast corner of the corridor.
- The Development Area is located within the Honey Creek Watershed.

Figure 1 provides a graphic description of the Downtown District (aka Development Area) boundaries and Figure 3 depicts the natural features found within the Development Area. The legal description of the Development Area boundaries is included in the Appendix.

### **Existing Streets and Public Utilities**

The principal east-west street is Jackson Road which serves to connect the City of Ann Arbor with places west. A small segment of West Liberty Road and Marshall Road are also contained within the Development Area. Numerous north-south streets cross Jackson Road to provide access to the northern and southern portions of the Township. The streets which run perpendicular to Jackson Road include Wagner Road, Zeeb Road, Staebler Road and Parker Road along with other non-through streets which serve the abutting developments.



**Legend**

- DDA Boundary
- Wetlands
- Woodlands
- Steep Slopes
- Rivers and Lakes
- Streams & Drains

**FIGURE 3 - NATURAL FEATURES MAP  
DOWNTOWN DEVELOPMENT & TIF PLAN  
SCIO TOWNSHIP**

BASE DATA SOURCE: SCIO TOWNSHIP

Date: February 22, 2006

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The majority of the Development Area is located within the sanitary sewer service area (see Figure 4) and water service has been extended to include the entire Jackson Road corridor. However, limited capacity exists within the sewer system which limits the potential for future development within the DDA unless alternative means are sought. No storm sewer system is available within the Development Area, exclusive of the one provided for Jackson Road by the Road Commission of Washtenaw County. Private utility companies servicing the Development Area include AT&T, Detroit Edison Company, Michigan Consolidated Gas Company and Comcast.

## **Existing Land Use**

The Development Area has evolved as the commercial and industrial center of the Township due to the availability of infrastructure and proximity to I-94. With the exception of a few pockets of commercial development located outside of the Development Area, Jackson Road corridor has become an extension of the development activity found within the City of Ann Arbor. The municipal facilities are also located within close proximity to the corridor to ensure visibility and access.

The Development Area contains the following land use categories: Commercial, Office, Industrial, Mixed Office/Commercial, Residential, Public, School, Church and Vacant. The location of existing land uses is depicted in Figure 5, and the land use distribution is summarized in Table 2.

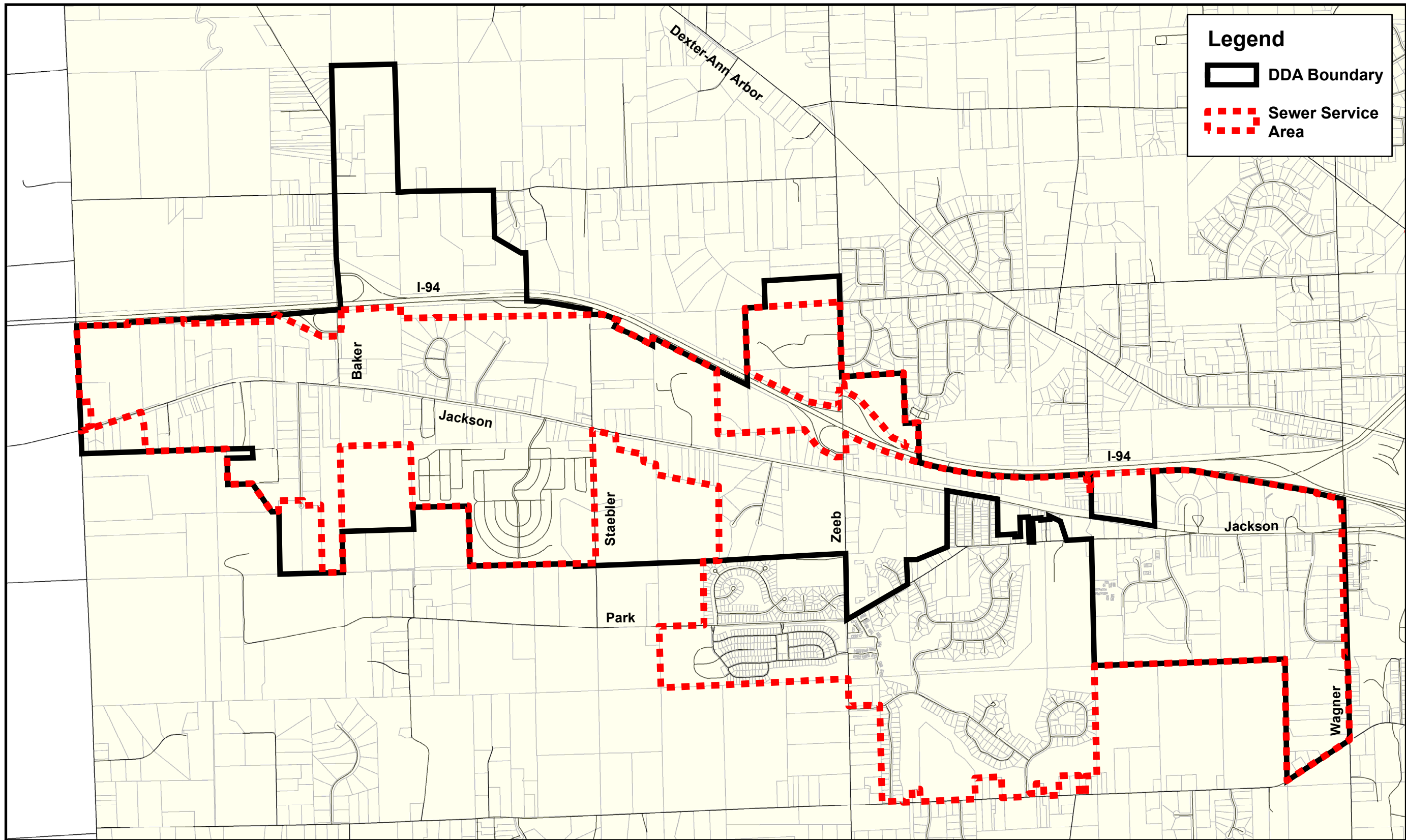
Several pockets of commercial land uses exist within the Development Area. The largest node is located at the intersection of Jackson Road and Zeeb Road, and includes the Meijer's site, Lowe's and several small strip center developments. The eastern perimeter of the Development Area also contains a node as an extension of the strip commercial uses within the City of Ann Arbor, including the Quality 16 Movie Theater and the Ann Arbor Automall. The third smaller node is located at I-94 and Baker Road. Individual commercially used parcels are also scattered along the corridor. Office uses are interspersed with the parcels in the eastern and central commercial nodes with individual parcels located further west.

The largest land use area is industrial and is evenly spread throughout the Development Area. Several large industrial parks are also contained within the Development Area, all of which have access off of Jackson Road. The types of industrial uses range from manufacturing to research and development.

A minimal quantity of mixed office/commercial uses exist within the Development Area. The size of these parcels is small in comparison to the majority of the parcels within the corridor. These parcels have been classified as such due to the nature of the uses located within the multi-tenant shopping centers.

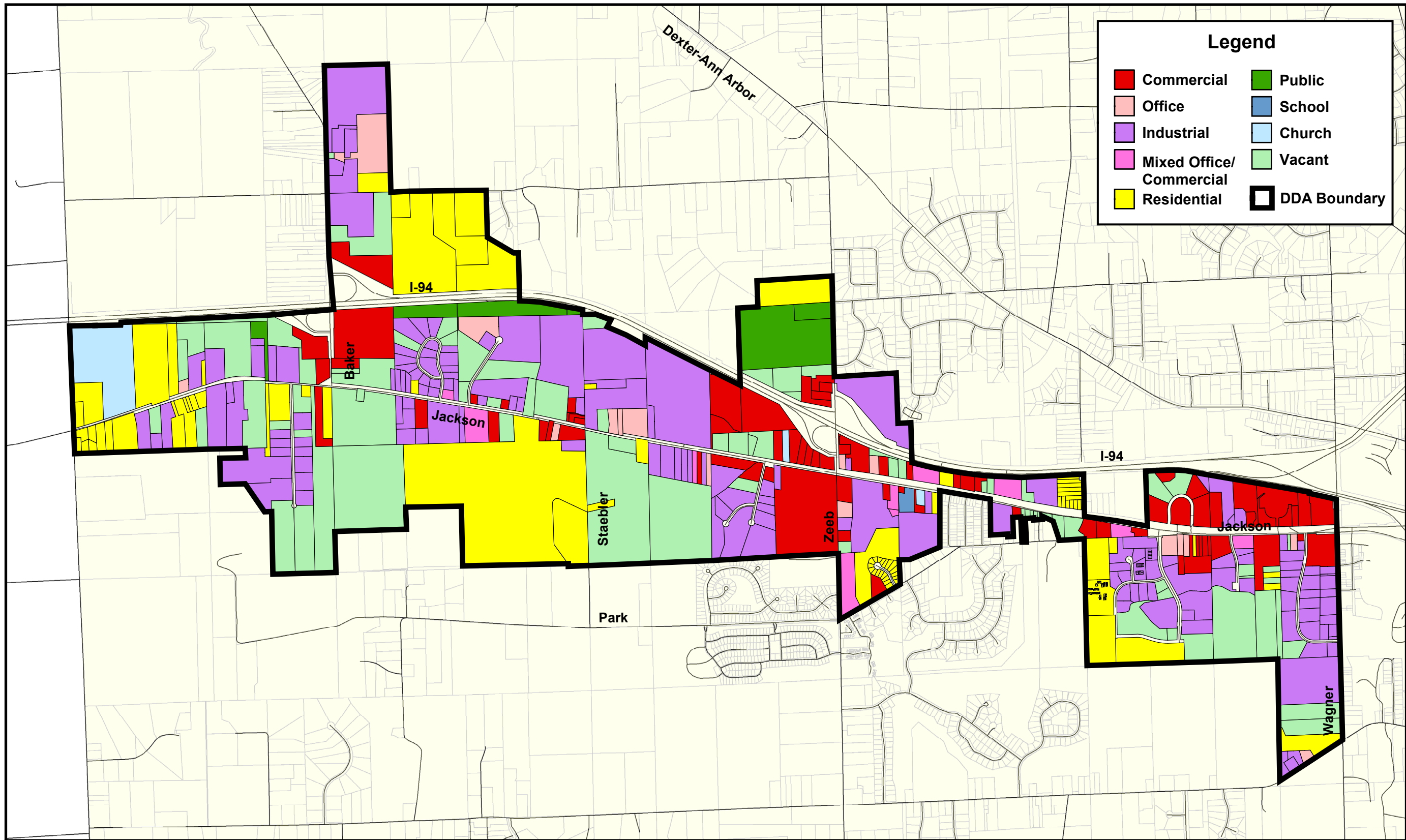
A moderate amount of residential land use, both single family and multiple family structures, is provided within the Development Area. The majority of these land uses have direct access off of Jackson Road with a few pockets scattered along the perimeter of the Development Area. The largest of these uses is the Scio Farms Mobile Home Park.

The only public uses are those of the Township, Washtenaw County, and the MDOT. These parcels contain the Township Hall, some of the Washtenaw County departments, the Dexter Rest Area and the Scio Water Tower.



**FIGURE 4 - SEWER SERVICE AREA MAP  
DOWNTOWN DEVELOPMENT & TIF PLAN  
SCIO TOWNSHIP**





**FIGURE 5 - EXISTING LAND USE MAP  
DOWNTOWN DEVELOPMENT & TIF PLAN  
SCIO TOWNSHIP**

BASE DATA SOURCE: SCIO TOWNSHIP

Date: February 22, 2006

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With the exception of one (1) school and three (3) churches, the remaining land within the Development Area remains vacant. The largest pockets of vacant land are located west of Zeeb Road while some of the lots within the eastern industrial parks also remain vacant.

<b>Table 2 Existing Land Use Inventory</b>	
<b>Land Use</b>	<b>Percent of Total</b>
Commercial	13.7 %
Office	2.4 %
Industrial	31.5 %
Mixed Office/Commercial	1.7 %
Residential	22.7 %
Public	0.05 %
School	0.15 %
Church	2.1 %
Vacant	25.7 %
<b>Total</b>	<b>100%</b>

### **Land Use Trends**

The following land use trends were observed when comparing the 1996 Township Master Plan as amended to the recent existing land use survey for the Jackson Road corridor:

- A greater concentration of commercial uses now exists within the east end of the corridor along with fewer office uses.
- The auto mall is nearly built out.
- The quantity of residential uses near the intersection of Jackson and Delhi Roads has decreased.
- The town center development at Zeeb and Jackson Roads has expanded to include a larger land area to the north and west. This area also includes a few big box developments such as Meijer's and Lowe's.
- Several large tracts of land remain vacant within the western portions of the Development Area.
- An industrial node has developed around Dino Drive within the western portions of the Development Area.

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## Zoning

The Development Area has fourteen (14) zoning districts as illustrated in Figure 6. Table 3 summarizes the Development Area's zoning data. The predominant zoning classifications are as follows: Limited Industrial (I-1), General Commercial (C-2), Composite Commercial (C-4), and Industrial Research Park (IRP). The I-1 zoned parcels are located primarily within the industrial parks which are spread throughout the corridor. A few parcels are zoned PUD while the uses within these areas varies between those commensurate with a residentially zoned parcel to the uses commensurate with a commercial zoned parcel.

