

# **RESTATED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

**CITY OF ROCHESTER HILLS  
LOCAL DEVELOPMENT FINANCE AUTHORITY  
(RHLDFA)**

**Adopted by the City Council of Rochester Hills by Resolution  
On \_\_\_\_\_, 2009**

## **Rochester Hills Local Development Finance Authority Board**

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Lois Golden – City of Rochester Hills  
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Theresa Mungioli – City of Rochester Hills  
Cassie Patterson – Oakland County  
Kris Pawlowski – City of Rochester Hills  
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Mike Reno – Rochester Community Schools  
Stephan Slavik, Chair – City of Rochester Hills  
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## INTRODUCTION

The purpose of Act No. 281, Public Acts of Michigan, 1986 (Act 281), as amended, (the Local Development Financing Act), is to: encourage local development; prevent conditions of unemployment; and, promote economic growth. The Act provides that if an LDFA Board determines that it is necessary for the achievement of the purposes of Act 281, the Authority is required to prepare and submit a tax increment financing plan to the City Council. The Act further provides that a tax increment financing plan shall include a development plan.

Recent amendments to the LDFA Act have provided for the creation of Certified Technology Parks (SmartZones or "Smart Parks"), which are designed to create clusters of technological businesses and research institutions throughout the state. The SmartZone program is designed to encourage partnerships between municipalities, universities and business by creating an environment of cooperation and competition. In 2001, the City of Southfield applied for and received one of ten SmartZone designations (called the Oakland Automation Alley SmartZone). In early 2002, the Southfield Certified Technology Park was established. In 2002, the City of Rochester Hills and Oakland University were awarded a separate Certified Technology Park (CTP) within the Oakland Automation Alley SmartZone.

Since being designated as a SmartZone by the Michigan Economic Development Corporation, the Oakland Automation Alley SmartZone has been marketed both nationally and internationally by the City's of Rochester Hills, Southfield and Troy, Oakland County and the State of Michigan as one of Michigan's prime real estate locations. This plan will define and promote the partnership between the members of the Automation Alley SmartZone and detail needed infrastructure improvements to support numerous major and smaller high-tech businesses within the designated SmartZone areas in Rochester Hills.

In 2005, the City of Rochester Hills amended the boundaries of the LDFA to be coterminous with those of the Certified Technology Park. In addition, the 2005 Plan redefined the amended boundaries of the district as a "business development area". The Plan applies to property located in Sections 17, 18, 19, 21, 28, 29 and 30 in the City of Rochester Hills. A legal description of the land is attached as Appendix A.

Rochester Hills has long been the home of companies engaged in the automotive industry, either as suppliers or providers of technical or professional support. This strong technology cluster has expanded over the years to include companies engaged in advanced fuel research, advanced computers and life sciences. Today, Rochester Hills' technology cluster has grown within 12 distinct industrial parks, as well as other areas of the City. All of these parks are located within the CTP.

The purpose of the Development Plan and Tax Increment Financing Plan is to provide for the construction and financing of public facilities within the City of Rochester Hills necessary for the project. Specifically, it will include constructing public infrastructure on 15.6 acres owned by the City of Rochester Hills and preparing the site for new development; extend a public road, Austin Drive, providing access to 30 acres of under utilized and undeveloped land in the CTP; extend Waterview to Leach Road and Leach

Road to the new Adams Road; extend Industrial Drive and Technology Drive to the new Adams Road; extend public utilities along these connection points; acquisition of rights-of-way as needed for the projects above; ongoing maintenance and repair of public infrastructure in the District; and provide funding for administrative and marketing costs.

The Finance Plan will provide for the capture of tax revenues from certain property within the District including the capture of City, County, and Community College

The construction of the public facilities described herein will facilitate economic growth and development in the Authority District and other areas of the City and Oakland County.

The Development Plan contains the information required by Section 15(2) of Act 281 and the Tax Increment Financing Plan contains the information required by Section 12(2) of Act 28

## **PURPOSE OF PLANS**

It is the purpose of this Development Plan and the accompanying Tax Increment Financing Plan to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with Michigan Public Act 281 of 1986, as amended. The proposals in the plan will facilitate projects that foster new economic growth and development and lead to the creation of new employment opportunities within the City of Rochester Hills.

## **Boundaries**

**Section 15 (2) (a) A DESCRIPTION OF THE PROPERTY TO WHICH THE PLAN APPLIES IN RELATION TO THE BOUNDARIES OF THE AUTHORITY DISTRICT, LEGAL DESCRIPTION;**

**Section 15 (2) (b) THE DESIGNATION OF BOUNDARIES OF THE PROPERTY TO WHICH THE PLAN APPLIES IN RELATION TO HIGHWAYS, STREETS, OR OTHERWISE;**

The boundaries of the original Authority District and the expanded boundaries for the Local Development Finance Authority of the City of Rochester Hills (LDFA) as established by Resolution of the Rochester Hills City Council are shown on Map 1. The full text of the resolution establishing the LDFA and legal description may be found in Appendix B. The resolution for expanding the boundaries of the LDFA and legal description of the new boundaries may also be found in Appendix B. All real and personal properties within the LDFA and their respective values are listed in Appendix C.

## **Existing Conditions**

**Section 15 (2) (c) THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES IN THE VICINITY OF THE PROPERTY TO WHICH THE PLAN APPLIES; THE LOCATION AND EXTENT OF THE PUBLIC AND PRIVATE LAND USES EXISTING AND PROPOSED FOR THE PROPERTY TO WHICH THE PLAN APPLIES;**

Existing streets and public facilities in the vicinity of the property to which the plan applies are shown on Map 1.

The property to which the plan applies will be used for manufacturing, light industrial, office, research, and technology uses. Except for the eventual improvement of vacant sites for such technology, manufacturing and industrial uses and the conversion of vacant land into rights-of-way, no other changes to existing land uses are proposed.

## **Map 2B**

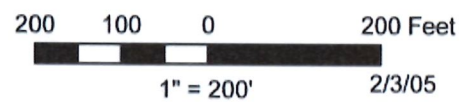
**Austin Ave. Extension/Devondale Paving**

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MAP 2B





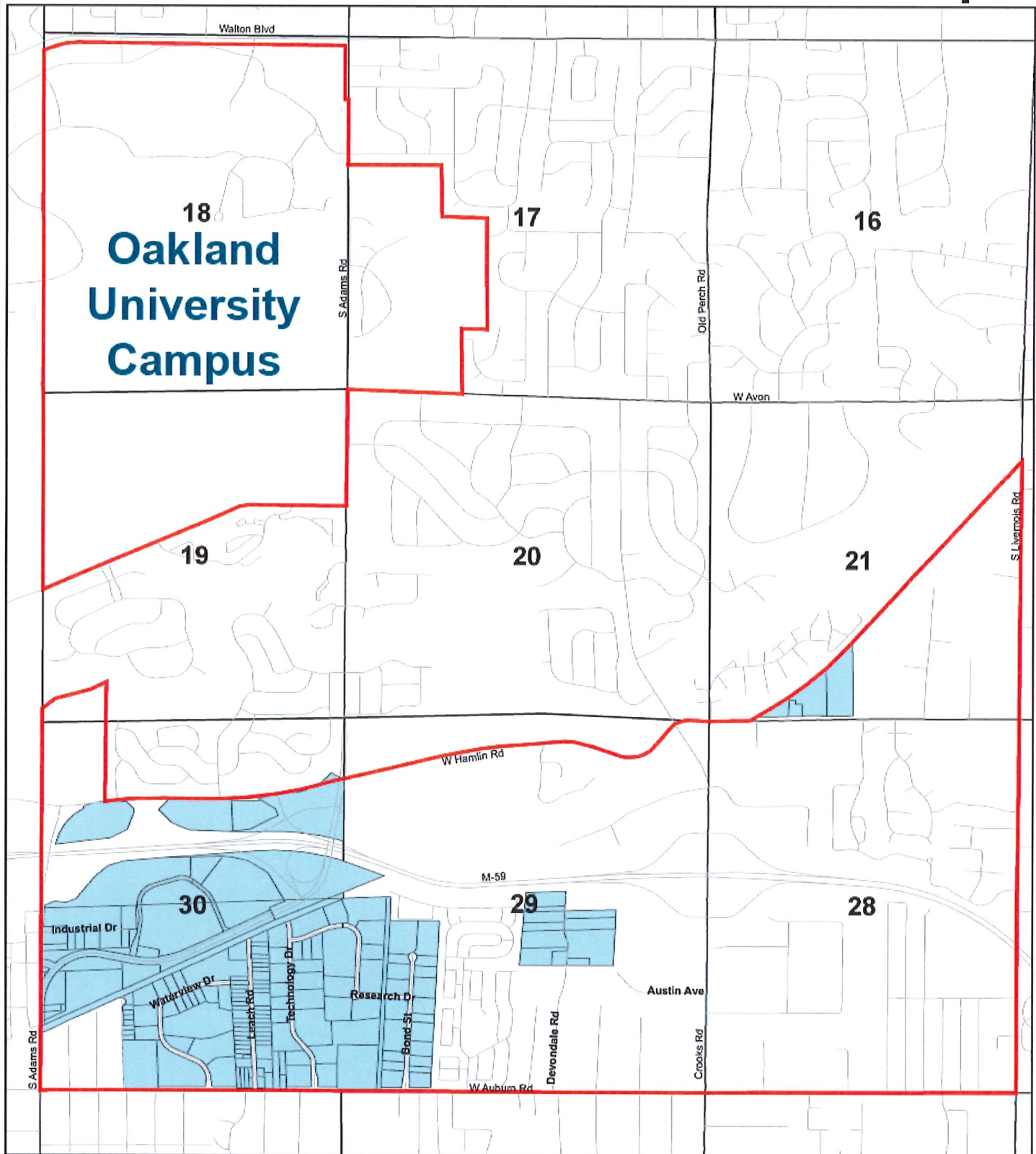
## **Map 1**

**Boundaries of the Certified Technology Park and LDFA District**

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# Certified Tech Park/LDFA District

## Map 1



### Legend

- SmartZone
- Streets
- LDFA Capture Area
- Sections

0 0.5 1 2 Miles

1 inch equals 0.4 miles



Prepared by MIS Department  
City of Rochester Hills  
Revised 09/06/2007

## Public Facilities

**Section 15 (2) (d) A DESCRIPTION OF PUBLIC FACILITIES TO BE ACQUIRED FOR THE PROPERTY TO WHICH THE PLAN APPLIES, A DESCRIPTION OF REPAIRS OR ALTERATIONS NECESSARY TO MAKE THOSE IMPROVEMENTS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION;**

**Section 15 (2) (e) THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE PUBLIC FACILITIES FOR THE PROPERTY TO WHICH THE PLAN APPLIES AND AN ESTIMATE OF THE REQUIRED TIME FOR COMPLETION;**

**Section 15 (2) (f) A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE;**

The location of the proposed public facilities is shown graphically on Map 2 (a-c). The proposed improvements to public facilities to be undertaken under this plan are detailed below, including estimated costs, staging, and a tentative schedule. Project descriptions are found on Pages 10 through 14 of this document.