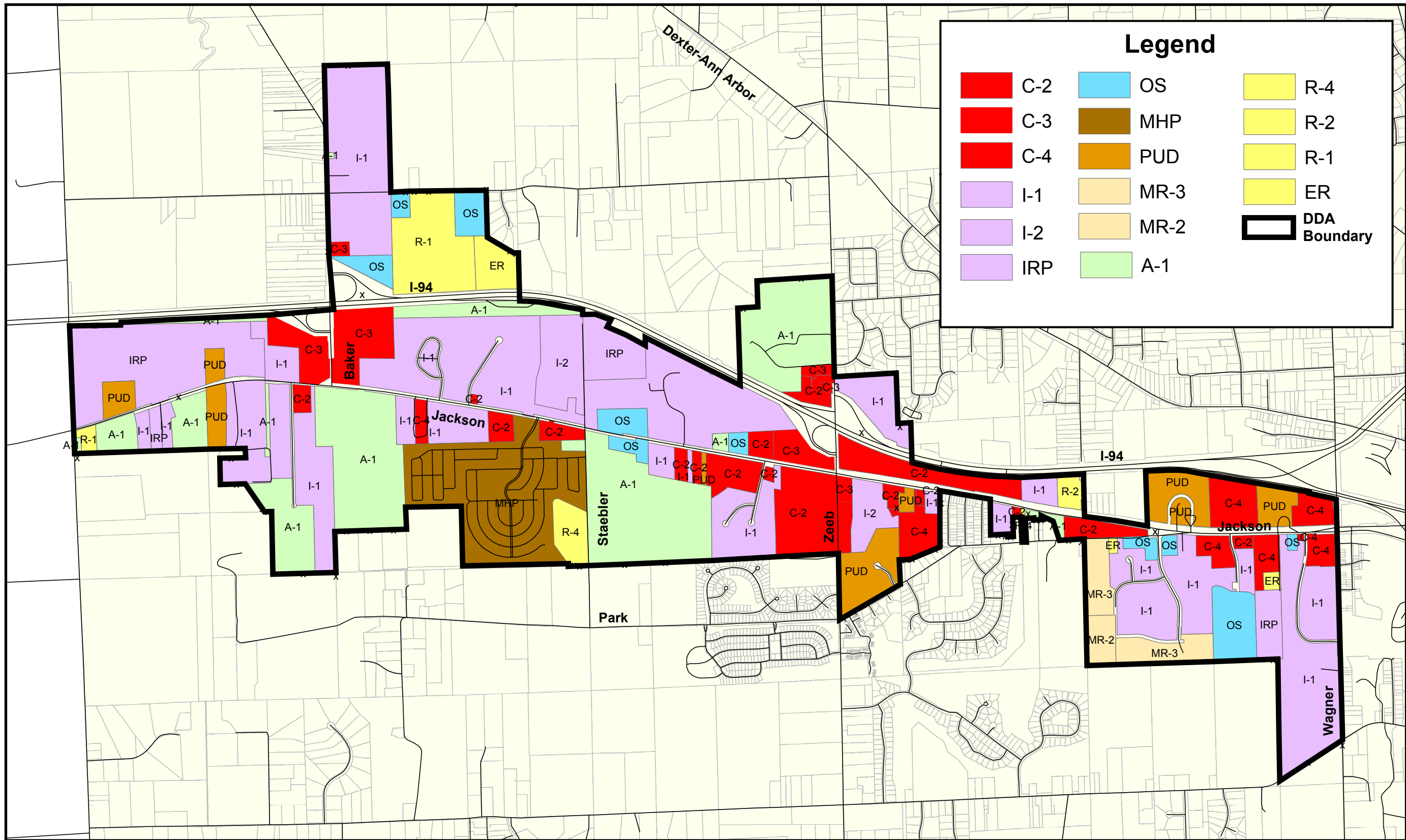
Details of the regulations of each separate zoning district may be found in the Scio Township Zoning Ordinance adopted on November 26, 2003. To date several amendments have been incorporated into the Ordinance, the most recent being adopted on May 25, 2005.

<b>Table 3 Zoning Classification Inventory</b>	
<b>Zoning Districts</b>	<b>Percent of Total</b>
Commercial Zones	14.6 %
Office Zone	3.9 %
Industrial Zones	44.2 %
Residential Zones	14.8 %
Agricultural Zones	17.7 %
PUD Zones	4.8 %
<b>Total</b>	<b>100%</b>

## Master Plan

The 1996 Master Land Use Plan for the Township, most recently amended in August of 2005, calls for a combination of commercial, office/industrial, general industrial, conservation and residential within the Development Area. The majority of the Development Area, as illustrated in Figure 7, is planned for office/industrial use, and is contained within the Jackson Corridor Unit. Based upon the characteristics outlined in the Master Plan and detailed above, the development capability within the corridor is consistent with a central arterial offering commercial, industrial, and office land uses and capable of supporting additional development where land is vacant and available.

Due to recent development activities, along with the dated nature of portions of the Master Land Use Plan, the Township recently began an update of the 1996 Plan. The updated Plan should be adopted some time in 2007.

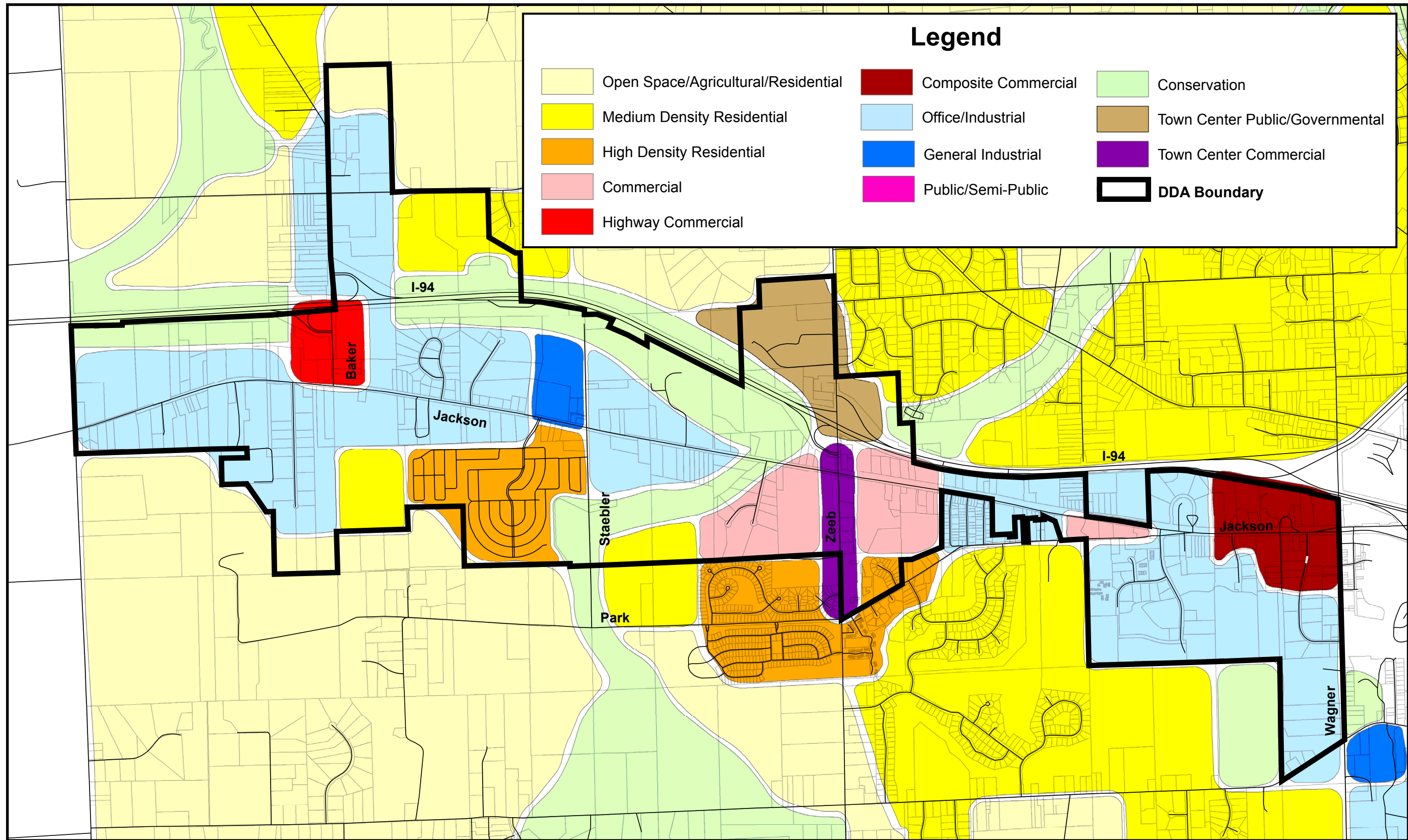


**FIGURE 6 - ZONING MAP  
DOWNTOWN DEVELOPMENT & TIF PLAN**

SCIO TOWNSHIP

BASE DATA SOURCE: SCIO TOWNSHIP

Date: February 22, 2006



**FIGURE 7 - FUTURE LAND USE MAP  
DOWNTOWN DEVELOPMENT & TIF PLAN  
SCIO TOWNSHIP**

BASE DATA SOURCE: SCIO TOWNSHIP

Date: February 22, 2006

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## **Goals and Objectives of the Authority with Respect to the Development Area**

The general goal of the Authority is to prevent further property value deterioration in the Development Area, to strengthen and revitalize the Development Area by providing public involvement in improvements necessary to attract new private developments and to encourage additional private investments in the expansion of existing businesses.

The Authority has identified the following specific strategies designed to accomplish the above goal statements. The Authority believes that some of these activities may ultimately be achieved by other citizens and organizations, or by the Township in partnership with the Authority.

- Improve the safety and attractiveness of Jackson Road and other roads within the Development Area to support existing and new private developments.
- Initiate efforts to encourage renovation and expansion of retail businesses.
- Participate in efforts to encourage new private developments in conjunction with public improvements.
- Encourage energy efficiency in all proposals for development and redevelopment in the Development Area.
- Encourage pedestrian, non-motorized and public transportation improvements in conjunction with private development projects.
- Encourage public/private partnerships to address infrastructure limitations.
- Encourage the provision of open space and parkland in all new private developments.

## **Existing Improvements to be Demolished, Repaired or Altered, Description of Repairs and Alterations, and Estimated Time of Completion**

The repairs and alterations along with the estimated time of completion for each project are found in Table 4.

## **Location, Extent, Character, Estimated Cost of Improvements, Construction Stages, and Estimated Completion Time**

Table 4 provides a complete description of the extent and character of each projected improvement which has been contemplated. The estimated time for completing the improvement is also provided in Table 4.

The estimated cost of improvements is done without detailed engineering design or specific knowledge of field conditions which may affect project cost. Therefore, cost estimates are subject to change.

The components of each project are broken into two (2) categories. The first category is research and development (R & D), and the secondary category is construction and inspection (C & I).

<b>Table 4 Development Area Plan, Estimated Costs and Time of Completion</b>			
<b>Year</b>	<b>Project</b>	<b>Component</b>	<b>Estimated Cost</b>
Annually	Sidewalk snow removal (public and private)	C & I	\$10,000 - \$42,000
	Create public / private partnerships with new and existing businesses (beginning in 2008)	R & D	\$15,000
	Sidewalk replacement/maintenance plan beginning in 2018	C & I	\$10,000 - \$18,000
	Add and/or replace landscaping within the Jackson Road right-of-way as needed beginning in 2018	C & I	\$20,000 - \$35,000
2006	Finalize water main design plans and a portion of sanitary sewer design plans for phase III of Jackson Road boulevard project (Lowe's to Dino Drive)	R & D	\$134,000
	Phase III property and easement acquisition	R & D	\$1,500,000
	Phase III road design plans	R & D	\$120,000
	Work with Planning Commission to implement the Greenways and Open Space Plan	R & D	\$10,000
	Work with the Planning Commission to implement the corridor design studies	R & D	\$5,000
	Work with the Township Board to expand upon the January 2006 study to determine the feasibility of providing alternative means of transportation	R & D	\$20,000
	Study feasibility of upgrading existing pedestrian crossings and/or adding new crossings on Jackson Road	R & D	\$10,000
		<b>Total with annual costs</b>	<b>\$1,809,000</b>

2007		
Finalize phase III road design plans	R & D	\$170,000
Finalize phase III sanitary sewer design plans	R & D	\$40,000
Phase III property and easement acquisition	R & D	\$2,000,000
Study feasibility of a community center	R & D	\$20,000
Improve Jackson Road pedestrian crossing improvements (where feasible)	C & I	\$30,000
Work with the Township Board to provide an alternative means of transportation	C & I	\$65,000
Study the options for expansion of the existing sanitary sewer system	R & D	\$15,000
Work with the HCMA to evaluate purchasing land for a public park	R & D	\$10,000
Work with Planning Commission to create and market a mixed use development concept	R & D	\$10,000
Work with the WCRC and/or MDOT to determine the feasibility of providing a park and ride lot	R & D	\$10,000
Study the options for the Township to provide its own water system	R & D	\$15,000
	<b>Total with annual costs</b>	<b>\$2,395,000</b>
2008		
Construction services and staking for utilities for phase III	C & I	\$775,000
Construction services and staking for phase III roadway	C & I	\$500,000
Phase III property and easement acquisition	R & D	\$1,300,000
Phase III water main construction	C & I	\$2,400,000
Phase III sanitary sewer construction	C & I	\$2,200,000
Begin phase III boulevard construction	C & I	\$3,000,000
Evaluate feasibility of purchasing available land along Jackson Road	R & D	\$10,000
Improve Jackson Road pedestrian crossing improvements (where feasible)	C & I	\$30,000
Work with the Township Board to provide an alternative means of transportation	C & I	\$67,000



2008 (cont.)	Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, etc.)	C & I	\$270,000
	Work with private property owners to upgrade the sanitary sewer system	C & I	\$250,000
		<b>Total with annual costs</b>	<b>\$10,828,000</b>
2009			
	Finish phase III boulevard construction	C & I	\$8,450,000
	Construction services and staking for phase III roadway	C & I	\$1,000,000
	Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, etc.)	C & I	\$230,000
	Work with the Township Board to provide an alternative means of transportation	C & I	\$69,000
	Improve Jackson Road pedestrian crossing improvements (where feasible)	C & I	\$30,000
	Study feasibility of improving Jackson Road secondary feeder roads	R & D	\$20,000
		<b>Total with annual costs</b>	<b>\$9,832,000</b>
2010			
	Improve Jackson Road pedestrian crossing improvements (where feasible)	C & I	\$30,000
	Work with the Township Board to provide an alternative means of transportation	C & I	\$71,000
	Prioritize the improvement of Jackson Road secondary feeder roads	R & D	\$5,000
		<b>Total with annual costs</b>	<b>\$140,000</b>

2011		
Improve Jackson Road pedestrian crossing improvements (where feasible)	C & I	\$25,000
Work with the Township Board to provide an alternative means of transportation	C & I	\$73,000
Begin improving the prioritized Jackson Road secondary feeder roads (where feasible)	C & I	\$200,000
	<b>Total with annual costs</b>	<b>\$333,000</b>
2012		
Work with the Township Board to provide an alternative means of transportation	C & I	\$75,000
Study the potential for a partnership with the Township to improve police and fire service	R & D	\$10,000
	<b>Total with annual costs</b>	<b>\$120,000</b>
2013		
Work with the Township Board to provide an alternative means of transportation	C & I	\$78,000
Upgrade the water service system (where feasible)	C & I	\$50,000
	<b>Total with annual costs</b>	<b>\$163,000</b>
2014		
Work with the Township Board to provide an alternative means of transportation	C & I	\$80,000
Upgrade the water service system (where feasible)	C & I	\$50,000
	<b>Total with annual costs</b>	<b>\$166,000</b>

2015	Work with the Township Board to provide an alternative means of transportation	C & I	\$82,000
			<b>Total with annual costs \$119,000</b>
2016	Work with the Township Board to provide an alternative means of transportation	C & I	\$85,000
	If deemed feasible, improve police and fire protection services	C & I	\$100,000
			<b>Total with annual costs \$222,000</b>
2017	Work with the Township Board to provide an alternative means of transportation	C & I	\$87,000
	Begin evaluation of final phase of the Jackson Road boulevard	R & D	\$15,000
	Examine streetscape improvements for the entire development area	R & D	\$10,000
			<b>Total with annual costs \$150,000</b>
2018	Work with the Township Board to provide an alternative means of transportation	C & I	\$90,000
	Complete Environmental Assessment (EA) for the final phase of the boulevard	R & D	\$50,000
	Begin upgrading the Jackson Road streetscape	C & I	\$50,000
			<b>Total with annual costs \$258,000</b>

2019		
Work with the Township Board to provide an alternative means of transportation	C & I	\$93,000
Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, etc.)	C & I	\$10,000
Water main and sanitary sewer design plans for final phase of the Jackson Road boulevard (Dino Drive to Parker Road)	R & D	\$90,000
Begin engineering and design for final phase of the Jackson Road	R & D	\$360,000
Evaluate the need to construct the west-bound I-94 on ramp at Baker Road	R & D	\$30,000
Continue to upgrade the Jackson Road streetscape	C & I	\$100,000
Continue to upgrade the prioritized Jackson Road secondary feeder roads	C & I	\$200,000
	<b><i>Total with annual costs</i></b>	<b><i>\$953,000</i></b>
2020		
Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, etc.)	C & I	\$20,000
Work with the Township Board to provide an alternative means of transportation	C & I	\$95,000
Property and easement acquisition for final phase of the Jackson Road boulevard	C & I	\$800,000
Evaluate a pedestrian overpass	R & D	\$20,000
Continue improving the prioritized Jackson Road secondary feeder roads	C & I	\$200,000
	<b><i>Total with annual costs</i></b>	<b><i>\$1,208,000</i></b>

2021			
Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, etc.)	C & I		\$100,000
Work with the Township Board to provide an alternative means of transportation	C & I		\$98,000
Finalize engineering & design for final phase of the Jackson Road boulevard	R & D		\$90,000
Property and easement acquisition for final phase of the Jackson Road boulevard	C & I		\$1,200,000
Study the feasibility of burying of existing above ground power lines	R & D		\$10,000
		<b><i>Total with annual costs</i></b>	<b><i>\$1,572,000</i></b>
2022			
Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, etc.)	C & I		\$100,000
Work with the Township Board to provide an alternative means of transportation	C & I		\$101,000
Construction services and staking for utilities on final phase of Jackson Road boulevard	C & I		\$350,000
Construction services and staking for final phase of Jackson Road boulevard	C & I		\$750,000
Utility relocation for final phase of Jackson Road boulevard	C & I		\$2,500,000
Construction of final phase of Jackson Road boulevard	C & I		\$6,000,000
In coordination with the Planning Commission, evaluate methods to attract small businesses to the DDA	R & D		\$5,000
		<b><i>Total with annual costs</i></b>	<b><i>\$9,894,000</i></b>

2023	Work with the Township Board to provide an alternative means of transportation	C & I	\$104,000
	Utilize recommendations from the analysis of methods to attract small businesses to the DDA	C & I	\$30,000
	<b>Total with annual costs</b>		<b>\$224,000</b>
2024	Work with the Township Board to provide an alternative means of transportation	C & I	\$107,000
	Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, burying power lines, etc.)	C & I	\$200,000
	<b>Total with annual costs</b>		<b>\$400,000</b>
2025	Work with the Township Board to provide an alternative means of transportation	C & I	\$111,000
	Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, burying power lines, etc.)	C & I	\$200,000
	<b>Total with annual costs</b>		<b>\$405,000</b>
2026	Work with the Township Board to provide an alternative means of transportation	C & I	\$114,000
	Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, burying power lines, etc.)	C & I	\$200,000
	<b>Total with annual costs</b>		<b>\$411,000</b>

2027		
Work with the Township Board to provide an alternative means of transportation	C & I	\$117,000
Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, burying power lines, etc.)	C & I	\$200,000
	<b>Total with annual costs</b>	<b>\$417,000</b>
2028		
Work with the Township Board to provide an alternative means of transportation	C & I	\$121,000
Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, burying power lines, etc.)	C & I	\$200,000
	<b>Total with annual costs</b>	<b>\$423,000</b>
2029		
Work with the Township Board to provide an alternative means of transportation	C & I	\$125,000
Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, burying power lines, etc.)	C & I	\$200,000
	<b>Total with annual costs</b>	<b>\$429,000</b>

2030		
Work with the Township Board to provide an alternative means of transportation	C & I	\$128,000
Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, burying power lines, etc.)	C & I	\$200,000
<i>Total with annual costs</i>		<i>\$435,000</i>
2031		
Work with the Township Board to provide an alternative means of transportation	C & I	\$132,000
Redevelopment and acquisition activities (such as community center, park land acquisition, park and ride lot, recycling, burying power lines, etc.)	C & I	\$200,000
<i>Total with annual costs</i>		<i>\$442,000</i>

**Areas Left as Open Space**

The Open Space and Greenway Plan identifies several areas within the corridor which contain natural infrastructure complexes, potential riparian connections, streams and drains. The Development Area is also located within an area planned for a continuous road right-of-way path and a needed pedestrian/non-motorized crossing at Staebler Road and Baker Road. Other such crossings are located off of Jackson Road but immediately adjacent to the DDA boundaries. The Development Plan intends to coordinate sidewalk and pathway improvements with the Open Space and Greenway Plan (see Table 4). All future development within the corridor shall also be coordinated with the Plan (see Figure 8).

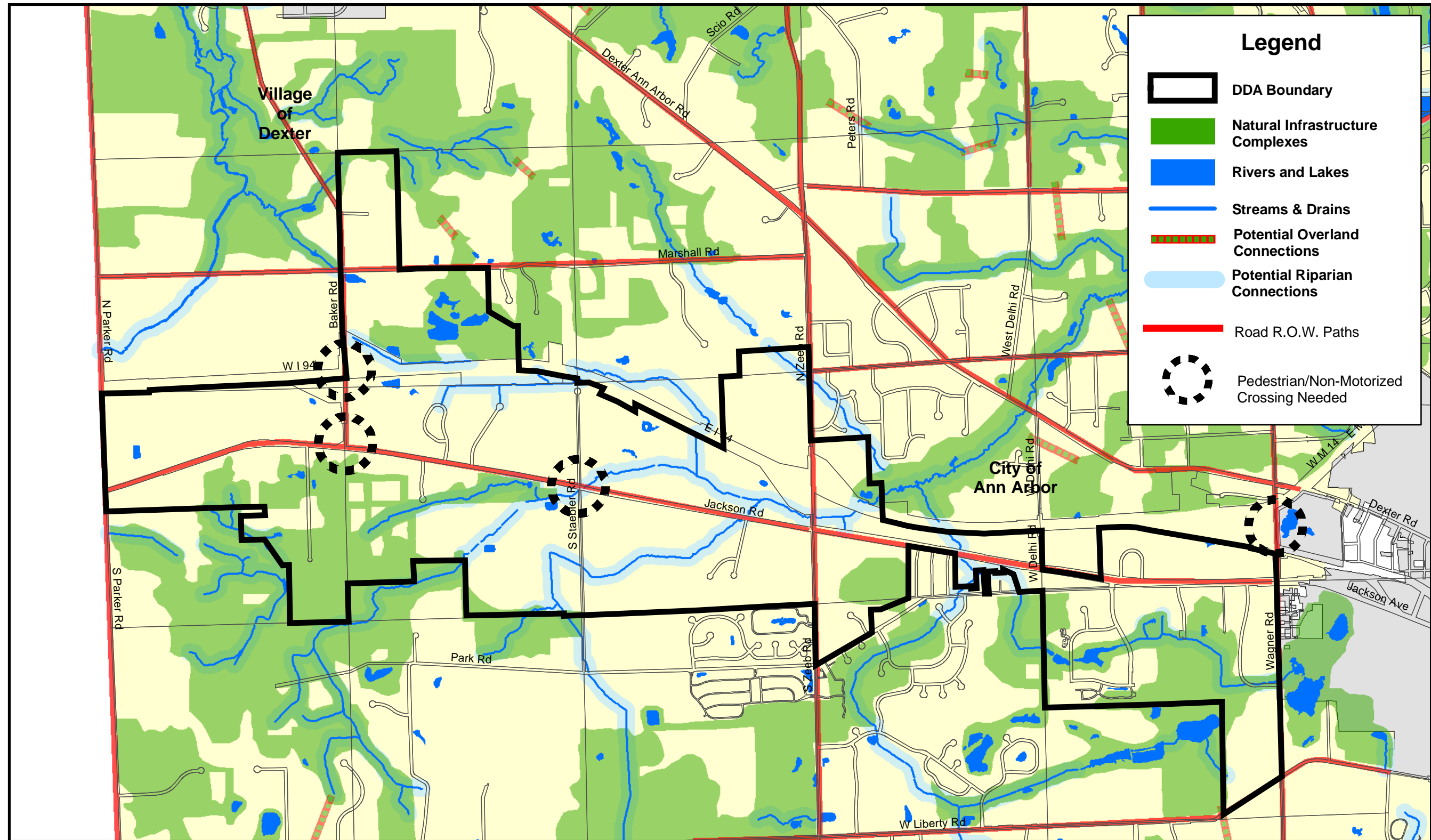
**Portion of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or from the Township**

In the event the Authority desires to sell, donate, exchange or lease property to or from the Township, it will follow the established procedures of the Township.

**Desired Zoning Changes**

Certain zoning changes may be initiated by private property owners or the Township. There will be no zoning changes within the Development Area requested by the Authority at this time.





**FIGURE 8 - OPEN SPACE PLAN MAP  
DOWNTOWN DEVELOPMENT & TIF PLAN**

SCIO TOWNSHIP

BASE DATA SOURCE: SCIO TOWNSHIP

Date: May 25, 2006

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## **Changes in Streets, Street Levels, Intersections, and Utilities**

Street, street level, intersection and utility changes initiated by the Authority are described in Table 1. All other proposed changes are described in Table 4

## **Method of Financing the Development and Ability to Arrange the Financing**

Financing of the costs associated with the implementation of the Development Plan will be accomplished by the use of one or more of the following:

- Tax increment revenues.
- Revenues received from issuance by the Authority or the Township of revenue bonds.
- Revenues from Authority owned, leased or sold property.
- Donations received by the Authority.
- Funds obtained from other sources approved by the Scio Township Board (i.e. general obligation bonds, special assessment bonds, County bonds, installment purchase contracts, CDBG funds, etc.).
- Federal and state grants.
- Levy of tax by the Authority as authorized by the provisions of the Downtown Development Authority Act.

## **Persons to Whom All or a Portion of the Development is to be Leased, Sold, or Conveyed, and Project Beneficiaries**

No sale, lease, or conveyance to private entities is contemplated at this time.

## **Procedures for Leasing, Purchasing or Conveying**

In the event the Authority needs to employ procedures for leasing, purchasing or conveying, it will follow the established procedures of the Township.

## **Estimates of the Number of Persons Residing in the Development Area**

As of the 2000 Census, there were approximately 3,000 residents within the Development Area.

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## **Relocation of Displaced Persons**

Should any relocation of persons or businesses be necessary in the future, the Township, their agents and/or the DDA will first adopt a formal relocation program. If acquisition of any real property should result in the displacement of persons or businesses, the DDA recognizes its obligation to make the affected parties economically whole. If it appears that any relocation obligations may be incurred during the proposed life of this Plan, the Township and the DDA will adopt a relocation plan as soon as the circumstances become known.

The relocation plan shall require that certain payments and other assistance be paid to families, individuals, businesses and non-profit organizations as they are displaced or their personal property is moved as a result of activity that may be subject to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Should relocation be required, the DDA in cooperation with the Township shall allocate within the DDA budget appropriate relocation assistance in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Any acquisition and/or relocation activities that occur using DDA funds will comply with Act No. 227 of Public Acts of 1972 of the Michigan Compiled Laws. Any relocation plan to be adopted will incorporate by reference the applicable portions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act that are designed to make the affected individuals or businesses economically whole.

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# **TAX INCREMENT FINANCING PLAN**

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## Tax Increment Procedure

Tax increment financing permits the Authority to capture tax revenues attributable to increases in the value of eligible real and personal property resulting from implementation of a Development Plan as defined in Act 197. Property value increases will be attributable to the development projects.