The LDFA anticipates neither the creation nor acquisition of public facilities for sole operation by the LDFA. LDFA funds may be used for the acquisition of private property for road rights-of-way and other public purposes.

The engineering studies identified in the original development plan have been completed. The *Master Plan for Infrastructure Development of the Local Development Finance Authority District* for the City of Rochester Hills was prepared by a joint venture of Hubbell, Roth and Clark, Inc. and Orchard, Hiltz and McCliment, Inc. in 1996. The following is an amended list of future projects. Please note – See Appendix D for detailed project cost and scheduling information.



**Map 2C**  
**Interchange Technology Park – Proposed Road**  
(Appears on next page)





Map 2C

## PROJECT DESCRIPTIONS

### **Project 1: Relocation of Adams Road**

Adams Road is proposed for reconstruction and widening from the intersection at Auburn Road northerly and thence along a new alignment along the north side of the Grand Trunk Western Railroad right-of-way and connecting to the new interchange at M-59. The realignment will be initially constructed as a two-lane roadway with provisions to expand the roadway to a four-lane boulevard in the future. Along with the road relocation, watermain, sanitary sewers, and drainage will be extended along the road corridor. Construction is forecasted to begin in the year 2005, pending the availability of funding.

Land acquisition will be needed from many properties that are affected by the relocation. It is anticipated that all lands for road right-of-way will be purchased at appraised value.

Funding for the Adams relocation is expected to be from Federal or State grants (80%), with the balance from tax increment finance funds. The extension of water mains and sanitary sewers can be funded thru the City of Rochester Hills water-sewer enterprise funds.

The assumptions made for the Adams Road relocation project to materialize are as follows:

- The Michigan Department of Transportation begins the construction of the new Adams at M-59 Interchange by the year 2006.
- The Michigan Department of Transportation issues a grant for 80% of the cost of constructing the Adams Road relocation in 2003.

### **Project 2: Upgrade the Private Industrial Drive to a Public Road and Connect the Private Industrial Drive to the relocated Adams Road.**

This project involves upgrading the existing private Industrial Drive to a public road standard and connecting the upgraded roadway to the relocated Adams Road. This project involves acquisition of rights-of-way and extension of storm drainage to serve the new roadway. The acquisition of road rights-of-way will impact many parcels of land along the drive by creating insufficient setbacks to the proposed public right-of-way. This issue must be addressed before this project can move forward.

This project is forecast for construction in 2012. This time frame will likely change based on development of other circumstances, land acquisitions, and funding. Funding for this project is LDFA captures from tax increment and other funds pledged by the



City, County, and/or Community College based on their incremental collections. No other sources of funding are identified. It is assumed that the benefiting property owners will donate all needed road rights-of-way to the project.

### **Project 3: Extend Public utilities to the Private Industrial Drive.**

This project involves extending watermain, sanitary sewers, and storm sewers/drainage to the private Industrial Drive area from relocated Adams Road. Easements will be needed for the extension of these utilities.

This project is forecast for construction in 2012. This time frame will likely change based on development of other circumstances, land acquisitions, and funding. Funding for the storm drainage portion of this project is LDFA captures from tax increment and other funds pledged by the City, County, and/or Community College based on their incremental collections. Funding for watermain and sanitary sewer extensions is identified to be from the City of Rochester Hills Water-Sewer Enterprise funds.

### **Project 4: Extend Technology Drive to the Relocated Adams Road**

This project involves the construction of a new crossing of the Clinton River Walking Trail by extending Technology Drive to the north. It is expected that road right-of-way for Technology Drive north of the trail will be obtained by others at no cost to the project. The project is slated to begin in 2009, with construction occurring in 2010.

Funding for this project is LDFA captures from tax increment and other funds pledged by the City, County, and/or Community College based on their incremental collections.

### **Project 5: Interchange Technology Park**

The Interchange Technology Park consists of two parcels owned by the City of Rochester Hills totaling 15.6 acres. The property is sloped moderately from Hamlin Road to the north. The LDFA funded the demolition of the former Letica Corp. manufacturing building on the northern parcel and placed site fill to level the site at rough grade in the spring of 2006.

The next phase of this project is to construct a public road that will end in a cul-de-sac or will connect to the private road that services the Rochester Community School's Facilities Maintenance building to the east. Utilities will be located under the roadway, including water, sewer and fiberoptics. In addition, site preparation may include preparing building pads for future development, including trenching, installation of underground utilities and leveling pads to grade.

The land could sustain up to 200,000 square feet of office or flexible technology space.

The funding for this project is LDFA captures from tax increment and other funds, pledged by the City, County, and/or Community College based on their incremental collections. A funding alternative may be for a private developer to fund the

infrastructure and be reimbursed through a payback agreement over a negotiated time period. A third alternative is for the LDFA to bond for a portion of the project, with tax increment capture being used to pay the debt service and interest on the bonds. The project is slated to begin in 2010.

#### **Project 6: Extension of Austin Drive**

The extension of Austin Drive west from Crooks Road will provide access to 53.18 acres bordering M-59 that currently is developed for light industrial use, including 15.32 acres that remain undeveloped. These underutilized and undeveloped properties are accessed from Devondale Road, a gravel residential road. Austin Drive currently provides access to an industrial park and the road stubs just short of the subject area. The proposal calls for the extension of the road west to connect with Devondale, thus providing commercial and industrial access to the subject properties, and improvement of sections of Devondale north of the residential properties. Further, a cul-du-sac will be constructed on Devondale where the residentially zoned properties border the park, thus eliminating the potential of commercial traffic on the residential road. The project also includes the extension of 8" watermain, 16" storm sewer, installation of a 4-foot storm basin and box culvert.

The funding for this project is LDFA captures from tax increment and other funds, pledged by the City, County, and/or Community College based on their incremental collections. A funding alternative may be for a private developer to fund the infrastructure and be reimbursed through a payback agreement over a negotiated time period. The project is slated to be completed in 2009.

#### **Project 7: Intelligent Infrastructure Upgrade**

This project will provide upgrades or installation of intelligent infrastructure on a case-by-case basis as business needs change. Intelligent infrastructure may include: upgrades or installation of advanced fiberoptics; pods, nodes or other technology related to the development of wireless area networks; telephone or other communication infrastructure, including electric capacity. To fund these projects, the RHL DFA will use reserve or "fund balance" that is derived from tax increment financing and supplemented by future grants.

The goal of this project is to provide for capacity of improved communications in areas where it does not exist or is insufficient to meet the needs of business.

#### **Project 8: Annual Road Maintenance**

Maintaining viable commercial thoroughfares within the LDFA District is an important goal, particularly as existing infrastructure ages.

This project utilizes tax increment financing capture to reimburse City expenses related to road maintenance within the RHL DFA District. Road expenses may include patching,

sectional replacement of concrete slabs and other unanticipated repairs. Generally, road maintenance work is conducted by the City's Department of Public Services. Only maintenance of City Major and Local roads that provide primary access to eligible uses will be funded.

A fund will be established in the RHL DFA's annual budget to offset Board approved maintenance expenses. The Board has discretion to approve projects on a case-by-case basis. No funds will be expended without the expressed approval of the Board. At the end of each budget year, unexpended funds within the Road Maintenance Fund will be transferred to Fund Balance within the RHL DFA budget.

#### **Project 9: Research Dr. Reconstruction**

Research Dr. is located in the Rochester Hills Executive Park. All of the roads in this park are showing degradation and are in need of replacement. Research Dr., however, is in the poorest condition.

The project includes removal of the existing roadway, geotechnical investigation, construction engineering, replacement of sub-base, repairs and possible replacement of sewer structures and repavement with concrete or asphalt.

The project is proposed for completion in 2012 and will be funded by RHL DFA captures of tax increment.

#### **Project 10: Master Infrastructure Plan Update:**

The Master Infrastructure Plan was originally written and adopted in 1997. Many of the projects in the Plan have been completed and others have been approved by the RHL DFA and constructed that weren't originally conceived.

In 2009, the City and consultants will be conducting the M-59 Corridor Study. This is a strategy considered in the 2006 Master Plan, which would evaluate how the revisions to the Master Plan would affect land uses, road systems, pathways and other infrastructure within the RHL DFA District. The 2006 Master Plan anticipates some redevelopment in this area. The M-59 Corridor Study will identify what changes may occur and infrastructure that may be needed to support these changes. The updated Master Infrastructure Plan will focus on incorporating the needed changes into a 10-year plan. In this manner, funding sources can be determined, projects prioritized, and incorporated into the City's Capital Improvement Plan.

The estimated cost to complete the update of the Master Infrastructure Plan is \$50,000. It is anticipated that consultants and City staff will complete the update. Funding for the project will be derived from RHL DFA captures of tax increment.

#### **Project 11: Leach Street Paving from Auburn to South of G.T.W.R.R.**

This project involves the paving of Leach Street from Auburn Road north to the trail. This project is scheduled for construction jointly with the extension of Waterview Drive (Project 5). Construction is anticipated to begin in 2012. Funding for this project is expected to come from State Economic Development funds, which will cover 80% of the construction costs or 60% of the project costs. The rest of the funding for this project is LDFA tax increment capture and other funds pledged by the City, County, and/or Community College based on their incremental collections.

### **Project 12: Entranceway Beautification Program**

Maintaining and improving the marketability of the parks within the District is an important endeavor. Beautiful and professional entranceways create a lasting positive impression about the parks within the District and help to maintain and improve property values.

This project provides for a matching program to help the industrial and office condominium associations and land owners with multiple properties that are designed in a park-like setting to upgrade signage, landscaping and maintenance. The signs may or may not be located in public rights-of-way. The LDFA will allocate \$10,000 per year in its budget to fund such projects, with a cap of \$5,000 per entranceway or project. The funds will be dispersed as a matching grant at the conclusion of the project after submittal and review of all required documentation, including invoices. Only multi-tenant properties or associations are eligible to apply.

#### **IMPLEMENTATION PRIORITY**

<u>Project Number</u>		<u>Priority Number</u>
1	Adams Relocation	<b>Completed</b>
6	Austin Dr. Extension/Devondale Paving	<b>Completed</b>
4	Technology Dr. Extension	1
9	Research Dr. Reconstruction	2
10	Master Infrastructure Plan Update	3
8	Annual Road Maintenance	4
5	Interchange Technology Park	5
7	Intelligent Infrastructure Upgrade	6
3	Extend Utilities to Industrial Drive	7
2	Upgrade Industrial Drive	8
11	Leach Road Paving	9
12	Entranceway Beautification Program	10

## Conveyance of Property

**Section 15 (2) (g) A DESCRIPTION OF ANY PORTIONS OF THE PROPERTY TO WHICH THE PLAN APPLIES, WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS;**

The LDFA owns no property at this time. The Authority has no plans to acquire real property in its name. Therefore, at the present time, there are no plans to sell, donate, exchange or lease to or from the City of Rochester Hills any improvements or land in the Development Area. LDFA funds may be used for acquisition of road rights-of-way, in which case acquisition will occur through the auspices of the City; the responsibilities of ownership and final disposition will rest with the City.

## Zoning Changes

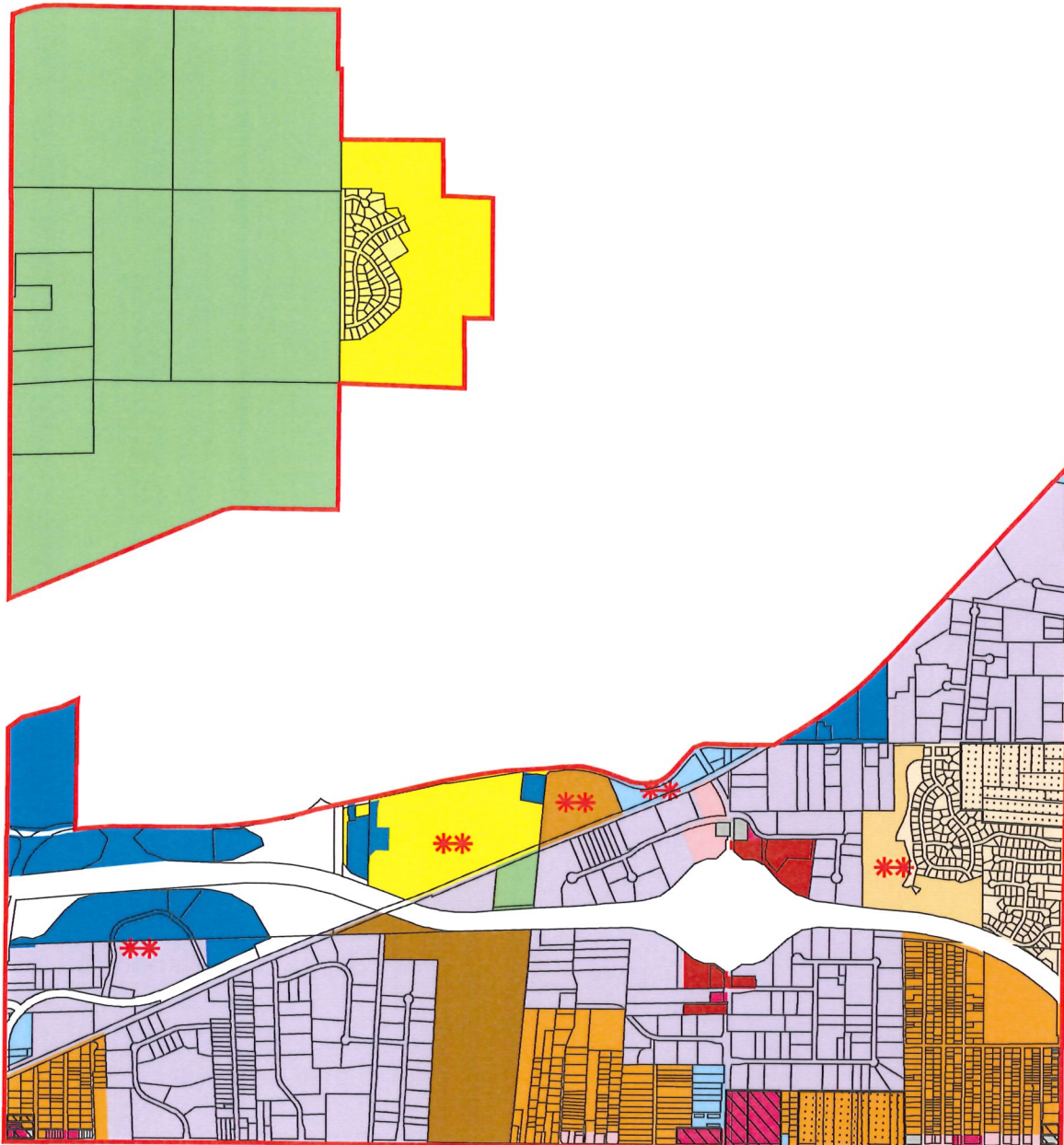
**Section 15 (2) (h) A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES;**

The existing zoning of the area is shown in Map 3. A zoning change of I-2, O-1 and RM-1 to either I-1 or ORT is contemplated. An overlay of ORT zoning over the properties zoned for I-1 also is contemplated. Changes in streets, street levels and intersections are an integral part of the plan and are discussed earlier. Final design of streets, street levels, and intersections is subject to preliminary and final engineering changes. Changes in utilities are also subject to development of engineering plans. It is contemplated that the new Adams Road will become the utility corridor to bring water, sewer, and storm drainage to Industrial Drive and any new development that may occur in the area.

**Map 3**  
**District Zoning Map**  
(Appears on next page)

# Zoning in SmartZone City of Rochester Hills

## Map 3



### Legend

SmartZone	RM1	ORT
TaxParcels In SmartZone	MH	I
Land Use is pursuant to Consent Judgment	B1	SP
R1	B2	FB2
R2	B3	MR
R3	B4	
R4	B5	
RCD	O1	



1 inch = 2,500 feet

Prepared by MIS Department  
City of Rochester Hills  
Revised 11/13/2009



**Map 2A**  
**Relocation of Adams Road**

**(Appears on next page)**



MAP 2A

## Development Costs and Financing

<b>Section 15 (2) (i)</b>	<b>AN ESTIMATE OF THE COST OF THE PUBLIC FACILITY OR FACILITIES, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE PUBLIC FACILITY OR FACILITIES, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING;</b>
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The proposed budget, including costs for the proposed facilities, is included in 15(2)(d) to 15 (2)(f).

The Authority intends to use several sources of funds to finance its projects. The Authority intends to use a mix of Sewer & Water Fund Reserves, special assessments, Michigan Department of Transportation Economic Development Funds, LDFA tax increment and City tax increment from non-manufacturing investment to finance its projects.

In particular, it is proposed to finance the Adams Road improvement through a bond issue to be repaid by a special assessment to adjacent property owners. The amount of the annual special assessment will be reduced by tax increment funds (less a \$20,000 administration and planning allocation) as it becomes available through new investment in the LDFA area.

The key to financing the projects will be dependent on property owners' willingness to participate in the Special Assessment District. The key project (Adams Road) will be dependent on Michigan Department of Transportation Economic Development Funds grant and business participation in the financing.

## Private Conveyance

- |                           |  |
|---------------------------|--|
| <b>Section 15 (2) (j)</b> | <b>DESIGNATION OF PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE PUBLIC FACILITY OR FACILITIES TO BE LEASED, SOLD OR CONVEYED AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN, IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY;</b>  |
| <b>Section 15 (2) (k)</b> | <b>THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE PUBLIC FACILITY OR FACILITIES UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS;</b> |

The Authority owns no property at this time, and may directly convey property or portion of a public facility to the City of Rochester Hills. Should the LDFA purchase, receive a donation, acquire real or personal property or otherwise come to own property in the area, the adoption of appropriate procedures for the management and disposition of the property will occur at a regularly scheduled public meeting of the Authority. All LDFA disposition procedures shall be in compliance with Federal, State and City of Rochester Hills regulations.

Should the LDFA acquire property, the procedures for acquisition of property will be consistent with the acquisition and relocation plan in Appendix F. Real property acquired may be held in the name of the Authority, or as stated in this document.