At the time the Plan was initially approved by the Township Board in 1988, the value of the eligible property within the boundaries of the Development Area (the “Initial Taxable Value”) was established. The Initial Taxable Value is the State Equalized Value of the eligible property on that date, with adjustments made for properties subject to industrial facilities exemption certificates and other specific local taxes.

In each subsequent year for the duration of the Tax Increment Financing Plan, the “Current Taxable Value” of the eligible taxable property will be determined. The Current Taxable Value for each year after December 31, 1994, is the taxable value of the eligible taxable property for that year, as determined under Section 27a of the General Property Tax Act, with adjustments made for properties subject to industrial facilities exemption certificates and other specific local taxes.

The amount by which the Current Taxable Value exceeds the Initial Taxable Value in any one year is the “Taxable Value Increase.” For the duration of the Tax Increment Financing Plan, the local taxing jurisdictions will continue to receive tax revenues based upon the Initial Taxable Value. The Authority, however, (subject to the provisions of the current or modified future agreements for the sharing of the Total Tax Increment Revenues described below) receives that portion of the tax levy of all taxing jurisdictions paid each year on part or all of the Total Tax Increment Revenues (as set forth in the Tax Increment Financing Plan) of the eligible taxable property included in the Tax Increment Financing Plan, other than the State, local school district and intermediate school district tax levies (except in respect of pre December 31, 1994 obligations) or any taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific local taxes attributable to such ad valorem property taxes.

For example, assume in the first year a Tax Increment Financing Plan is established relating to eligible taxable property having a taxable value (for valuations made after December 31, 1994) of \$5,000,000. The Initial Taxable Value is \$5,000,000. Assume that the tax rate of all taxing jurisdictions excluding the State, local school districts and the intermediate school district applicable to all eligible property is 25 mills. In the first year the taxes on the property will be \$125,000 (25 mills times \$5,000,000). None of those taxes will be paid to the Authority. In the second year, because of the construction of new property and the increased value of eligible property where the public facilities have benefited the eligible property, the taxable value of the eligible property is \$8,000,000. The Taxable Value Increase in year two is \$3,000,000 and the taxes paid to the Authority on the Taxable Value Increase (the “Tax Increment Revenues”) will be \$75,000 (25 mills times \$3,000,000). The Township Treasurer and County Treasurer are required to pay to the Authority the Tax Increment Revenues as collected, and to pay to the other taxing units the tax revenues derived from the application of their millages to the Initial Taxable Value of all eligible property.

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## **Tax Increment Financing Area**

The area selected to incorporate tax increment financing shall include the entire Development Area, as previously described.

## **Bonded Indebtedness to be Incurred**

The Authority anticipates issuing tax increment bonds to finance proposed public facilities described in the Development Plan. The maximum amount of bonded indebtedness to be incurred will be equal to:

- The total costs of the projects described in the Development Plan, as adjusted for inflation, deflation, and contingencies; and
- Expenses related to issuance of the bonds, including the fees of legal and financial counsel, bond printing, printing of the prospectus, notice of sale, and miscellaneous expenses.

Therefore the Authority anticipates incurring bonded indebtedness to finance future projects within the Development Area. The Authority has incurred approximately \$19,275,000 in debt to finance projects from 1988 to 2006. It has maintained an unblemished record in meeting its debt obligations. The total bonded indebtedness of the Authority will not exceed an additional \$40,000,000 over the remaining life of the Plan.

## **Duration of the Program**

For the purposes of this program, the initial taxable value of all real and personal property within the Development Area was taken as of December 31, 1987 with a 1988 base year. For the amended boundaries, the initial assessed value of all real and personal property was taken as of December 31, 1989 with a 1990 base year. The duration of the Plan is for a period of 43 years, ending in 2031, with accrued tax collection ending in 2032, unless this Plan is amended to extend or shorten its duration.

## **Estimated Impact on Taxing Jurisdictions**

The taxing units affected by this Tax Increment Financing Plan and their 2005 millage rates are illustrated in Tables 5, 6 and 7.

The Authority proposes that per the current sharing agreement with the taxing jurisdictions, 50% of the eligible non-debt taxes levied on the captured assessed value within the Development Area be used by the Authority. (This sharing agreement will remain in effect unless the Authority reaches a mutual agreement with one or more of the other taxing jurisdictions to apply a different formula for a specified period of time. Any revision of the formula must not jeopardize the Authority's ability to repay its debt obligations.) The revenues would be used to the extent needed from year to year to accomplish the purposes of this Tax Increment Financing Plan. Debt millage will be left totally unaffected by the Plan. Debt millage will continue to generate tax revenue for the taxing jurisdictions based on the full current assessed value, rather than the initial assessed value. In addition, after December 31, 2014 when the pre-Proposal A bonds are paid off, only non-school tax levies may be captured.

As provided for by Act 197, tax revenues generated from within the Development Area prior to the adoption of this Tax Increment Financing Plan (those based on the Initial Assessed Value) will continue to be distributed to all taxing jurisdictions during the duration of this Plan. Upon completion of this Tax Increment Financing Plan, all additional tax revenues having been captured by the Authority will be distributed proportionately to the taxing jurisdictions.

The Authority proposes to continue to improve and strengthen the Development Area. This is to be accomplished by using the additional tax revenues generated in the Development Area to make public improvements and induce private redevelopment.

It is anticipated that the public improvement proposed for the Development Area, and the private improvements they induce will provide long term stability and growth in the Downtown District. This will greatly benefit all taxing jurisdictions which to a significant degree are dependent upon the well being of the Downtown District for stability and growth. This benefit will result from increases in property valuations surrounding the Development Area; increases in property valuations in the Development Area as the Tax Increment Revenues are shared between the Authority and the other taxing units as described above; increases in property valuations in the Development Area at the time this Tax Increment Financing Plan is completed; and increases in property valuation throughout the entire community.

Pursuant to Act 197, as amended, the Authority shall fully inform the members of the Washtenaw County Board of Commissioners, the Washtenaw County Intermediate School District, the Ann Arbor School District, and the Dexter School District Boards, the Boards of the Ann Arbor District Library and Dexter Community Library, and the Board of Trustees of Washtenaw Community College of the fiscal and economic implications of the Plan.

<b>Table 5 Taxing Jurisdictions and 2005 Non-Debt Voted Millage Rates</b>	<b>Ann Arbor School District <sup>2</sup></b>	<b>Dexter School District <sup>2</sup></b>
<b>Scio Township</b>		
Operating – Allocated	0.9553	0.9553
Preservation – Voted	0.4960	0.4960
<b>Washtenaw County</b>		
Operating – Allocated	4.5713	4.5713
HCMA – Voted	0.2146	0.2146
County Parks – Voted	0.7165	0.7165
<b>Schools <sup>3</sup></b>		
State Education Tax	6.0000	6.0000
Operating – General	17.9730 <sup>1</sup>	18.0000 <sup>1</sup>
Operating – Bldg & Site	0.9922	N/A
<b>Public Library</b>	1.9332	1.6709
<b>Washtenaw Community College</b>		
Operating – Voted	3.3849	3.3849
<b>Washtenaw Intermediate Schools <sup>3</sup></b>		
Operating – Allocated	0.0990	0.0990
Operating – Voted	3.8980	3.8980
<b>Total</b>	41.2340	40.0065

**Notes:**

1 = These are the levies that apply to non-homestead property. Ann Arbor has a supplemental levy of 5.5088 mills that applies to homestead property. Dexter has no supplemental homestead levy. Since only a small proportion of the DDA District consists of homestead property, the projections shown in Tables 6, 7, and 8 are based on applying the non-homestead rates to all property in the DDA District. Treating all property as non-homestead has the effect of slightly overstating the school levies and over-capture amounts. However, it does not affect the net tax increment revenues available after debt, as the DDA may no longer capture school tax increment revenues beyond those necessary to fund its Pre-Proposal A debt service.

2 = Pre December 31, 1994 IFT levy is different than post December 31, 1994 IFT levy

3 = The Washtenaw Intermediate School District and Local Schools operating millage rates will continue to be collected through December 31, 2014. However, starting in 2015 the total DDA taxable rate will be based upon the non-school mills only.

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## **Plan for the Use of Tax Increment Revenues**

### Revenues

Estimates of projected tax increment revenues and increases in State Equalized Valuation resulting from increases in existing tax base and new development are provided in Tables 6 and 7. For sake of illustration, the millage rate of 41.2340 has been used for properties within the Ann Arbor School District and 40.0065 for those properties within the Dexter School District.

### Expenditures

The expenditure of tax increment revenues is illustrated in Table 4 of the Development Plan. Only the known debt service is outlined in Table 8.

### Priorities

In the event that tax increment revenues are greater or less than projections used for the purposes of this Tax Increment Financing Plan, the available funds will be used to complete the Development Plan in accordance with the following directive: The Authority and Township Board will evaluate those projects which are the most beneficial and best meet the goals and objectives of the Development Plan and adjust the project importance accordingly.



**Table 6  
Detailed Revenue Projections - Ann Arbor School District**

Fiscal Year	Projections for Parcels Not included in IFT				Projections for IFT Parcels						Total Tax Increment Revenues Before Proposal A
	Current Taxable Value (includes real property values) ②&③	Initial Taxable Value ①	Taxable Value Increase (current - initial)	Estimated Tax Increment Revenues Before Proposal A (capture value x millage rate) ④	Current Taxable Value ②&③	Current Taxable Value Post IFT ③	Initial Taxable Value ①	Taxable Value Increase (current - initial)	Estimated Tax Increment Revenues - Before Proposal A (captured value x millage rate)/2	Estimated Tax Increment Revenues - Post IFT Before Proposal A (captured value x millage rate)/2	
00/01	\$185,188,813	\$61,678,800	\$123,510,013	\$5,092,812	\$0		\$13,506,200	-\$13,506,200	-\$278,457		\$4,814,355
01/02	\$191,348,404	\$61,678,800	\$129,669,604	\$5,346,796	\$0		\$13,506,200	-\$13,506,200	-\$278,457		\$5,068,339
02/03	\$211,262,306	\$61,678,800	\$149,583,506	\$6,167,926	\$0		\$13,506,200	-\$13,506,200	-\$278,457		\$5,889,469
03/04	\$217,096,431	\$61,678,800	\$155,417,631	\$6,408,491	\$523,700		\$13,506,200	-\$12,982,500	-\$267,660		\$6,140,830
04/05	\$234,899,771	\$61,678,800	\$173,220,971	\$7,142,594	\$897,300		\$13,506,200	-\$12,608,900	-\$259,958		\$6,882,636
05/06	\$248,205,051	\$61,678,800	\$186,526,251	\$7,691,223	\$927,300		\$13,506,200	-\$12,578,900	-\$259,339		\$7,431,884
06/07	\$269,609,070	\$61,678,800	\$207,930,270	\$8,573,797	\$41,000		\$13,506,200	-\$13,465,200	-\$277,612		\$8,296,185
07/08	\$277,697,342	\$61,678,800	\$216,018,542	\$8,907,309		\$42,230	\$13,506,200	-\$13,463,970		-\$277,587	\$8,629,722
08/09	\$286,028,262	\$61,678,800	\$224,349,462	\$9,250,826		\$43,497	\$13,506,200	-\$13,462,703		-\$277,561	\$8,973,265
09/10	\$294,609,110	\$61,678,800	\$232,930,310	\$9,604,648		\$44,802	\$13,506,200	-\$13,461,398		-\$277,534	\$9,327,115
10/11	\$303,447,384	\$61,678,800	\$241,768,584	\$9,969,086		\$46,146	\$13,506,200	-\$13,460,054		-\$277,506	\$9,691,580
11/12	\$312,550,805	\$61,678,800	\$250,872,005	\$10,344,456		\$47,530	\$13,506,200	-\$13,458,670		-\$277,477	\$10,066,979
12/13	\$321,927,329	\$61,678,800	\$260,248,529	\$10,731,088		\$48,956	\$13,506,200	-\$13,457,244		-\$277,448	\$10,453,640
13/14	\$331,585,149	\$61,678,800	\$269,906,349	\$11,129,318		\$50,425	\$13,506,200	-\$13,455,775		-\$277,418	\$10,851,901
14/15	\$341,532,704	\$61,678,800	\$279,853,904	\$3,434,311		\$51,938	\$13,506,200	-\$13,454,262		-\$82,554	\$3,351,757
15/16	\$351,778,685	\$61,678,800	\$290,099,885	\$3,560,048		\$53,496	\$13,506,200	-\$13,452,704		-\$82,544	\$3,477,503
16/17	\$362,332,045	\$61,678,800	\$300,653,245	\$3,689,556		\$55,101	\$13,506,200	-\$13,451,099		-\$82,535	\$3,607,022
17/18	\$373,202,007	\$61,678,800	\$311,523,207	\$3,822,950		\$56,754	\$13,506,200	-\$13,449,446		-\$82,524	\$3,740,426
18/19	\$384,398,067	\$61,678,800	\$322,719,267	\$3,960,346		\$58,456	\$13,506,200	-\$13,447,744		-\$82,514	\$3,877,832
19/20	\$395,930,009	\$61,678,800	\$334,251,209	\$4,101,864		\$60,210	\$13,506,200	-\$13,445,990		-\$82,503	\$4,019,361
20/21	\$407,807,909	\$61,678,800	\$346,129,109	\$4,247,627		\$62,016	\$13,506,200	-\$13,444,184		-\$82,492	\$4,165,135
21/22	\$420,042,146	\$61,678,800	\$358,363,346	\$4,397,763		\$63,877	\$13,506,200	-\$13,442,323		-\$82,481	\$4,315,283
22/23	\$432,643,411	\$61,678,800	\$370,964,611	\$4,552,404		\$65,793	\$13,506,200	-\$13,440,407		-\$82,469	\$4,469,935
23/24	\$445,622,713	\$61,678,800	\$383,943,913	\$4,711,683		\$67,767	\$13,506,200	-\$13,438,433		-\$82,457	\$4,629,226
24/25	\$458,991,394	\$61,678,800	\$397,312,594	\$4,875,741		\$69,800	\$13,506,200	-\$13,436,400		-\$82,444	\$4,793,296
25/26	\$472,761,136	\$61,678,800	\$411,082,336	\$5,044,720		\$71,894	\$13,506,200	-\$13,434,306		-\$82,432	\$4,962,289
26/27	\$486,943,970	\$61,678,800	\$425,265,170	\$5,218,769		\$74,051	\$13,506,200	-\$13,432,149		-\$82,418	\$5,136,351
27/28	\$501,552,289	\$61,678,800	\$439,873,489	\$5,398,039		\$76,272	\$13,506,200	-\$13,429,928		-\$82,405	\$5,315,635
28/29	\$516,598,858	\$61,678,800	\$454,920,058	\$5,582,688		\$78,560	\$13,506,200	-\$13,427,640		-\$82,391	\$5,500,297
29/30	\$532,096,824	\$61,678,800	\$470,418,024	\$5,772,876		\$80,917	\$13,506,200	-\$13,425,283		-\$82,376	\$5,690,500
30/31	\$548,059,729	\$61,678,800	\$486,380,929	\$5,968,769		\$83,345	\$13,506,200	-\$13,422,855		-\$82,361	\$5,886,408
31/32	\$564,501,520	\$61,678,800	\$502,822,720	\$6,170,540		\$85,845	\$13,506,200	-\$13,420,355		-\$82,346	\$6,088,194

**Notes:**

- ① Dec. 31, 1987 - Initial Taxable Value upon establishment of DDA = \$61,678,800 for parcels not subject to IFT. Initial Taxable Value for IFT parcels = \$0
- ② As reported by Township Assessor.
- ③ Dec. 31, 2006 and following years - Total Taxable Value projections are based on inflationary increase of 3% per year.
- ④ As a result of Proposal A, the captured tax beginning in 2015 is based on total non-debt millage rate minus the school millage rates (after pre Proposal A bonds are paid off).

**Table 7  
Detailed Revenue Projections - Dexter School District**

Fiscal Year	Projections for Parcels Not included in IFT				Projections for IFT Parcels						Total Tax Increment Revenues Before Proposal A
	Current Taxable Value (includes real property values) ②&③	Initial Taxable Value ①	Taxable Value Increase (current - initial)	Estimated Tax Increment Revenues Before Proposal A (capture value x millage rate) ④	Current Taxable Value Pre IFT ②&③	Current Taxable Value Post IFT ③	Initial Taxable Value ①	Taxable Value Increase (current - initial)	Estimated Tax Increment Revenues - Pre IFT Before Proposal A (captured value x millage rate)/2	Estimated Tax Increment Revenues - Post IFT Before Proposal A (captured value x millage rate)/2	
00/01	\$40,708,532	\$13,967,000	\$26,741,532	\$1,069,835	\$0		\$1,986,500	-\$1,986,500	-\$39,736		\$1,030,099
01/02	\$46,739,917	\$13,967,000	\$32,772,917	\$1,311,130	\$0		\$1,986,500	-\$1,986,500	-\$39,736		\$1,271,393
02/03	\$50,353,314	\$13,967,000	\$36,386,314	\$1,455,689	\$0		\$1,986,500	-\$1,986,500	-\$39,736		\$1,415,953
03/04	\$51,065,723	\$13,967,000	\$37,098,723	\$1,484,190	\$0		\$1,986,500	-\$1,986,500	-\$39,736		\$1,444,454
04/05	\$51,965,039	\$13,967,000	\$37,998,039	\$1,520,169	\$0		\$1,986,500	-\$1,986,500	-\$39,736		\$1,480,432
05/06	\$54,557,429	\$13,967,000	\$40,590,429	\$1,623,881	\$0		\$1,986,500	-\$1,986,500	-\$39,736		\$1,584,145
06/07	\$60,839,851	\$13,967,000	\$46,872,851	\$1,875,219		\$0	\$1,986,500	-\$1,986,500		-\$39,736	\$1,835,482
07/08	\$62,665,047	\$13,967,000	\$48,698,047	\$1,948,238		\$0	\$1,986,500	-\$1,986,500		-\$39,736	\$1,908,502
08/09	\$64,544,998	\$13,967,000	\$50,577,998	\$2,023,449		\$0	\$1,986,500	-\$1,986,500		-\$39,736	\$1,983,712
09/10	\$66,481,348	\$13,967,000	\$52,514,348	\$2,100,915		\$0	\$1,986,500	-\$1,986,500		-\$39,736	\$2,061,179
10/11	\$68,475,788	\$13,967,000	\$54,508,788	\$2,180,706		\$0	\$1,986,500	-\$1,986,500		-\$39,736	\$2,140,969
11/12	\$70,530,062	\$13,967,000	\$56,563,062	\$2,262,890		\$0	\$1,986,500	-\$1,986,500		-\$39,736	\$2,223,154
12/13	\$72,645,964	\$13,967,000	\$58,678,964	\$2,347,540		\$0	\$1,986,500	-\$1,986,500		-\$39,736	\$2,307,804
13/14	\$74,825,343	\$13,967,000	\$60,858,343	\$2,434,729		\$0	\$1,986,500	-\$1,986,500		-\$39,736	\$2,394,993
14/15	\$77,070,103	\$13,967,000	\$63,103,103	\$757,837		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$745,908
15/16	\$79,382,206	\$13,967,000	\$65,415,206	\$785,604		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$773,675
16/17	\$81,763,672	\$13,967,000	\$67,796,672	\$814,204		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$802,276
17/18	\$84,216,582	\$13,967,000	\$70,249,582	\$843,662		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$831,734
18/19	\$86,743,080	\$13,967,000	\$72,776,080	\$874,004		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$862,076
19/20	\$89,345,372	\$13,967,000	\$75,378,372	\$905,257		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$893,328
20/21	\$92,025,733	\$13,967,000	\$78,058,733	\$937,446		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$925,518
21/22	\$94,786,505	\$13,967,000	\$80,819,505	\$970,602		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$958,673
22/23	\$97,630,101	\$13,967,000	\$83,663,101	\$1,004,752		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$992,824
23/24	\$100,559,004	\$13,967,000	\$86,592,004	\$1,039,927		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$1,027,998
24/25	\$103,575,774	\$13,967,000	\$89,608,774	\$1,076,157		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$1,064,228
25/26	\$106,683,047	\$13,967,000	\$92,716,047	\$1,113,473		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$1,101,545
26/27	\$109,883,538	\$13,967,000	\$95,916,538	\$1,151,910		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$1,139,981
27/28	\$113,180,045	\$13,967,000	\$99,213,045	\$1,191,499		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$1,179,571
28/29	\$116,575,446	\$13,967,000	\$102,608,446	\$1,232,276		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$1,220,348
29/30	\$120,072,709	\$13,967,000	\$106,105,709	\$1,274,277		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$1,262,348
30/31	\$123,674,891	\$13,967,000	\$109,707,891	\$1,317,537		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$1,305,608
31/32	\$127,385,137	\$13,967,000	\$113,418,137	\$1,362,095		\$0	\$1,986,500	-\$1,986,500		-\$11,928	\$1,350,167

**Notes:**

- ① Dec. 31, 1987 - Initial Taxable Value upon establishment of DDA = \$13,967,000 for parcels not subject to IFT. Initial Taxable Value for IFT parcels = \$0
- ② As reported by Township Assessor.
- ③ Dec. 31, 2006 and following years - Total Taxable Value projections are based on inflationary increase of 3% per year.
- ④ As a result of Proposal A, the captured tax beginning in 2015 is based on total non-debt millage rate minus the school millage rates (after pre Proposal A bonds are paid off).

**Table 8  
Combined Detailed Revenue Projections**

Fiscal Year	Total Tax Increment Revenues Before Proposal A (Ann Arbor School District)	Ann Arbor School District Sharing Agreements						Total Tax Increment Revenues Before Proposal A (Dexter School District)	Dexter School District Sharing Agreements						Total Debt Service Before Proposal A	Total Debt Service After Proposal A	Overcapture (schools - pre Proposal A debt service)	Net Tax Increment Revenues After Proposal A (total tax increments - debt and sharing agreements and overcapture)
		Scio Township	Washtenaw County	Ann Arbor Schools (includes State Education Tax)	Ann Arbor Library	Washtenaw Community College	Washtenaw Intermediate School District		Scio Township	Washtenaw County	Dexter Schools (includes State Education Fund Tax)	Dexter Library	Washtenaw Community College	Washtenaw Intermediate School District				
00/01	\$4,814,355	\$84,725	\$321,222	\$1,457,430	\$112,857	\$197,605	\$233,339	\$1,030,099	\$18,684	\$70,839	\$308,979	\$21,511	\$43,578	\$51,458	\$1,192,000		\$859,206	\$871,021
01/02	\$5,068,339	\$89,194	\$338,168	\$1,534,318	\$118,811	\$208,030	\$245,649	\$1,271,393	\$23,061	\$87,432	\$381,356	\$26,550	\$53,785	\$63,512	\$1,144,825		\$1,080,009	\$945,032
02/03	\$5,889,469	\$103,645	\$392,955	\$1,782,895	\$138,060	\$241,733	\$285,447	\$1,415,953	\$25,683	\$97,373	\$424,717	\$29,569	\$59,901	\$70,733	\$1,192,575	\$194,009	\$1,371,216	\$894,910
03/04	\$6,140,830	\$108,068	\$409,726	\$1,858,988	\$143,952	\$252,050	\$297,629	\$1,444,454	\$26,200	\$99,333	\$433,266	\$30,164	\$61,107	\$72,157	\$1,135,150	\$574,772	\$1,526,890	\$555,830
04/05	\$6,882,636	\$121,123	\$459,221	\$2,083,552	\$161,342	\$282,498	\$333,583	\$1,480,432	\$26,853	\$101,808	\$444,057	\$30,916	\$62,629	\$73,954	\$1,106,650	\$607,585	\$1,828,496	\$638,803
05/06	\$7,431,884	\$130,789	\$495,867	\$2,249,824	\$174,217	\$305,042	\$360,203	\$1,584,145	\$28,734	\$108,940	\$475,166	\$33,081	\$67,016	\$79,135	\$1,155,175	\$588,836	\$2,009,153	\$754,851
06/07	\$8,296,185	\$145,999	\$553,535	\$2,511,470	\$194,478	\$340,517	\$402,094	\$1,835,482	\$33,293	\$126,224	\$550,555	\$38,330	\$77,649	\$91,690	\$1,131,775	\$570,086	\$2,424,034	\$939,938
07/08	\$8,629,722	\$151,869	\$575,789	\$2,612,440	\$202,296	\$354,207	\$418,259	\$1,908,502	\$34,617	\$131,245	\$572,458	\$39,855	\$80,738	\$95,338	\$1,081,025	\$551,337	\$2,617,470	\$1,019,280
08/09	\$8,973,265	\$157,915	\$598,711	\$2,716,440	\$210,350	\$368,308	\$434,910	\$1,983,712	\$35,981	\$136,418	\$595,017	\$41,426	\$83,920	\$99,095	\$1,000,900	\$584,306	\$2,844,562	\$1,048,721
09/10	\$9,327,115	\$164,142	\$622,320	\$2,823,559	\$218,645	\$382,832	\$452,060	\$2,061,179	\$37,386	\$141,745	\$618,253	\$43,043	\$87,197	\$102,965	\$951,650	\$618,150	\$3,045,187	\$1,079,160
10/11	\$9,691,580	\$170,556	\$646,638	\$2,933,892	\$227,188	\$397,791	\$469,725	\$2,140,969	\$38,834	\$147,232	\$642,186	\$44,710	\$90,572	\$106,951	\$726,300	\$601,150	\$3,426,454	\$1,162,371
11/12	\$10,066,979	\$177,162	\$671,685	\$3,047,535	\$235,988	\$413,199	\$487,919	\$2,223,154	\$40,324	\$152,884	\$666,838	\$46,426	\$94,049	\$111,056	\$787,100	\$632,975	\$3,526,248	\$1,198,743
12/13	\$10,453,640	\$183,967	\$697,484	\$3,164,588	\$245,052	\$429,070	\$506,660	\$2,307,804	\$41,860	\$158,705	\$692,229	\$48,194	\$97,630	\$115,285	\$753,100	\$613,400	\$3,725,661	\$1,288,561
13/14	\$10,851,901	\$190,975	\$724,057	\$3,285,151	\$254,388	\$445,416	\$525,962	\$2,394,993	\$43,441	\$164,701	\$718,381	\$50,014	\$101,319	\$119,640	\$718,100	\$642,250	\$3,931,035	\$1,332,062
14/15	\$3,351,757	\$198,194	\$751,426	\$0	\$264,004	\$462,253	\$0	\$745,908	\$45,070	\$170,877	\$0	\$51,890	\$105,118	\$0		\$619,500		\$1,429,333
15/16	\$3,477,503	\$205,630	\$779,617	\$0	\$273,909	\$479,596	\$0	\$773,675	\$46,748	\$177,238	\$0	\$53,821	\$109,031	\$0		\$646,313		\$1,479,277
16/17	\$3,607,022	\$213,289	\$808,654	\$0	\$284,111	\$497,458	\$0	\$802,276	\$48,476	\$183,790	\$0	\$55,811	\$113,061	\$0		\$671,875		\$1,532,774
17/18	\$3,740,426	\$221,177	\$838,562	\$0	\$294,618	\$515,856	\$0	\$831,734	\$50,256	\$190,538	\$0	\$57,860	\$117,213	\$0		\$1,411,063		\$875,017
18/19	\$3,877,832	\$229,302	\$869,367	\$0	\$305,441	\$534,806	\$0	\$862,076	\$52,089	\$197,489	\$0	\$59,971	\$121,489	\$0				\$2,369,954
19/20	\$4,019,361	\$237,671	\$901,096	\$0	\$316,589	\$554,325	\$0	\$893,328	\$53,978	\$204,648	\$0	\$62,145	\$125,893	\$0				\$2,456,344
20/21	\$4,165,135	\$246,291	\$933,777	\$0	\$328,071	\$574,429	\$0	\$925,518	\$55,923	\$212,023	\$0	\$64,384	\$130,429	\$0				\$2,545,326
21/22	\$4,315,283	\$255,169	\$967,438	\$0	\$339,897	\$595,137	\$0	\$958,673	\$57,926	\$219,618	\$0	\$66,691	\$135,102	\$0				\$2,636,978
22/23	\$4,469,935	\$264,314	\$1,002,109	\$0	\$352,079	\$616,465	\$0	\$992,824	\$59,989	\$227,441	\$0	\$69,067	\$139,915	\$0				\$2,731,379
23/24	\$4,629,226	\$273,733	\$1,037,821	\$0	\$364,625	\$638,434	\$0	\$1,027,998	\$62,115	\$235,499	\$0	\$71,513	\$144,872	\$0				\$2,828,612
24/25	\$4,793,296	\$283,435	\$1,074,603	\$0	\$377,549	\$661,061	\$0	\$1,064,228	\$64,304	\$243,799	\$0	\$74,034	\$149,977	\$0				\$2,928,762
25/26	\$4,962,289	\$293,428	\$1,112,489	\$0	\$390,859	\$684,368	\$0	\$1,101,545	\$66,559	\$252,348	\$0	\$76,630	\$155,236	\$0				\$3,031,917
26/27	\$5,136,351	\$303,720	\$1,151,512	\$0	\$404,570	\$708,373	\$0	\$1,139,981	\$68,881	\$261,153	\$0	\$79,304	\$160,653	\$0				\$3,138,166
27/28	\$5,315,635	\$314,321	\$1,191,706	\$0	\$418,691	\$733,099	\$0	\$1,179,571	\$71,273	\$270,222	\$0	\$82,058	\$166,232	\$0				\$3,247,603
28/29	\$5,500,297	\$325,241	\$1,233,105	\$0	\$433,236	\$758,567	\$0	\$1,220,348	\$73,737	\$279,564	\$0	\$84,894	\$171,979	\$0				\$3,360,323
29/30	\$5,690,500	\$336,488	\$1,275,746	\$0	\$448,218	\$784,798	\$0	\$1,262,348	\$76,275	\$289,185	\$0	\$87,816	\$177,898	\$0				\$3,476,424
30/31	\$5,886,408	\$348,072	\$1,319,667	\$0	\$463,649	\$811,817	\$0	\$1,305,608	\$78,889	\$299,096	\$0	\$90,826	\$183,994	\$0				\$3,596,008
31/32	\$6,088,194	\$360,004	\$1,364,905	\$0	\$479,542	\$839,646	\$0	\$1,350,167	\$81,581	\$309,303	\$0	\$93,925	\$190,274	\$0				\$3,719,180