## Relocation

- |                           |   |
|---------------------------|---|
| <b>Section 15 (2) (l)</b> | <b>ESTIMATES OF THE NUMBER OF PERSONS RESIDING ON THE PROPERTY TO WHICH THE PLAN APPLIES AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED;</b>  |
| <b>Section 15 (2) (m)</b> | <b>PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT;</b>   |
| <b>Section 15 (2) (n)</b> | <b>PROVISIONS FOR COSTS OF RELOCATING DISPLACED PERSONS AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, 42 U.S.C. 4601 TO 4655;</b> |
| <b>Section 15 (2) (o)</b> | <b>PLAN FOR COMPLIANCE WITH ACT NO. 227 OF P.A. OF 1972, BEING SECTIONS 213.321 TO 213.332 OF THE MICHIGAN COMPILED LAWS.</b>   |

There are no persons residing on the property to which the plan applies. It is anticipated that two residences will be displaced by actions of the LDFA or the City relating to the projects stated in this plan.

The acquisition of real property will result in the displacement of several businesses, and the LDFA recognizes its obligation to make the affected parties economically whole. A relocation plan is contained in Appendix F.

The relocation plan requires that certain relocation 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 Act.

Any acquisition or relocation activities that occur using LDFA funds will comply with Act No. 227, of 1972. The relocation plan incorporates by reference the applicable portions of the Federal Uniform Relocation Assistance and Real Property Acquisition Act that are designed to make the affected individuals or businesses economically whole.

## **Other Information**

**Section 15 (2) (p) OTHER MATERIAL WHICH THE AUTHORITY OR  
GOVERING BODY CONSIDERS PERTINENT.**

No other pertinent information regarding the Development Plan is presented at this time.

**RESTATED TAX INCREMENT FINANCING PLAN**

**LOCAL DEVELOPMENT FINANCE AUTHORITY**  
**OF THE CITY OF ROCHESTER HILLS**



## **Reasons That the Plan Will Result in Captured Assessed Value**

**Section 12 (2) (a) A STATEMENT OF THE REASONS THAT THE PLAN  
WILL RESULT IN THE DEVELOPMENT OF  
CAPTURED ASSESSED VALUE WHICH COULD NOT  
OTHERWISE BE EXPECTED.**

Proposed public improvements, as described in the Development Plan, are necessary to provide required accessibility to various areas in the LDFA boundaries, to provide a level of service in roads and public services that are necessary to attract industrial and technology development, and to improve vehicular circulation within the LDFA area.

The implementation of the public improvements addressed by the Development Plan will stimulate further economic growth, provide new employment opportunities, and create additional assessed valuation. The limited availability of outside funding sources for these public improvements has led the City to turn to the LDFA, as provided for by Public Act 281 of 1986, for Tax Increment Financing as the method to generate required funds.

## Captured Assessed Value and Tax Increment Revenues

**Section 12 (2) (b) AN ESTIMATE OF THE CAPTURED ASSESSED VALUE FOR EACH YEAR OF THE PLAN.**

**Section 12 (2) (c) THE ESTIMATED TAX INCREMENT REVENUES FOR EACH YEAR OF THE PLAN.**

A schedule of the projected captured assessed value and tax increment revenues is provided in Table 1. Additional increases beyond the projected amounts may result from additional construction, appreciation in property values, site improvements, development of an industrial/technology park plat, and higher inflation.

The following assumptions were made to determine the projected captured assessed value for the LDFA area.

1. Annual inflationary increase of an average 2% per year.
2. An average investment of \$1,874,000 (**true cash value**) per year in both real and personal property. Note: Property values expanded in the LDFA district by approximately 15% between 1993 and 1994 (Table 1).
3. New manufacturing/technology investment to total new investment, which will be 25%. Approximately 41% of the property value is manufacturing/technology in the LDFA District.
4. New construction occurring at a rate equal to 1/3 of the projected based on the historic absorption rate of \$2.8 million in SEV.
5. City of Rochester Hills will capture non-LDFA eligible tax increment for use on LDFA projects using only City millages. **This will discontinue in 2007 and beyond.**
6. **Actual eligible and ineligible taxable value reported for years 1995 to 2006 appear in the chart.**

It is projected that the LDFA will have sufficient income from the annual tax increment revenue to pay for current improvements, debt service and operating costs. Any debt will be structured in a manner that allows for servicing of the debt with special assessments, LDFA revenues and City funds.

Projected LDFA tax increment revenues are based upon the captured assessed value resulting from increased value of eligible properties and ineligible shown in Table 1.



**Table 1**  
**Taxes Captured by Jurisdiction**  
(Appears on next page)

**Table 1  
Rochester Hills LDFA  
Taxes Captured, by Jurisdiction, by Year**  
(w/o City Debt Millage)

SEV Growth										(two City Year Mileage)						Taxing Jurisdictions						Total	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q							
SEV	New Investment	New Investment	Existing	Existing	Future	Future	Future	Total SEV Increase	Total SEV Increase	Tax	City of Rochester Hills		Oakland	Oakland	Funds Available	LDFA Captured	NPV - Captured						
Year	SEV	SEV - Inflated	Eligible	Ineligible	Eligible	Ineligible	Eligible	Ineligible	Year	Eligible	Ineligible	County	Comm. C.	Year	Tax Increment	Future Taxes							
12/31	33.33%	2.00%	67.10%	32.90%	25.00%	75.00%	E + G	F + H		6.6167	5.7762	4.818	1.6522		L + M + N + O	7.00%							
1994									1995	\$10,602	\$24,714	\$7,386	\$2,466	1996	\$45,168	\$5,452,779							
1995	1								1996	\$120,382	\$11,924	\$87,579	\$29,848	1997	\$249,733	\$5,799,765							
1996	2	\$26,769,410							1997	\$136,884	\$35,129	\$99,788	\$34,219	1998	\$306,020	\$8,476,012							
1997		\$955,740	\$898,780		\$440,778	\$32,201,510	\$13,850,130	\$32,201,510	1998	\$219,015	\$82,547	\$159,477	\$54,688	1999	\$515,727	\$8,848,946							
1998	\$937,000	\$974,855	\$1,815,536		\$890,372	\$29,984,870	\$20,734,410	\$33,344,004	1999	\$210,414	\$124,909	\$153,214	\$52,541	2000	\$541,078	\$9,228,466							
1999	\$937,000	\$994,352	\$2,750,626		\$1,348,957	\$30,918,310	\$35,319,760	\$33,668,936	2000	\$222,777	\$211,806	\$162,217	\$55,628	2001	\$652,428	\$9,529,151							
2000	\$937,000	\$1,014,239	\$3,704,419		\$1,816,714	\$33,074,420	\$32,040,280	\$36,778,839	2001	\$243,355	\$195,565	\$177,200	\$60,766	2002	\$676,886	\$9,832,493							
2001	\$937,000	\$1,034,524	\$4,677,287		\$2,293,826	\$27,137,470	\$30,390,960	\$31,814,757	2002	\$210,509	\$240,780	\$153,284	\$32,564	2003	\$857,136	\$9,863,632							
2002	\$937,000	\$1,055,214	\$5,669,613		\$2,780,481	\$26,061,590	\$42,208,630	\$31,731,203	2003	\$209,956	\$259,866	\$152,881	\$52,426	2004	\$675,129								
2003	\$937,000	\$1,076,318	\$6,681,785		\$3,276,869	\$25,820,700	\$45,141,630	\$32,502,485	2004	\$215,059	\$279,675	\$156,597	\$53,701	2005	\$705,032								
2004	\$937,000	\$1,097,845	\$7,714,201		\$3,783,184	\$45,545,440	\$31,233,240	\$53,259,641	2005	\$352,403	\$202,262	\$256,605	\$87,996	2006	\$899,265								
2005	\$937,000	\$1,119,802	\$8,767,265		\$4,299,626	\$60,326,220		\$69,093,485	2006	\$457,171		\$332,892	\$114,156	2007	\$904,220								
2006	\$937,000	\$1,142,198	\$9,841,390		\$4,826,396	\$60,611,769		\$70,453,160	2007	\$468,167		\$339,443	\$116,403	2008	\$922,013								
2007	\$937,000	\$1,165,042	\$10,936,998		\$5,363,702	\$60,903,030		\$71,840,028	2008	\$475,344		\$346,125	\$118,694	2009	\$940,183								
2008	\$937,000	\$1,188,343	\$12,054,518		\$5,911,754	\$61,200,116		\$73,254,634	2009	\$484,704		\$352,941	\$121,031	2010	\$958,676								
2009	\$937,000	\$1,212,109	\$13,194,388		\$6,470,767	\$61,503,143		\$74,697,531	2010	\$494,251		\$359,893	\$123,415	2011	\$977,559								
2010	\$937,000	\$1,236,352	\$14,357,056		\$7,040,961	\$61,812,231		\$76,169,287	2011	\$503,989		\$366,984	\$125,847	2012	\$996,820								
2011	\$937,000	\$1,261,079	\$15,542,977		\$7,622,558	\$62,127,500		\$77,670,478	2012	\$513,922		\$374,216	\$128,327	2013	\$1,018,466								
2012	\$937,000	\$1,286,300	\$16,752,617		\$8,215,787	\$62,449,075		\$79,201,692	2013	\$524,054		\$381,594	\$130,857	2014	\$1,036,505								
2013	\$937,000	\$1,312,026	\$17,986,449		\$8,820,881	\$62,777,082		\$80,763,531	2014	\$534,388		\$389,119	\$133,438	2015	\$1,056,944								
2014	\$937,000	\$1,338,267	\$19,244,958		\$9,438,076	\$63,111,649		\$82,356,607	2015	\$544,929		\$396,794	\$136,070	2016	\$1,077,793								
2015	\$937,000	\$1,365,032	\$20,528,637		\$10,067,616	\$63,452,907		\$83,981,544	2016	\$555,681		\$404,623	\$138,754	2017	\$1,099,058								
2016	\$937,000	\$1,392,333	\$21,837,990		\$10,709,746	\$63,800,990		\$85,638,980	2017	\$566,647		\$412,609	\$141,493	2018	\$1,120,749								
2017	\$937,000	\$1,420,179	\$23,173,530		\$11,364,719	\$64,156,035		\$87,329,565	2018	\$577,834		\$420,754	\$144,286	2019	\$1,142,873								
2018	\$937,000	\$1,448,563	\$24,555,780		\$12,032,791	\$64,518,181		\$89,053,961	2019	\$589,243		\$429,062	\$147,135	2020	\$1,165,440								
2019	\$937,000	\$1,477,555	\$25,925,276		\$12,714,225	\$64,887,569		\$90,812,845	2020	\$600,881		\$437,536	\$150,041	2021	\$1,188,459								
2020	\$937,000	\$1,507,106	\$27,342,562		\$13,409,288	\$65,264,346		\$92,606,907	2021	\$612,752		\$446,180	\$153,005	2022	\$1,211,937								
2021	\$937,000	\$1,537,248	\$28,788,193		\$14,118,251	\$65,648,658		\$94,436,850	2022	\$624,860		\$454,897	\$156,029	2023	\$1,235,886								
2022	\$937,000	\$1,567,993	\$30,262,737		\$14,841,394	\$66,040,656		\$96,303,392	2023	\$637,211		\$463,990	\$159,112	2024	\$1,260,313								
2023	\$937,000	\$1,599,353	\$31,766,771		\$15,579,000	\$66,440,494		\$98,207,265	2024	\$649,808		\$473,163	\$162,258	2025	\$1,285,229								
2024	\$937,000	\$1,631,340	\$33,300,887		\$16,331,358	\$66,848,329		\$100,149,216	2025	\$662,657		\$482,519	\$165,467	2026	\$1,310,643								
2025	\$937,000	\$1,663,966	\$34,865,685		\$17,098,764	\$67,264,320		\$102,130,005	2026	\$675,764		\$492,062	\$168,739	2027	\$1,336,565								
Total	\$26,236,000	\$63,844,700								\$13,903,613	\$1,669,177	\$10,123,724	\$3,471,399		\$29,167,913								