**Notes:**  
As a result of Proposal A, the captured tax beginning in Fiscal Year 14/15 is based on total non-debt millage rate minus the school millage rates (after pre Proposal A bonds are paid off).  
Proposal A requires that any capture above that necessary to cover the pre 1994 debt service shall be returned to the schools (see overcapture).

## **Appendix A**

### **Scio Township Board Ordinance No. 88-01**

### **Ordinance of Creation**

AN ORDINANCE CREATING A DOWNTOWN DEVELOPMENT AUTHORITY FOR THE CHARTER TOWNSHIP OF SCIO, DESIGNATING BOUNDARIES OF THE DOWNTOWN DISTRICT, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

THE CHARTER TOWNSHIP OF SCIO ORDAINS:

Section 1. Title. This ordinance shall be known as the "Downtown Development Authority Ordinance" of the Charter Township of Scio.

Section 2. Determination of Necessity; Purpose.

Based on information presented to it, the Township Board hereby finds as follows:

1. The water available to several of the properties located in the Downtown District, defined below, has been discovered to be contaminated.
2. The properties in the Downtown District are serviced by roads which are too narrow to accept increased traffic associated with any potential development in the Downtown District.
3. Lack of proper water and roads has prevented development in the Downtown District.

4. The property values of several properties located within the Downtown District have declined over the past several years, for reasons which include water problem.
5. Resolution of the water supply problem and the traffic congestion will permit property development in the Downtown District, which is expected to bring about an increase in property tax valuation in the Downtown District.

The Township Board therefore hereby determines that it is necessary for the best interests of the public to halt property value deterioration in the Downtown District, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the Township, and promote economic growth, and to create a downtown development as permitted by to Act 197 of the Public Acts of Michigan, 1975, as amended.

Section 3. Definitions. The terms used in this ordinance shall have the same meaning as given to them in Act 197 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this ordinance:

"Authority" means the Downtown Development Authority of the Charter Township of Scio created by this ordinance.

"Act 197" means Act No. 197 of the Public Acts of Michigan of 1975, as amended.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Supervisor of the Township.

"Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

"Township" means the Charter Township of Scio, Michigan.

"Township Board" means Township Board of Supervisors.

Section 4. Creation of Authority. There is hereby created pursuant to Act 197 a downtown development authority for the Township. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the "Downtown Development Authority of the Charter Township of Scio". The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all

of the powers necessary to carry out the purpose of its incorporation as provided by this ordinance and Act 197. The enumeration of a power in this ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

Section 5. Termination. Upon completion of its purposes, the Authority may be dissolved by the Township Board. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the Township.

Section 6. Description of Downtown District. The Downtown District shall consist of the territory in the Township described in Exhibit A, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this ordinance and Act 197:

Section 7. Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Chief Executive Officer and eight members. Members shall be appointed by the Chief Executive Officer, subject to approval by the Township Board. Not less than a majority of the members shall be persons having an interest in property located in the Downtown District. Not less than 1 of the members shall be a resident of the



Downtown District, if the Downtown District has 100 or more persons residing within it. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed and qualified. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. An appointment to fill a vacancy shall be made by the Chief Executive Officer for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the Board shall be elected by the Board. The Board shall adopt Bylaws governing its procedures subject to the approval of the Township Board. In the event that the Board determines to employ a Director of the authority, such Director shall furnish a bond in the penal sum of Ten Thousand Dollars (\$10,000) payable to the authority for use and benefit of the authority and shall file the same with the Clerk of the Township.

Section 8.           Powers of Authority.           Except as specifically otherwise provided in this ordinance, the authority shall have all powers provided by law subject to the limitations imposed by law and herein.

Section 9. Fiscal Year; Adoption of Budget.

(a) The fiscal year of the Authority shall begin on January of each year and end on December 31 of the following year, or such other fiscal year as may hereafter be adopted by the Township Board.

(b) The Board shall prepare annually a budget and shall submit it to the Township Board for approval in the manner and at the time, and which budget shall contain the information, required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the Township Board. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bonds.

(c) The Authority shall submit financial reports to the Township Board at the same time and on the same basis as departments of the Township are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the Township and copies of the audit report shall be filed with the Township Board.

Section 10. Section Headings; Severability; Repealer.

Section headings are provided for convenience only and are not intended to be part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the

remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 11. Publication, Recording and Filing. This ordinance shall be published once after its adoption in full in the Ann Arbor News, a newspaper of general circulation in the Charter Township of Scio and the Township Clerk shall file a certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.

Section 12. Effective Date. This ordinance shall take effect immediately upon its publication.

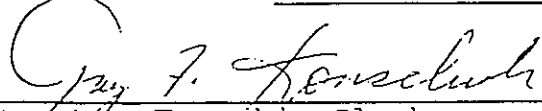
CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance No. 88-01, duly adopted by the Board of Supervisors of the Charter Township of Scio, County of Washtenaw, State of Michigan, at a special meeting held on April 11, 1988, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

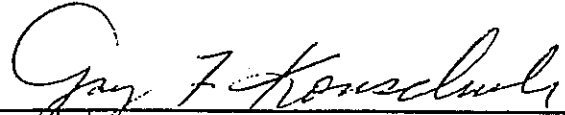
I further certify that the following Members were present at said meeting Bliss, Collica, Conlin, DeLong, Palmer, Korschuh and that the following Members were absent Foster.

I further certify that Member Conlin moved adoption of said Ordinance and that Member Bliss supported said motion.

I further certify that the following Members voted for adoption of said Ordinance Bliss, Collica, Conlin, DeLong, Korschuh, Palmer and that the following Members voted against adoption of said Ordinance None.

  
\_\_\_\_\_  
Gay F. Korschuh, Township Clerk

I hereby certify that the foregoing ordinance received legal publication in the Ann Arbor News on May 20, 1988, and that a certified copy of the foregoing ordinance was filed with the Michigan Secretary of State on May 18,, 1988.



Gay F. Konschuh, Township Clerk

**Appendix B**

**Scio Township Board  
Ordinance No. 88-02**

**TIF Plan and Development Plan Adoption**

ORDINANCE NO. 88-02  
APPROVING TAX INCREMENT FINANCING  
PLAN AND DEVELOPMENT PLAN FOR  
DOWNTOWN DEVELOPMENT AUTHORITY OF  
THE CHARTER TOWNSHIP OF SCIO

WHEREAS, the Charter Township of Scio Downtown Development Authority (the "Authority") initially prepared and recommended for approval the Tax Increment Finance Plan and Development Plan on file with the Township Clerk (herein the "Plan") for the Downtown District within the Charter Township of Scio (the "Township"); and,

WHEREAS on May 20, 1988, the Township Board held a public hearing on the Plan for the Authority's Downtown District pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act"); and,

WHEREAS the Township Board has given the taxing jurisdictions in which the Downtown District is located an opportunity to meet with the Township Board and to express their views and recommendations regarding the Plan, as required by the Act, and an agreement has been reached to share a portion of the anticipated tax increment revenues, in accordance with the Act; and,

WHEREAS, the Authority and the Board have considered certain amendments to the Plan as originally presented and on file with the Township Clerk;

NOW, THEREFORE, THE CHARTER TOWNSHIP OF SCIO ORDAINS:

1. Findings.

(a) The development plan included in the Plan meets the requirements set forth in section 17(2) of the Act and

the tax increment financing plan meets the requirements set forth in section 14(2) of the Act.

(b) The proposed method of financing the development, as set forth in the Plan as amended on this date by the Township Board, is feasible and the Authority has the ability to arrange the financing.

(c) The development is reasonable and necessary to carry out the purposes of the Act.

(d) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the Act.

(e) The development plan is in reasonable accord with the master plan of the Township.

(f) Public services, such as fire and police protection and utilities, are or will be adequate to service the development area.

(g) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, are reasonably necessary for the Project and for the Township.

2. Public Purpose. The Township Board hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The Township Board hereby determines that it is in the best interests of the public to halt property value deterioration caused particularly by the water contamination and road deterioration in the Downtown District, to increase property tax valuation, to eliminate the causes of the deterioration



in property values, and to promote growth in the Downtown District to proceed with the Plan.

4. Approval and Adoption of Plan. The Plan is hereby approved and adopted. The duration of the Plan shall be 30 years from the date of this Ordinance or the date of issuance of the last series of bonds pursuant to the Plan, whichever is later, except as it may be extended by subsequent amendment of the Plan pursuant to the Act. A copy of the Plan and all amendments thereto shall be maintained on file in the Township Clerk's office.

5. Preparation of Base Year Assessment Roll.

(a) Within 60 days of the publication of this Ordinance, the Township Assessor shall prepare the initial base year assessment roll. The base year assessment roll shall list each taxing jurisdiction in the Downtown District on the effective date of this Ordinance, the initial assessed value of each parcel of property within the Downtown District, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on the property in the Authority jurisdiction.

(b) The Township Assessor shall transmit copies of the base year assessment roll to the Township Treasurer, County Treasurer, the Authority and each taxing jurisdiction, together with a notice that the base year assessment roll has been prepared in accordance with this Ordinance and the tax increment financing plan contained in the Plan approved by this Ordinance.

6. Preparation of Annual Tax Increment Assessment

Roll. Each year within 15 days following the final equalization of property in the Downtown District, the Township Assessor shall prepare the tax increment assessment roll. The tax increment assessment roll shall show the information required in the base year assessment roll and, in addition, the amount by which the current assessed value as finally equalized for all taxable property in the Downtown District exceeds the assessed value of the property as shown on the base year assessment roll (the "captured assessed value"). Copies of the annual tax increment assessment roll shall be transmitted by the Assessor to the same persons as the base year assessment roll, together with a notice that it has been prepared in accordance with this Ordinance and the Plan.

7. Establishment of Project Fund; Approval of Depository. The treasurer of the Authority shall establish a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the Township, to be designated Downtown Development Authority Project Fund. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan.

8. Payment of Tax Increments to Authority. The Township Treasurer and the County Treasurer shall, as ad valorem taxes are collected on the property in the Downtown District, pay that proportion of the taxes, except for

penalties and collection fees, that the captured assessed value bears to the initial assessed value to the treasurer of the Authority for deposit in the Project Fund. The payments shall be made on the date or dates on which the Township Treasurer and the County Treasurer are required to remit taxes to each of the taxing jurisdictions.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually in the following manner and following order of priority:

First, to pay into the debt retirement fund, or funds, for all outstanding series of bonds issued pursuant to the Plan an amount equal to the interest and principal coming due (in the case of principal whether by maturity or mandatory redemption) prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.

Second, to establish a reserve account for payment of principal of and interest on bonds issued pursuant to the Plan to the extent required by any resolution authorizing bonds.

Third, to pay the administrative, auditing and operating costs of the Authority and the Township pertaining to the Downtown District, including planning and promotion, to the extent provided in the annual budget of the Authority.

Fourth, to repay amounts advanced by the Township for project costs, including costs for preliminary plans, and fees for other professional services.

Fifth, to pay the cost of completing the remaining public improvements as set forth in the Development Plan to the extent those costs are not financed from other sources.