- A The year in which the SEV is determined - its based on property on the rol's as of December 31st of the year shown & becomes basis for next year's taxes  
B Footnote  
C Projected new SEV investment in constant dollars based a percentage of historic growth as shown  
D New investment adjusted for inflation based on percentage as shown  
E Cumulative real and personal SEV for LDFA eligible (manufacturing) firms adjusted for inflation shown in Column D  
F Cumulative real and personal SEV for non-LDFA eligible (nonmanufacturing) firms adjusted for inflation shown in Column D  
G Cumulative increase of projected LDFA eligible (manufacturing) new investment based on percentage shown  
H Cumulative projected non-LDFA eligible (nonmanufacturing) new investment (Column D) based on percentage shown based on inflation rate shown in Column D  
I Total Increase in LDFA Eligible (Manufacturing) SEV  
J Total Increase in non-LDFA Eligible (nonmanufacturing) SEV  
K This is the year the tax increment is collected based on properties on the rol on December 31 of the previous year  
L Annual tax increment using City millage for LDFA Eligible (manufacturing) properties only (Column E + Column G) times millage rate shown above  
M Annual tax increment using City millage for non-LDFA Eligible (nonmanufacturing) properties (Column F + Column H) times millage rate shown above  
N Annual tax increment using County millage for LDFA Eligible (manufacturing) properties only (Column E + Column G) times millage rate shown above  
O Annual tax increment using County millage for non-LDFA Eligible (nonmanufacturing) properties only (Column F + Column H) times millage rate shown above  
P This is the total tax increment projected for each year and is the sum of Columns L, K, M, N  
Q This is the projected net present value of the future tax increment cash flow (less \$15,000 annually for annual admin. & planning costs) for next 20 years at the discount rate shown  
R Column E & F - This is initial SEV for property on the rol's on 12/31/95 and used for tax computations in 1995  
S Column D - This is actual SEV increase for property on the rol's on 12/31/95 and used for tax computations in 1997

10/5/2009

Table 2 Taxes Captured, by Jurisdiction, 2009-2025

## **Tax Increment Procedure**

<b>Section 12 (2) (d) A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.</b>
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As provided for in Michigan Public Act 281 of 1986, as amended, tax increment financing is a tool for the financing of public facilities in support of eligible properties (as defined in Act. 281).

The City Council of the City of Rochester Hills adopted a resolution at the May 4, 1994 regular meeting of the City Council to create the Rochester Hills LDFA and designating the boundaries of the Authority district (see page 5). This is the area within which the Authority exercises its powers. The boundaries were amended in 2005 to be coterminous with the Certified Technology Park designation, which was granted in 2002; further the District was redefined as a "business development area", as permitted under P.A. 281.

The paragraphs that follow describe the procedures involved in establishing the base years, initial assessed value, and tax increment for each year.

Chronologically, establishing the "base year", which will serve as the point of reference for determining future tax increments, is the first step in the tax increment financing procedure. The City Council takes this step at the time it adopts an ordinance approving the Tax Increment Financing Plan. Adoption of the Plan establishes the "initial assessed value", which is defined in the Act as follows:

"Initial assessed value means the assessed value, as equalized, of the eligible property identified in the tax increment financing plan at the time the resolution establishing the tax increment financing plan is approved as shown by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted."

In this case, the "initial assessed value" is based on the assessment roll in place on December 31, 1993 (1994 tax year).

Values for all real and personal property are provided in Appendix C.

As the Development Plan is carried out, resulting in private sector investment on the eligible properties, the planned investments will result in additions of real and personal property value to the tax base. Each year following adoption of this Plan, the total current assessed value of the eligible properties will be compared to their initial assessed value. This comparison indicates the amount of "captured assessed value for eligible properties", which is the amount by which the current assessed value exceeds the initial assessed value.

The tax increment revenues are determined for each year by applying the total current millage rate for all taxing jurisdictions (City of Rochester Hills, Oakland County, and Oakland Community College) against the captured assessed value. The property tax revenues which are generated as a result of the difference in assessed value between the base year and the current year provide tax increment revenues which can be used by the LDFA to carry out the Development Plan. Throughout the duration of this Plan, the taxing jurisdictions will continue to collect property taxes, which are based on the initial assessed value.

The tax increment revenues to be collected by the LDFA will be based on the *operating millage* of the taxing jurisdictions, rather than total millage. Thus the *debt millage* of the taxing jurisdictions will be unaffected by this Plan and will continue to generate tax revenue for the taxing jurisdictions based on the current assessed value, rather than on the initial assessed value. Millage rates are set forth in Appendix E.



## Maximum Amount of Bonded Indebtedness

<p><b>Section 12 (2) (e) THE MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS TO BE INCURRED, IF ANY.</b></p>
--

Issuance of bonds backed by the tax increment revenues generated by the LDFA is expected to be the primary means of financing the projects identified in the Development Plan. ***It is expected that bonds will be issued to finance the New Adams Road construction.***

Table 2 provides a **sample bond schedule for \$6-million to finance projects in the Development and Financing Plan**. The bond schedule makes the following assumptions:

1. **Interest rate of 4%, similar to 2007 rate.**
2. Special Assessments will be used to make up the difference between the debt service and the tax increment available for debt services or bonding will be delayed until adequate funds are available. Special assessments will be reduced as tax increment financing is increased.
3. Both LDFA tax increment and other funds pledged and contributed by the City, County and/or Community College based on their incremental tax collection will be used to finance the projects.

A Capital Improvement Fund or similar fund will be established for the LDFA. This fund will be used to record LDFA revenues and expenditures. Funds advanced by the City, County and/or Community College based on their incremental tax collections to the LDFA or funds received through other means of financing will be deposited in this fund. Funds shall be advanced only upon formation of an obligation requiring the LDFA to repay the funds to the sources. To summarize, the purposes of this fund will be:

- To receive revenues.
- To hold invested tax increment funds.
- To accumulate a fund balance for bonding purposes.
- To transfer funds for administrative and planning purposes.
- To transfer funds for debt service.
- To pay current capital expenditures.

The LDFA intends to issue tax increment bonds to finance proposed public improvements described in the Development Plan. The maximum amount of bonded indebtedness to be incurred will be \$6 million. The extent of the bonding will be dependent on:

- 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.
- The amount of grant and special assessment funds that can be obtained to finance the project.

A more detailed analysis of various tax increment scenarios are contained in a report prepared by McKenna Associates entitled: "Financing of LDFA Redevelopment Improvements" dated April 20, 1994. The results of the report have been updated herein with current interest rates.

TABLE 4

Bond Schedule						
Principal Amount		Principal Payment	Interest Payment	Remaining Principal	AVERAGE Payment	
\$ 6,000,000						
Average Interest Rate*						
4.00%						
Term (Years)						
20						
	Year 1	\$ 201,491	\$ 240,000	\$ 5,798,509	\$ 441,491	
	Year 2	\$ 209,550	\$ 231,940	\$ 5,588,959	\$ 441,491	
	Year 3	\$ 217,932	\$ 223,558	\$ 5,371,027	\$ 441,491	
	Year 4	\$ 226,649	\$ 214,841	\$ 5,144,378	\$ 441,491	
	Year 5	\$ 235,715	\$ 205,775	\$ 4,908,662	\$ 441,491	
	Year 6	\$ 245,144	\$ 196,346	\$ 4,663,518	\$ 441,491	
	Year 7	\$ 254,950	\$ 186,541	\$ 4,408,569	\$ 441,491	
	Year 8	\$ 265,148	\$ 176,343	\$ 4,143,421	\$ 441,491	
	Year 9	\$ 275,754	\$ 165,737	\$ 3,867,667	\$ 441,491	
	Year 10	\$ 286,784	\$ 154,707	\$ 3,580,883	\$ 441,491	
	Year 11	\$ 298,255	\$ 143,235	\$ 3,282,628	\$ 441,491	
	Year 12	\$ 310,185	\$ 131,305	\$ 2,972,443	\$ 441,491	
	Year 13	\$ 322,593	\$ 118,898	\$ 2,649,850	\$ 441,491	
	Year 14	\$ 335,496	\$ 105,994	\$ 2,314,354	\$ 441,491	
	Year 15	\$ 348,916	\$ 92,574	\$ 1,965,437	\$ 441,491	
	Year 16	\$ 362,873	\$ 78,617	\$ 1,602,564	\$ 441,491	
	Year 17	\$ 377,388	\$ 64,103	\$ 1,225,176	\$ 441,491	
	Year 18	\$ 392,483	\$ 49,007	\$ 832,693	\$ 441,491	
	Year 19	\$ 408,183	\$ 33,308	\$ 424,510	\$ 441,491	
	Year 20	\$ 424,510	\$ 16,980	\$ (0.00)	\$ 441,491	
		\$ 6,000,000	\$ 2,829,810		\$ 8,829,810	
Ave. Payment Over the Term (20 Years):					\$ 441,491	