10. - Annual Report. Within 90 days after the end of each fiscal year, the Authority shall submit to the Township Council, with copies to each taxing jurisdiction, a report on the status of the Project Fund. The report shall include the amount and source of revenue in the account, the amount and purpose of expenditures from the account, the amount of principal and interest on any outstanding indebtedness, the amount in any bond reserve account, the initial assessed value of the Downtown District, the captured assessed value of the Downtown District and the amount of captured assessed value retained by the Authority, the tax increments received and the amount of any surplus from the prior year, and any additional information requested by the Township Board or deemed appropriate by the Authority. The secretary of the Authority shall cause a copy of the report to be published once in full in a newspaper of general circulation in the Township.

11. Refund of Surplus Tax Increments. Any surplus money in the Project Fund at the end of a year, as shown by the annual report of the Authority, shall be paid by the Authority to the Township Treasurer or the County Treasurer, as shown by the annual report of the Authority, as the case

may be, and rebated by each to the appropriate taxing jurisdiction.

12. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.

13. Paragraph Headings. The paragraph headings in the Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

14. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the Ann Arbor News, Michigan, a newspaper of general circulation in the Township, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the Township, which recording shall be authenticated by the signature of the Township Clerk.

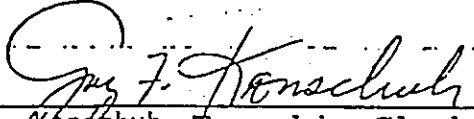
15. Effective Date. The Ordinance is hereby determined by the Charter Township of Scio to be immediately necessary for the preservation of the peace, health and safety of the Authority and shall be in full force and effect from and after its passage and publication as required by law.

Passed and adopted by the Township Board of the Charter Township of Scio, County of Washtenaw, State of Michigan, on May 20, 1988, and approved by the Township Supervisor on May 20, 1988.

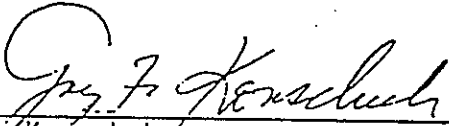
AYES: Members Bliss, Conlin, DeLong, Foster, Konschuh

NAYS: Members None

ORDINANCE DECLARED ADOPTED.

  
\_\_\_\_\_  
Gay F. Konschuh, Township Clerk

I hereby certify that the foregoing is a true and complete copy of a Ordinance No. 88-02 adopted by the Township Board of the Charter Township of Scio, County of Washtenaw, Michigan at a special meeting held on May 20, 1988, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

  
\_\_\_\_\_  
Gay F. Kenschuh, Township Clerk

W:/80513/0005/DWP4584.TXT

**Appendix C**

**Scio Township Board**

**Boundary Amendment Ordinance**



AN ORDINANCE APPROVING EXPANSION OF THE  
BOUNDARIES OF THE DOWNTOWN DEVELOPMENT  
AUTHORITY OF THE TOWNSHIP OF SCIO AND  
PROVIDING FOR OTHER MATTERS RELATED  
THERETO

WHEREAS, pursuant to the provisions of Act 197, Michigan Public Acts of 1975 ("Act 197") and Ordinance No. 88-1, the Township Board of the Township of Scio has established the Downtown Development Authority of the Township of Scio (the "Authority"); and

WHEREAS, it has been determined that it is necessary and in the best interests of the public and the Authority to expand the area of the Authority; and

WHEREAS, on November 20, 1990, the Township Board held a public hearing on the expansion of the area of the Authority following appropriate notice as required by Act 197; and

WHEREAS, the Township Board has given the taxing jurisdictions and property taxpayers of record within the Authority and in the proposed expansion area of the Authority an opportunity to meet with the Township Board and to express their views and recommendations regarding the boundary expansion, as required by Act 197; and

WHEREAS, after consideration of the proposed expansion of the boundaries of the Authority and discussion with the taxing jurisdictions and property taxpayers of record within the Authority and in the proposed expansion area of the Authority, the Township Board has determined that it is necessary and in the best interests of the Township to approve the expansion of the boundaries of the Authority.

NOW THEREFORE, THE TOWNSHIP OF SCIO ORDAINS:

Section 1. The boundaries of the Authority are expanded to include the property described on Exhibit A attached hereto and made a part hereof.

Section 2. Section Headings; Severability; Repealer. Section headings are provided for convenience only and are not intended to be part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3. Publication, and Recording. This ordinance shall be published once after its adoption in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices, and shall be recorded in the Ordinance Book of the Township, which recording shall be authenticated by the signature of the Township Clerk.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its publication.

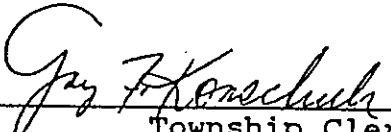
Passed and adopted by the Township Board of the Township of Scio, County of Washtenaw, State of Michigan, on November 20, 1990.

AYES: Members Boyle, Gerson, Kenschuh, Palmer, Smith,  
Ream, Tickle

NAYS: Members None

ORDINANCE DECLARED ADOPTED.

\_\_\_\_\_  
Supervisor

  
\_\_\_\_\_  
Township Clerk

Y:/80515/0001/dwp34514.txt

EXHIBIT A

PROPERTY NUMBER: 81-08-21-200-001

PROPERTY OWNER : WASHTENAW COUNTY ROAD COMM///

00555 N ZEEB RD  
ANN ARBOR MI 48103

PROPERTY ADDRESS : 00000 I-94

VCNT

TAX ROLL LEGAL:

- 1: \*OLD SID - H 08-021-014-00
- 2: SC 21-4A-1A-1
- 3: BEG AT N 1/4 COR OF SEC, TH
- 4: S 0-04 W 958.20 FT IN
- 5: N & S 1/4 LINE, TH N 61-53-
- 6: 30 W 1496.90 FT, TH N 0-08-
- 7: 30 E 242.34 FT, TH N 89-32-
- 8: 30 E 1320.90 FT IN N/C OF
- 9: SEC TO POB,
- 10: BEING PART OF NW 1/4
- 11: SEC 21 T2S R5E 18.20 AC

PROPERTY NUMBER: 81-08-16-400-002

PROPERTY OWNER : SCIO CHARTER TOWNSHIP///

00827 N ZEEB RD  
ANN ARBOR MI 48103

PROPERTY ADDRESS : 01055 N ZEEB RD

TAX ROLL LEGAL:

- 1: OLD SID H-08-016-015-10
- 2: SC 16-9C
- 3: BEG AT SE COR OF SEC 16,
- 4: TH S 87-30-58 W 1584.98 FT,
- 5: TH N 0-28-13 W 550.0 FT,
- 6: TH N 87-30-58 E 1584.98 FT,
- 7: TH S 0-28-13 E 550.0 FT
- 8: TO POB,
- 9: PART SW 1/4 SEC 16 T2S R5E
- 10: 20.00 AC

**Appendix D**  
**Scio Township Board**  
**1<sup>st</sup> Plan Amendment Ordinance**

ORDINANCE NO. \_\_\_\_\_.

AN ORDINANCE APPROVING THE FIRST AMENDMENTS TO DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE TOWNSHIP OF SCIO, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to the provisions of Act 197, Michigan Public Acts of 1975 ("Act 197") and Ordinance No. 88-1, the Township Board of the Township of Scio (the "Township") has established the Downtown Development Authority of the Township of Scio (the "Authority"); and

WHEREAS, the Authority prepared and the Township Board approved a Development Plan and Tax Increment Financing Plan (the "Original Plan") relating to a development area within the Authority's jurisdiction (the "Development Area") as described in the Original Plan; and

WHEREAS, the Authority has determined that it is in the best interest of the Downtown District of the Township to amend the Original Plan to provide for the acquisition of water mains, expansion of the Township water system, and construction of water treatment and production facilities (the "First Amendments"); and

WHEREAS, the Authority has submitted the First Amendments to the Township Board for approval by the Township Board with respect to the aforementioned infrastructure; and

WHEREAS, on December 18, 1990, the Township Board held a public hearing on the First Amendments following appropriate notice as required by Act 197; and

WHEREAS, the Township Board has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the Township Board and to express their views and recommendations regarding the First Amendments, as required by Act 197; and

WHEREAS, after consideration of the First Amendments and discussion with representatives of the various taxing jurisdictions, the Township Board has determined that it is necessary and in the best interests of the Township to approve the First Amendments.

NOW, THEREFORE, THE TOWNSHIP OF SCIO ORDAINS:

Section 1. Findings.

(a) The First Amendments and the carrying out of the projects described therein each constitutes a public purpose, and is in the best interests of the Township and the citizens of the Township. and shall be reported to the Board of the Township.

(b) There being less than 100 residents residing within the Development Area, it is not necessary to convene a development area citizens council pursuant to Act 197.

(c) The First Amendments and the Development Plan as amended meet the mandatory requirements of section 17(2) of Act 197.

(d) The First Amendments and the Tax Increment Financing Plan as amended meet the mandatory requirements of sections 14(2) and 15 of Act 197.

(e) The proposed method of financing described in the First Amendments is feasible, and the Authority has the ability to arrange the financing described in the First Amendments.

(f) The development described in the First Amendments is reasonable and necessary to carry out the purposes of Act 197.

(g) The Original Plan as amended is in reasonable accord with the Master Plan of the Township.

(h) The services such as fire, police and utilities will be adequate to serve the Development Area.

(i) Any changes in zoning, streets, street levels, intersections and utilities contemplated in the original Plan as amended are reasonably necessary for the proposed development and for the Township.

Section 2. Approval and Adoption of the First Amendments. The First Amendments are hereby approved and adopted. A copy of the First Amendments shall be maintained on file in the Township Clerk's office together with the copy of the Original Plan.

Section 3. Section Headings; Severability; Repealer. Section headings are provided for convenience only and are not intended to be part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3. Publication, and Recording. This ordinance shall be published once after its adoption in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices, and shall be recorded in the Ordinance Book of the Township, which recording shall be authenticated by the signature of the Township Clerk.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its publication.

Passed and adopted by the Township Board of the Township of Scio, County of Washtenaw, State of Michigan, on November 20, 1990.

AYES: Members Boyle, Gerson, Kenschuh, Palmer, Smith,  
Ream, Tickle

NAYS: Members None

ORDINANCE DECLARED ADOPTED.

\_\_\_\_\_  
Supervisor

Jay F. Kenschuh  
Township Clerk

Y:/80515/0001/dwp34514.txt

CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance No. \_\_\_\_\_, duly adopted by the Township Board of the Township of Scio, County of Washtenaw, State of Michigan, at a Regular meeting held on November 20 1990, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that the following Members were present at said meeting Boyle, Gerson, Kenschuh, Palmer, Smith Ream, Tickle and that the following Members were absent None

I further certify that Member Boyle moved adoption of said Ordinance and that Member Ream supported said motion.

I further certify that the following Members voted for adoption of said Ordinance Boyle, Gerson, Kenschuh, Palmer, Smith Ream, Tickle and that the following Members voted against adoption of said Ordinance None

Jay F. Kenschuh  
Township Clerk

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**Appendix E**

**Scio Township**  
**Downtown Development Authority District**

**Legal Description**

D.D.A. Legal Description

Beginning at the NW corner of Wagner and Liberty; thence North to the NW corner of Jackson Road; thence E approximately 1,120.32 feet; thence approximately NW 175 feet to the I-94 Federal Highway; thence W'ly along the S side of I-94 to the property corner located approximately 670 feet E of West Delhi Road; thence S to Jackson Road; thence W approximately 1,252 feet; thence N approximately 650 feet to I-94; thence W approximately 3,052 feet along I-94; thence N approximately 850 feet; thence W approximately 320.26 feet, thence N approximately 1,075 feet, thence W approximately 1,350 feet to the W side of Zeeb Road; thence N approximately 316 feet to the point of beginning of the Washtenaw County Road Commission property; thence W approximately 2,688 feet to I-94; thence NW'ly along I-94 to a property corner approximately 1,270 feet W of Staebler Road; thence N approximately 2,079 feet to Marshall Road; thence W approximately 2,650 feet to a property corner; thence N approximately 2,680.45 feet to the property corner, thence W 1,335.60 feet, thence S 1835.68 feet and the center line of Baker Road; thence S along Baker Road to I-94; thence W'ly along I-94 to Parker Road; thence S along Park Road to the W quarter post of Section 19; thence E to a point 250 feet E of the center post of Section 19; thence S 200 feet; thence E 545 feet; thence N 200 feet; thence E 467.16 feet; thence S 330 feet; thence E 66 feet; thence S approximately 2,330 feet to a property corner; thence E approximately 882 feet to the SE corner post of Section 19; thence N approximately 870 feet; thence E approximately 1,470 feet; thence N approximately 1,790 feet; thence E'ly approximately 2,346.38 feet; thence N approximately 582.96 feet to Jackson Road; thence E'ly approximately 551.50 feet; thence S 456.75 feet; thence E approximately 974 feet to Staebler Road; thence S approximately 1,702 feet to the creek; thence E'ly along the creek line to the center N/S section line of Section 21; thence S approximately 1,323 feet to the S quarter post of Section 21; thence E to the SE quarter post of Section 21; thence S along Zeeb Road the NE corner of Zeeb and Park Road; thence NE'ly along Park Road approximately 1,463.85 feet; thence N approximately 516 feet; thence E'ly approximately 879.68 feet to the W line of the Buena Vista Subdivision; thence N approximately 988.8 feet to the SW corner of Lot #1 of the Buena Vista Subdivision; thence E SE approximately 1,078.98 feet along the S lot lines of Lots 1,2,3, 34,35,36,37,38,67,68,69,70,71,97, and 98 of the Buena Vista Subdivision; thence S approximately 586.97 feet; thence E approximately 371.6 feet; thence S approximately 50 feet; thence E approximately 115 feet; thence N approximately 391.18 feet; thence E approximately 177.03 feet; thence S approximately 526.03

feet to Park Road; thence E approximately 100.06 feet; thence N approximately 468 feet; thence E'ly approximately 354.09 feet; thence N approximately 50 feet to the creek line; thence SE'ly along the creek approximately 654.86 feet to Park Road; thence E along Park Road approximately 504.94 feet to the SE corner post of Section 22; thence S approximately 2,685 feet to the W quarter post of Section 26; thence E approximately 3,990 feet to the NE corner of the University of Michigan Saginaw Forest; thence S approximately 2,550 feet to Liberty Road; thence E NE along Liberty Road to the Point of Beginning.

**Appendix F**

**Scio Township  
Downtown Development Authority  
Visioning Workshop  
“Beyond the Boulevard”**

**April 26, 2006**

The Visioning Workshop invited members of Township boards, commissions, and the general public to discuss the purpose of the DDA and to determine appropriate strategies. The first step was a brainstorming exercise, in which participants indicated perceived Weaknesses/Threats and Strengths/Opportunities of the DDA. Participants were then divided into five (5) groups to discuss and prioritize strategies which would improve the DDA. The results are as follows:

<b>WEAKNESSES</b>
Interface between governmental agencies/boards and developing community
Boulevard is a pedestrian barrier
DDA Charter has infrastructure focus
Strip zoning along Jackson Road (Eisenhower Blvd. is a better model)
Lack of bus transportation/access
Poor quality snow removal and sidewalks
Proximity to I-94 – Jackson Road is a target for highway driven commercial
Large setbacks from road is unfriendly to pedestrians
Jackson Road is not a Downtown – need to plan a “real” walkable downtown
Deceleration/acceleration lanes for high traffic businesses
Lack pocket parks
Pedestrian crossings are unsafe
Street frontage should be landscaped instead of being used for parking
Pedestrian unfriendliness
Proximity to I-94 results in security/safety issues
Increase demand on municipal services due to growth

<b>THREATS</b>
Potential for Washtenaw Avenue type strip commercial
More big box development
Increase cost for police/fire protection
May eventually need additional lanes to serve more development
Possibility of less car-centric future = less road required
Michigan economy
Excessive speed limits
Increasing traffic loads/attraction of traffic via road improvements
Loss of opportunities (i.e. Costco)
Attractiveness of community brings more people and businesses
Community passivity and threat of becoming a bedroom community

<b>STRENGTHS</b>
Better traffic flow/access/safety
Greater setbacks
Easy access to Interchange
Attracting new businesses
Sidewalks
Sewer and water availability
Available land
Bike lane
Median landscaping
Variety of businesses
Shielded lighting
Creeksheds/wild areas
Neighborhoods
Co-housing
High quantity residential developments
Mixture of natural and artificial space

<b>OPPORTUNITIES</b>
Bus availability and demand
Greater density could result in less car dependency
Enhancing bicycle and pedestrian access throughout (more attractive)
Honey Creek (proximity and access)
Building upon the existing landscaping plan with more and larger trees
“Sense of Place”/Town Center – create on Farmer Grant, Road Commission or Nash properties
Provide for dense development in DDA to help preserve rural areas (TDR)
Design the boulevard to slow traffic
Recruitment and retention program to assist in creating a better mix of business (i.e. those that serve and employ residents)
Implement Scio Township Greenways and Open Space Plan
More/enhance locally owned/operated businesses
Coordination of DDA and Water/Sewer Service District boundaries
Piggyback on Ann Arbor’s recycling program
Promote parkland or “bits of green”
Coordinate Master Plan update with DDA Plan update
Improve feeder roads along with Jackson Road
Interface with Huron Clinton Metro Parks “partner”

<b>GROUP 1</b>	<b>VOTES</b>
1. Development on Jackson Road <ul style="list-style-type: none"> <li>- Pedestrian mall, small downtown area stores, restaurants, small theater</li> <li>- Attract small business</li> <li>- Tax incentives to attract small businesses</li> <li>- Use zoning design standards to achieve goals/downtown for clustered development</li> <li>- Proactive recruitment of desired uses/businesses</li> <li>- More dense uses closer so less car dependent</li> <li>- Create a real downtown, a real center</li> <li>- Stores, restaurants, theater</li> <li>- Quality not necessarily quantity</li> </ul>	6 3 0 3 0 0 12 0 0
2. Township Services <ul style="list-style-type: none"> <li>- Improve police &amp; fire protection</li> <li>- Improve “well kept” appearance of corridor</li> <li>- Improve snow removal on walks</li> <li>- Increase sewer capacity</li> <li>- Police &amp; Fire protection</li> <li>- “Pay to play” services available</li> <li>- Public transit along Jackson</li> </ul>	2 0 0 0 1 0 6
3. Parks and Natural Resources <ul style="list-style-type: none"> <li>- Mixture of natural &amp; artificial space</li> <li>- Pocket parks</li> <li>- Interface with Huron Clinton Metro Parks</li> <li>- Parkland, bits of green, mix natural and built spaces, work with HCMA &amp; greenbelt</li> </ul>	1 2 0 5
4. Non Motorized Transportation <ul style="list-style-type: none"> <li>- Pedestrian access – walkable community</li> <li>- Pedestrian friendliness</li> <li>- Safety of pedestrian crossings</li> <li>- Bike trails/lanes with connections north &amp; south from Jackson, bike racks/parking</li> </ul>	0 0 4 0
2. Jackson Avenue <ul style="list-style-type: none"> <li>- Limiting extent of boulevard? (e.g. is it necessary west of Lowe’s)</li> <li>- “Plan traffic jams” by not building roads to encourage traffic</li> <li>- Provide road design that slows traffic</li> </ul>	1 0 2

GROUP 2	VOTES
1. Development on Jackson Road <ul style="list-style-type: none"> <li>- Facilitate mixed use developments with higher density that is pedestrian friendly (like Scio Town Center Development) and enables bus stop</li> <li>- Smaller setbacks for businesses (require them)</li> <li>- Larger setbacks for businesses</li> <li>- Lots of parking in front of businesses</li> <li>- Redevelop “tired” sites</li> <li>- Analyze trade area for this business district</li> <li>- General, critical mass of business with big boxes that enable small business to thrive</li> <li>- Promote incentives for development of employing businesses</li> <li>- Promote development (Say yes to Scio), select businesses</li> <li>- Maintain thriving corridor (lots of successful businesses)</li> </ul>	5 0 0 0 2 2 3 2 2 2
2. Township Services <ul style="list-style-type: none"> <li>- Facilitate bus service</li> <li>- Assist in adding sewer capacity</li> <li>- Assist in adding water capacity</li> </ul>	6 0 0
3. Parks and Natural Features <ul style="list-style-type: none"> <li>- More trees in road ROW – work with WCRC on this</li> <li>- Preserve attractive natural areas</li> </ul>	3 2
4. Non Motorized Transportation <ul style="list-style-type: none"> <li>- Figure out to get crossings on boulevard for pedestrians – could be overpass or other (signaled cross-walks)</li> <li>- Safe, easy, aesthetically appealing walk ways</li> <li>- Promote interconnecting trails to sidewalks</li> </ul>	1 0 0



<b>GROUP 3</b>	<b>VOTES</b>
1. Development on Jackson Road	
- Infrastructure development	2
- DDA cannot pay for improvements without commercial/independent expansion	0
- Diverse small stores or bookshops	0
- Hardware	0
- Tech research & development	0
- Transportation research & development	0
- Support areas of U of M research	0
- Service – insurance or investment	0
- Big box brings people/customers	4
- Restaurants	0
- Destination – develop sense of place for Township	0
- Change perception that Township is anti growth	0
- Select type of development; we want to lead not react	0
- Develop sense of place	1
- Types of desired businesses	3
- Focus on becoming pro active to attract the businesses we want	2
- Strip zoning is not desirable	2
- Extend commercial zone south from Jackson	0
- Important to keep development along Jackson Corridor	2
- Either parallel or at right angle parking	0
2. Master Plan	
- Flexible Master Plan reviewed frequency to attract desired business	5
- Begin review of Master Plan	3
3. Non Motorized Transportation	
- Vibrant pedestrian friendly corridor	0
- Vibrant, pedestrian friendly diverse corridor	6
- Connect pedestrians to small stores	5
4. Jackson Road	
- Feeder lines	0
- Phase II Blvd. – is Dino Road too far west	0
- New bridge at Baker to be community friendly – do not replicate Zeeb bridge	0
- Public Transportation	0
5. Parks and Natural Resources	
- Public trails	0
- We need parks & recreation facilities	0
- Trail interaction bike ways	1
- Interconnect trails, sidewalks, pathways	3

<b>GROUP 4</b>	<b>VOTES</b>
1. Township Services <ul style="list-style-type: none"> <li>- Focus on developing more sewer capacity</li> <li>- Separate water usage charges for landscaping vs. sanitary</li> <li>- Bus stops hard to get to because of traffic speed</li> <li>- Want a jitney bus service to residential areas</li> <li>- People mover? Interurban</li> </ul>	10 3 0 1 1
2. Development on Jackson Road <ul style="list-style-type: none"> <li>- Why are big boxes a problem? Lowe's is there now</li> <li>- Have a big box mall with entrance</li> <li>- Need some big box stores</li> <li>- Encourage diverse businesses</li> <li>- Focus north &amp; south of Jackson for development</li> <li>- Confusing exit from Meijers – right on Jackson</li> <li>- What about infill areas?</li> <li>- Prefer housing, fewer road cuts on boulevard</li> </ul>	0 1 2 2 0 1 0 1
3. Jackson Road <ul style="list-style-type: none"> <li>- Commuter lots near public transportation</li> <li>- Michigan left turns at Zeeb/Jackson intersection back up- need a different configuration</li> <li>- Jackson/Parker intersection back up</li> <li>- Underpasses or on overpasses</li> <li>- Deep road bed will last long time</li> </ul>	0 3 2 0 0
4. Non Motorized Transportation <ul style="list-style-type: none"> <li>- Boulevard is not a pedestrian street – can't make it friendly to walking</li> <li>- Sidewalks are nice – no density to support</li> <li>- Need to clean public sidewalks</li> <li>- Turn Honey Creek into a walking thoroughfare</li> </ul>	3 0 0 2
5. Parks and Natural Resources <ul style="list-style-type: none"> <li>- Want more trees on Boulevard</li> <li>- No tax benefit from parks in DDA</li> </ul>	1 2

<b>GROUP 5</b>	<b>VOTES</b>
1. Development on Jackson Road	
- Keep developed businesses along Jackson Road	2
- Rec. Center/Senior Center/Wellness Center in central area/community college	9
- More office and less shopping (professional)	1
- Mixed use areas	1
- Less strip mall	2
- Recruit businesses that will partner with the Township	0
- Library	0
- Control size of businesses	1
- Better signage	0
2. Jackson Road	
- Park & ride lots	0
- Traffic calming/traffic control	1
- Improve access roads to boulevard	1
3. Township Services	
- Improve infrastructure (water/sewer)	2
- Develop our own sewer and water systems	2
- Police & fire for DDA district	1
- Need public transportation	13
- Coordinate with other entities for public transportation	1
4. Parks and Natural Resources	
- Parks	0
- Open space parks and recreation – DDA help with purchase of open space	4
- Improved landscaping	1
5. Master Plan	
- Mixed use areas	1
- Review Master Plan	3

**The following are comments that were emailed to the Township following the Visioning Workshop:**

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*Please count me as a strong supporter of bus service along Jackson/Huron Roads. As a resident of 560 Little Lake Road, and with a daughter at U of M, I personally would benefit from and use bus service to get both of us to and from the center of Ann Arbor and vice-versa. Scio Township appears to be growing with new development, both commercial and residential. Public transportation would advantage this growth. Reliance on individual automobiles for all transportation to and from Scio is becoming costly in environmental terms, and could slow growth in this township.*

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*I was not able to attend last evening's meeting about the Scio DDA. I would like to submit a request that the Scio DDA work to provide public transportation in the Jackson Road corridor for residents, employees, and shoppers. I enjoy my home in Scio Township very much, but I feel extremely wasteful of limited fossil fuels as I drive back and forth on errands on Jackson Road and to work in Ann Arbor.*

*If there were bus service on Jackson Road, I would use it, as would my husband and two teenaged daughters.*

*In this era of rising gas prices, I believe that many more citizens will be willing to consider taking the bus if it is available and convenient.*

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*My husband and I were unable to attend this week's meeting about bus service in Scio Township. I just wanted to let you know that we both strongly support extending the bus service to this area, and think that would be a very good way to use our tax dollars.*

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*Although I was unable to attend the Scio DDA Visioning Session on April 26 I would like to weigh in on the issue of bus service on Jackson Rd. In the consideration of how to spend our property tax dollars, besides just improving the road I would like to see the AATA bus service extended along Jackson Rd. beyond Wagner Rd. This would give those people without their own transportation an opportunity to patronize and work in the businesses along the Jackson Corridor thus making both them and the businesses more profitable.*

*I myself, have a car and live on Little Lake Dr. off Parkland Plaza and would welcome the opportunity to use the bus service both to Ann Arbor and also points west along the Corridor, for the purpose of helping preserve the environment.*

*If we're going to spend a lot of funds on widening and improving Jackson Rd., etc. why not extend the bus service so that people without their own means of transportation can also enjoy the use of the road and what the road takes them to and give others of us an alternate means of transportation?*

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*Please make the extension of public transportation routes along the Jackson Road corridor part of the DDA's vision. Having public transportation would reduce congestion, lessen dependence on ever-more-expensive gasoline supplies, and bring more employees and customers to businesses in Scio Township.*

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*Any truly forward-thinking vision for the Jackson Road corridor must include public transportation. I am trusting you and your fellow planners to make the wise choice.*

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*I would like the DDA to secure some bus service for the Jackson road corridor: either extend the AATA service down to Meijer (or a bit further) or a shuttle bus that makes the circuit up and down Jackson regularly. This (especially the shuttle) would greatly enhance the shopping opportunities for all the little stores down Jackson road.*

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*I live in Scio Township. I think that bus service between Scio and Ann Arbor should be a high priority and is worth spending tax money on.*

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