\* Actual interest rate is unknown

## **Costs, Expenditures and Duration of the Plan**

**Section 12 (2) (f) THE AMOUNT OF OPERATING AND PLANNING EXPENDITURES OF THE AUTHORITY AND THE MUNICIPALITY, THE AMOUNT OF ADVANCES EXTENDED BY OR INDEBTEDNESS INCURRED BY THE MUNICIPALITY AND THE AMOUNT OF ADVANCES BY OTHERS TO BE REPAID FROM TAX INCREMENT REVENUES;**

**Section 12 (2) (g) THE COSTS OF THE PLAN ANTICIPATED TO BE PAID FROM TAX INCREMENT REVENUES AS RECEIVED;**

The City of Rochester Hills has agreed to lend the LDFA enough funds to conduct its preliminary engineering studies. The funds are projected to be approximately \$25,000 - \$50,000. Future operating and planning expenditures of the LDFA, including legal and professional fees, administrative costs, and other operational costs, will be paid from annual revenues. Annual budgets will be presented and approved according to procedures described in Public Act 281 of 1986 and adopted by the City. For the purposes of projecting revenue available for debt service it was assumed that an average \$20,000 would be available for annual administrative and planning expenses.

The cost of the plan to be met by the expenditure of tax increment revenues is shown in the Development Plan. The LDFA intends to operate on a pay-as-you-go basis until it is prepared to issue bonds.

This plan will commence upon its approval by the City Council in May of 1995 for tax year 1994 and will end December 31, 2025, unless this plan is amended to extend or shorten its duration.

## Impacts on Other Taxing Jurisdictions

**Section 12 (2) (i) AN ESTIMATE OF THE IMPACT OF TAX INCREMENT FINANCING ON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH THE ELIGIBLE PROPERTY IS OR IS ANTICIPATED TO BE LOCATED.**

The impact of the proposed incremental tax financing on affected jurisdictions is the amount of tax that will be captured by the LDFA, which would otherwise have been available to the taxing jurisdictions. The impact is shown in Table 1 based on the assumptions stated. In addition, all incremental Rochester Hills city taxes collected within the LDFA boundaries, **including non-manufacturing real and personal property from 1995 through 2006**, will be allocated by the City for LDFA projects.

## Legal Description

**Section 12 (2) (j) A LEGAL DESCRIPTION OF ELIGIBLE PROPERTY TO WHICH THE TAX INCREMENT FINANCING PLAN APPLIES OR SHALL APPLY UPON QUALIFICATION AS ELIGIBLE PROPERTY.**

The legal description of the LDFA area is in Appendix A. A list of all LDFA eligible and ineligible properties is in Appendix C.

## **Job Creation**

**Section 12 (2) (k) AN ESTIMATE OF THE NUMBER OF JOBS CREATED  
AS A RESULT OF THE IMPLEMENTATION OF THE TAX  
INCREMENT FINANCING PLAN.**

Based on research completed by the City of Rochester Hills, an average of 246 new jobs (based on 6 businesses starting each year) is expected annually for the LDFA. The LDFA can be expected to generate approximately 3,895 jobs over the build-out period. The report entitled "Employment Figures in the LDFA" may be obtained from the City of Rochester Hills Planning Department.

# APPENDIX A

## Legal Description

Part of sections 17, 18, 19, 21, 28, 29 and 30, T. 3 N., R. 11 E., City of Rochester Hills, Oakland County, Michigan.

More particularly described as being all of section 18 and that part of sections 17 and 19, described as beginning at the northwest corner of said section 18; thence easterly along the north line of said section 18, also being the centerline of Walton Boulevard, to the northeast corner of said section 18; thence southerly 2044.63 feet along the east line of said section 18, also being the centerline of Adams Road, to the southwest corner of Spring Hill Subdivision; thence easterly 1491.99 feet along the south line of said Spring Hill Subdivision to the southeast corner of said Spring Hill Subdivision, said point being on the west line of Spring Hill Subdivision No.2; thence southerly 820.73 feet to the southwest corner of said Spring Hill Subdivision No.2; thence easterly 727.90 feet along the south line of said Spring Hill Subdivision No.2 to the northwest corner of Meadowbrook Valley Sub No.2; thence southerly 1076.05 feet along the west line of said Meadowbrook Valley Sub No.2 to the southwest corner of said Meadowbrook Valley Sub No.2, said point being the northwest corner of Meadowbrook Valley Sub No.1; thence continuing southerly 698.07 feet along the westerly line of said Meadowbrook Valley Sub No.1; thence westerly 407.80 feet along the north line of lots 15, 16, 17 and 18 of said Meadowbrook Valley Sub No.1 to a point on the westerly line of said Meadowbrook Valley Sub No.1; thence southerly 1036.25 feet along said westerly line of Meadowbrook Valley Sub No.1 to the southwest corner of said Meadowbrook Valley Sub No.1 and the south line of said section 17, also being the centerline of Avon Road; thence westerly along said south line of section 17 to the southwest corner of said section 17; thence southerly along the east line of said section 19, also being the centerline of Adams Road, to the centerline of Butler Road; thence westerly and southwesterly along said centerline of Butler Road to the west line of said section 19; thence northerly along said west line of section 19 and along the west line of said section 18 the point of beginning.

Also that part of section 19, 21, 28, 29 and 30 described as beginning at the southwest corner of said section 30; thence northerly along said west line of section 30 to the northwest corner of said section 30; thence North 00 degrees 22 minutes 28 seconds West, 225 feet along the west line of said section 19; thence North 52 degrees 09 minutes 50 seconds East, 260 feet; thence North 74 degrees 23 minutes 50 seconds East, 580 feet; thence North 64 degrees 33 minutes 42 seconds East 277.28 feet; thence southerly, in part along the west line of Rookery Woods Subdivision No.2 to a point on the centerline of Hamlin Road; thence easterly along said centerline of Hamlin Road to the centerline of Adams Road; thence continuing easterly along said centerline of Hamlin Road to the centerline of Crooks Road; thence continuing easterly along the centerline of Hamlin Road to the centerline of the Trail Corridor (formally Grand Trunk Western Railway); thence northeasterly along the centerline of said Trail Corridor to the centerline of Livernois Road; thence southerly along said centerline of Livernois Road to the centerline of Hamlin Road; thence continuing southerly along said centerline of Livernois Road to the centerline of Auburn Road; thence westerly along the centerline of said Auburn Road to the centerline of Crooks Road; thence continuing westerly along said centerline of Auburn Road to the point of beginning.



**APPENDIX B**

**Council Resolutions**

CITY OF ROCHESTER HILLS

Office of the Mayor

Date: May 9, 1994  
To: Bev Jasinski  
From: Mayor Ireland  
Subj: LDFA Resolution

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Attached please find a resolution adopted by the City Council at its May 4, 1994 Regular Meeting.

Please file a certified copy of the resolution with the Michigan Secretary of State and forward a copy of the resolution to the *Rochester Eccentric* for publication.

  
BILLIE M. IRELAND, Mayor  
City of Rochester Hills

cc w/attach: P. Goodwin

BMI:ah  
050494fu.ldf

## CITY OF ROCHESTER HILLS

At a Regular Rochester Hills City Council Meeting held at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Oakland County, Michigan, on Wednesday, May 4, 1994:

Present: President Patricia Roberts, Members Scot Beaton, Jon Buller, Linda Raschke,  
Lauren Shepherd, Pat Somerville  
Absent: Member Kenneth Snell

QUORUM PRESENT

MOTION by Buller, seconded by Beaton,

Whereas, the City of Rochester Hills, County of Oakland, State of Michigan ("the city"), is authorized by the provisions of Act 281, Public Acts of Michigan, 1986, as amended, ("Act 281"), to create a local development finance authority; and

Whereas, the creation of jobs and the promotion of economic growth in the city are essential governmental functions and constitute essential public purposes; and

Whereas, the creation of jobs and the promotion of economic growth stabilize and strengthen the tax base upon which local units of government rely; and

Whereas, the provisions of Act 281 were enacted to provide a means for local units of government to eliminate the conditions of unemployment, underemployment and joblessness, and to promote economic growth in the communities served by these local units of government; and

Whereas, the City Council, in accordance with Act 281, held a public hearing on January 19, 1994 on the adoption of a resolution creating a local development finance authority and designating the boundaries of the authority district.

*Now, therefore, be it resolved,*

1. That the City Council hereby determines that it is in the best interest of the city to establish a local development finance authority pursuant to Act 281 in order to help eliminate the causes of unemployment, underemployment and joblessness, and to promote economic growth.
2. That the City Council hereby establishes a local development finance authority pursuant to Act 281, such authority to be known as the "Local Development Finance Authority of the City of Rochester Hills."
3. That the City Council hereby designates as the boundaries of the authority district within which the authority shall exercise its powers the Description of the Authority District set forth in Exhibit A attached hereto.

LDFA Resolution

May 4, 1994

Page Two

4. That the City Clerk shall cause a certified copy of this resolution to be filed with the Michigan Secretary of State promptly after its adoption and shall also cause a certified copy of this resolution to be published in the *Rochester Eccentric*, a newspaper of general circulation in the city.
5. That all resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, be and the same hereby are rescinded.

Ayes: Beaton, Buller, Raschke, Somerville, Roberts

Nays: Shepherd

Absent: Snell

MOTION CARRIED

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Certification

I, Beverly A. Jasinski, Acting City Clerk for the City of Rochester Hills, do hereby certify that the foregoing is a true and complete copy of a resolution, the original of which is on file in my office, adopted by the Rochester Hills City Council at a Regular Meeting thereof held on Wednesday, May 4, 1994.

BEVERLY A. JASINSKI, Acting Clerk  
City of Rochester Hills

Dated: May 9, 1994

BAJ:ah



# Rochester Hills

## Certified Copy

Project: 2005-0040

1000 Rochester Hills  
Drive  
Rochester Hills, MI 48309  
(248) 656-4660  
Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

File Number: 2005-0040

Enactment Number: RES0019-2005

### Request to Schedule Public Hearing for expansion of the Rochester Hills Local Development Finance Authority District, Dan Casey, Economic Development Manager, Planning and Development

**Whereas**, Public Act 281 of 1986 is an act to prevent urban deterioration and encourage economic development including, but not limited to, high-technology industries and activity and to encourage neighborhood revitalization and historic preservation and to provide a mechanism for developing and implementing plans within a development area; and

**Whereas**, the City of Rochester Hills and Michigan Economic Development Corporation have entered into an agreement that establishes the boundaries of a certified technology park within the City of Rochester Hills; and

**Whereas**, the Rochester Hills Local Development Finance Authority was established on May 4, 1994 and a Development Plan and Tax Increment Financing Plan, "the Plan", were approved by City Council on May 3, 1995; and

**Whereas**, the Plan was amended and adopted by the City Council on July 15, 1998; and

**Whereas**, Public Act 281 of 1986, Section 4 (5) permits the governing body creating the authority to include or exclude land from the Authority District; and

**Whereas**, City Council and the Authority desire that the boundaries of the District and certified technology park be coterminus.

**Resolved** that the City Council of the City of Rochester Hills determines that it is in the best interests of the public to increase property tax valuation, and to promote growth in an area of the City of Rochester Hills defined as a certified technology park and business development area, particularly growth related to industries engaged in high-technology, including, but not limited to, advanced manufacturing, advanced computing, research and development, life sciences and biotechnology; and

**Be It Further Resolved** that the Council of the City of Rochester Hills intends to hold a public hearing regarding the adoption of a resolution to expand the local boundaries of the Rochester Hills Local Development Finance Authority District; and

**Be It Further Resolved** that the amended Authority boundaries are coterminus with those of the certified technology park, further described as:

Part of sections 17, 18, 19, 21, 28, 29 and 30, T. 3 N., R. 11 E., City of Rochester Hills, Oakland County, Michigan.

More particularly described as being all of section 18 and that part of sections 17 and 19, described as beginning at the northwest corner of said section 18; thence easterly along the north line of said section 18, also being the centerline of Walton Boulevard, to the northeast corner of said section 18; thence southerly 2044.63 feet along the east line of said section 18, also being the centerline of Adams Road, to the southwest corner of Spring Hill Subdivision; thence easterly 1491.99 feet along the south line of said Spring Hill Subdivision to the southeast corner of said Spring Hill Subdivision, said point being on the west line of Spring Hill Subdivision No.2; thence southerly 820.73 feet to the southwest corner of said Spring Hill Subdivision No.2; thence easterly 727.90 feet along the south line of said Spring Hill Subdivision No.2 to the northwest corner of Meadowbrook Valley Sub No.2; thence southerly 1076.05 feet along the west line of said Meadowbrook Valley Sub No.2 to the southwest corner of said Meadowbrook Valley Sub No.2, said point being the northwest corner of Meadowbrook Valley Sub No.1; thence continuing southerly 698.07 feet along the westerly line of said Meadowbrook Valley Sub No.1; thence westerly 407.80 feet along the north line of lots 15, 16, 17 and 18 of said Meadowbrook Valley Sub No.1 to a point on the westerly line of said Meadowbrook Valley Sub No.1; thence southerly 1036.25 feet along said westerly line of Meadowbrook Valley Sub No.1 to the southwest corner of said Meadowbrook Valley Sub No.1 and the south line of said section 17, also being the centerline of Avon Road; thence westerly along said south line of section 17 to the southwest corner of said section 17; thence southerly along the east line of said section 19, also being the centerline of Adams Road, to the centerline of Butler Road; thence westerly and southwesterly along said centerline of Butler Road to the west line of said section 19; thence northerly along said west line of section 19 and along the west line of said section 18 the point of beginning.

Also that part of section 19, 21, 28, 29 and 30 described as beginning at the southwest corner of said section 30; thence northerly along said west line of section 30 to the northwest corner of said section 30; thence North 00 degrees 22 minutes 28 seconds West, 225 feet along the west line of said section 19; thence North 52 degrees 09 minutes 50 seconds East, 260 feet; thence North 74 degrees 23 minutes 50 seconds East, 580 feet; thence North 64 degrees 33 minutes 42 seconds East 277.28 feet; thence southerly, in part along the west line of Rookery Woods Subdivision No.2 to a point on the centerline of Hamlin Road; thence easterly along said centerline of Hamlin Road to the centerline of Adams Road; thence continuing easterly along said centerline of Hamlin Road to the centerline of Crooks Road; thence continuing easterly along the centerline of Hamlin Road to the centerline of the Trail Corridor (formally Grand Trunk Western Railway); thence northeasterly along the centerline of said Trail Corridor to the centerline of Livernois Road; thence southerly along said centerline of Livernois Road to the centerline of Hamlin Road; thence continuing southerly along said centerline of Livernois Road to the centerline of Auburn Road; thence westerly along the centerline of said Auburn Road to the centerline of Crooks Road; thence continuing westerly along said centerline of Auburn Road to the point of beginning.


**Be It Further Resolved** that the public hearing will be held in the City Council Chambers at 1000 Rochester Hills Drive in the City of Rochester Hills at 7:30 p.m. on February 16, 2004; and

**Be It Finally Resolved** that notice of the public hearing shall be published twice in a newspaper of general circulation in the City of Rochester Hills not less than twenty (20) nor more than forty (40) days before the date of the hearing, and that notice of the hearing shall also be mailed to the property taxpayers of record in the proposed Authority District not less than twenty (20) days nor more than forty (40) days before the date of the hearing, and that notice of the hearing shall also be mailed to the property taxpayers of record in the proposed Authority District not less than twenty (20) days before the hearing.

I, Beverly Jasinski, City Clerk, certify that this is a true copy of RES0019-2005, passed at a Regular Rochester Hills City Council meeting held on 1/19/2005 by the following vote:

Moved by Dalton, Seconded by Raschke,

Aye: Hill, Barnett, Dalton, Holder and Raschke  
Absent: Duistermars and Robbins

  
Beverly Jasinski, City Clerk

March 9, 2005

Date Certified





# **Rochester Hills**

## **Certified Copy**

**Project: RES0128-2005**

1000 Rochester Hills  
Drive  
Rochester Hills, MI 48309  
(248) 656-4660  
Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

**File Number: 2005-0191**

**Enactment Number: RES0128-2005**

### **Approval of Restated Rochester Hills Local Development Finance Authority TIF and Development Plans**

**Whereas**, on April 20, 2005, the boundaries of the Authority District were expanded by Resolution of City Council to conform with those of the certified technology park; and

**Whereas**, the Rochester Hills Local Development Finance Authority (RHL DFA) was established on May 4, 1994; and a Development Plan and Tax Increment Financing Plan, "the Plan", were approved by City Council on May 3, 1995; and

**Whereas**, the Plan was amended and adopted by the City Council on July 15, 1998; and

**Whereas**, the board of a Local Development Finance Authority may amend a development plan and financing plan, pursuant to Public Act 281 of 1986, as amended, Section 17 [MCL 125.2167]; and

**Whereas**, the RHL DFA has amended the Plan, as permitted by Act 281 of 1986, and the Plan meets the requirements as set forth in the Act; and

**Whereas**, the Council has found that the RHL DFA's Development Plan and Tax Increment Financing Plan meet the requirements set forth in the Local Development Financing Act, Act 281 of 1986; and

**Whereas**, the Council has found that the proposed method of financing the public facilities is feasible and the Authority has the ability to arrange the financing; and

**Whereas**, the Council has found that the proposed development is reasonable and necessary to carry out the purposes of the Plan and the purposes of said Act; and

**Whereas**, the Council has found that the amount of captured assessed value estimated to result from the adoption of the SmartZone Plan is reasonable; and

**Whereas**, the Council has found that the land to be acquired under the development plan is reasonably necessary to carry out the purposes of the Plan and the purposes of said Act; and

**Whereas**, the Council has found that the development is in reasonable accord with the approved Master Plan of the City of Rochester Hills; and

**Whereas**, the Council has found that public services are adequate to service the property in the development plan; and

**Whereas**, the Council has found that the proposed improvements are reasonably necessary for the project and for the City of Rochester Hills; and

**Whereas**, a public hearing has been held to elicit comments and concerns of the public.

**Resolved** that the Council determines that both said development plan and tax increment financing plan constitute a public purpose; and

**Be It Further Resolved** that the Council approves the Restated Rochester Hills Local Development Finance Authority Development Plan and Tax Increment Financing Plan; and

**Be It further Resolved** that the Council redefines the entire District as a business development area, as permitted by Act 281 of 1986, as amended; and

**Be It Further Resolved** that all resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, are hereby rescinded; and

**Be It Finally Resolved** that the City Clerk is directed to inform the taxing jurisdictions of the fiscal impact of the Development Plan and Tax Increment Financing Plan by forwarding a copy of the Plans to the chief financial officer of each jurisdiction.

I, Jane Leslie, City Clerk, certify that this is a true copy of RES0128-2005, passed at a Regular Rochester Hills City Council meeting held on 4/20/2005 by the following vote:

Moved by Robbins, Seconded by Barnett,

Aye: Hill, Barnett, Duistermars, Holder, Raschke and Robbins

Nay: Dalton

  
\_\_\_\_\_  
Jane Leslie, City Clerk

April 22, 2005

\_\_\_\_\_  
Date Certified

## **APPENDIX C**

### **Parcel Identification and Initial Assessed Valuation**

**(Appears on next page)**

## LDFA POST MARCH BOR ROLL 2009

## SMART ZONE

Parcel Number	SCH	Taxpayer	Ref Only	1994 Eligible	1994 Ineligible	2009 Taxable Eligible	2009 Taxable Ineligible	2009 Captured Eligible	2009 Captured Ineligible	Related Parcel	Prop Class	2004 Eligible	2009 Captured Eligible
TAXABLE 70-15-29-300-002	010	CONSUMERS ENERGY COMPANY	0	0	23,400	0	32,960	0	9,560		304	28,180	4,780
TAXABLE 70-15-29-301-025	010	BOND HOLDINGS LLC 2925 BOND ST	0	0	242,300	0	334,950	0	92,650		301	297,760	37,190
TAXABLE 70-15-29-301-039	010	BOND STREET COMPANY 2889 BOND ST	0	0	451,500	0	525,000	0	73,500		301	551,920	-26,920
TAXABLE 70-15-29-301-047	010	S J DEVELOPMENT CO 2817 BOND ST	0	0	736,000	0	910,000	0	174,000		301	902,020	7,980
TAXABLE 70-15-29-301-049	010	W & F REALTY LLC 2638 BOND ST	0	0	601,000	0	955,840	0	354,840		301	873,490	82,350
TAXABLE 70-15-29-301-051	010	BOND STREET COMPANY 2871 BOND ST	0	0	482,300	0	847,500	0	365,200		301	797,860	49,640
TAXABLE 70-15-29-302-002	010	FIRST INDUSTRIAL REALTY TRUST INC 2871 RESEARCH DR	0	0	973,000	0	1,235,270	0	262,270		301	1,219,910	15,360
EXEMPT 70-15-29-351-011	010	AVON TECH PARK OWNER ASSOC	0	0	0	0	0	0	0		402	0	0
TAXABLE 70-15-29-351-014	010	WOODRIDGE PROPERTIES LP 2960 BOND ST	0	0	546,000	0	751,470	0	205,470		301	706,440	45,030
TAXABLE 70-15-29-352-004	010	FIRST INDUSTRIAL REALTY TRUST INC	0	0	197,000	0	271,090	0	74,090		302	231,650	39,440
TAXABLE 70-15-29-352-005	010	FIRST INDUSTRIAL REALTY TRUST INC 2730 RESEARCH DR	0	0	1,074,000	0	1,569,970	0	495,970		301	1,397,310	172,660
TAXABLE 70-15-29-401-002	010	A C T ENTERPRISES 2384 DEVONDALE RD	0	0	72,590	0	84,920	0	12,330		301	72,590	12,330
TAXABLE 70-15-29-401-003	010	JJ BARNEY LLC	0	0	61,710	0	71,990	0	10,280		302	61,710	10,280
TAXABLE 70-15-29-401-004	010	TRUMBLE JOHN W 2360 DEVONDALE RD	0	0	56,570	0	66,180	0	9,610		301	56,570	9,610
TAXABLE 70-15-29-401-007	010	CASEY BROTHERS 2222 DEVONDALE RD	0	0	188,220	0	201,180	0	12,960		301	188,220	12,960

Parcel Number	SCH	Taxpayer	Ref Only	1994 Eligible	1994 Ineligible	2009 Taxable Eligible	2009 Taxable Ineligible	2009 Captured Eligible	2009 Captured Ineligible	Related Parcel	Prop Class	2004 Eligible	2009 Captured Eligible
TAXABLE 70-15-29-402-009	010	J J BARNEY LLC 2397 DEVONDALE RD	0	0	170,550	0	184,980	0	14,430		301	170,550	14,430
TAXABLE 70-15-29-451-001	010	JJ BARNEY LLC 2474 DEVONDALE RD	0	0	141,280	0	164,820	0	23,540		302	141,280	23,540
TAXABLE 70-15-29-451-043	010	VANDEBROEK MARK 2538 DEVONDALE RD	0	0	94,390	0	110,450	0	16,060		301	94,390	16,060
TAXABLE 70-15-29-451-044	010	TAZZIA PETER L 2540 DEVONDALE RD	0	0	110,800	0	119,340	0	8,540		301	110,800	8,540
TAXABLE 70-15-29-452-036	010	RAYCONNECT INC 2350 AUSTIN AVE	0	0	254,010	0	251,560	0	-2,450		301	254,010	-2,450
TAXABLE 70-15-29-604-001	010	VERIZON WIRELESS 2399 DEVONDALE RD	0	0	58,350	0	63,020	0	4,670	70-99-00-300-069	212	58,350	4,670
TAXABLE 70-15-30-301-005	010	THE MARKETPLACE OF ROCHESTER HILLS 2569 OLD ADAMS RD	0	0	28,200	0	61,860	0	33,660		201	30,520	31,340
TAXABLE 70-15-30-301-010	010	THE MARKETPLACE OF ROCHESTER HILLS 3790 INDUSTRIAL DR	0	0	265,000	0	455,400	0	190,400		201	329,730	125,670
TAXABLE 70-15-30-301-011	010	ROCHESTER HILLS CORPORATE CENTER	0	0	734,700	0	651,480	0	-83,220		202	896,110	-244,630
EXEMPT 70-15-30-301-012	010	BOARD OF COUNTY ROAD COMMISSIONERS	0	0	360,790	0	0	0	-360,790		202	409,870	-409,870
TAXABLE 70-15-30-302-001	010	GUZMAN DOLORES 2581 OLD ADAMS RD	0	0	76,200	0	98,600	0	22,400		204	84,270	14,330
TAXABLE 70-15-30-302-002	010	LJULJDURAJ PETAR & MRIJA & GJON	0	0	36,500	0	54,890	0	18,390		204	47,550	7,340
TAXABLE 70-15-30-302-014	010	SARNY LLC 3909 INDUSTRIAL DR	0	0	247,900	0	311,050	0	63,150		301	292,760	18,290
TAXABLE 70-15-30-302-026	010	S & B DEVELOPMENT INC 3885 INDUSTRIAL DR	0	0	188,000	0	261,580	0	73,580		301	223,520	38,060
EXEMPT 70-15-30-302-028	010	CITY OF ROCHESTER HILLS	0	0	430	0	0	0	-430		302	1,040	-1,040
TAXABLE 70-15-30-302-029	010	BERGERON MICHIGAN LLC 2737 S ADAMS RD	0	0	1,582,570	0	2,444,250	0	861,680		301	2,462,940	-18,690

Parcel Number	SCH	Taxpayer	Ref Only	1994 Eligible	1994 Ineligible	2009 Taxable Eligible	2009 Taxable Ineligible	2009 Captured Eligible	2009 Captured Ineligible	Related Parcel	Prop Class	2004 Eligible	2009 Captured Eligible
TAXABLE 70-15-30-302-030	010	ROCHESTER HILLS CORPORATE CENTER	0	0	7,480	0	0	0	-7,480		202	8,330	-8,330
TAXABLE 70-15-30-302-031	010	THE MARKETPLACE OF ROCHESTER HILLS	0	0	128,640	0	263,060	0	136,420		202	144,550	118,510
TAXABLE 70-15-30-302-032	010	CITY OF ROCHESTER HILLS	0	0	2,300	0	0	0	-2,300		202	4,300	-4,300
TAXABLE 70-15-30-302-033	010	PAMPALONA VITO & ANGELA D &	0	0	0	0	0	0	0		202	0	0
TAXABLE 70-15-30-302-034	010	PAMPALONA VITO A & ANGELA D &	0	0	114,500	0	154,190	0	39,690		202	139,310	14,880
EXEMPT 70-15-30-302-035	010	CITY OF ROCHESTER HILLS	0	0	60,790	0	0	0	-60,790		202	72,580	-72,580
TAXABLE 70-15-30-302-038	010	BARTON J LAWRENCE 2727 S ADAMS RD	0	0	1,010	0	84,930	0	83,920		201	140	84,790
EXEMPT 70-15-30-302-037	010	CITY OF ROCHESTER HILLS	0	0	910	0	0	0	-910		202	1,460	-1,460
TAXABLE 70-15-30-302-038	010	AMAZING GRACE LLC 2731 S ADAMS RD	0	0	126,890	0	223,130	0	96,240		201	191,040	32,090
TAXABLE 70-15-30-326-004	010	THE MARKETPLACE OF ROCHESTER HILLS 3801 INDUSTRIAL DR	0	0	128,300	0	71,290	0	-57,010		201	148,450	-77,160
TAXABLE 70-15-30-326-010	010	DETROIT EDISON CO 2589 S ADAMS RD	0	0	101,000	0	155,400	0	54,400		304	111,390	44,010
TAXABLE 70-15-30-326-013	010	MARKETPLACE OF ROCHESTER HILLS LLC	0	0	93,270	0	740,090	0	646,820		202	106,360	633,730
EXEMPT 70-15-30-326-014	010	CITY OF ROCHESTER HILLS	0	0	38,130	0	0	0	-38,130		202	43,480	-43,480
TAXABLE 70-15-30-326-015	010	MARKETPLACE OF ROCHESTER HILLS LLC	0	0	535,770	0	9,375,700	0	8,839,930		201	610,920	8,764,780
TAXABLE 70-15-30-326-016	010	FLAGSTAR BANK FSB 3995 MARKETPLACE CIR	0	0	35,120	0	306,660	0	271,540		201	40,040	266,620
EXEMPT 70-15-30-326-017	010	BOARD OF COUNTY ROAD COMMISSIONERS	0	0	181,900	0	0	0	-181,900		202	192,710	-192,710

Parcel Number	SCH	Taxpayer	Ref Only	1994 Eligible	1994 Ineligible	2009 Taxable Eligible	2009 Taxable Ineligible	2009 Captured Eligible	2009 Captured Ineligible	Related Parcel	Prop Class	2004 Eligible	2009 Captured Eligible
EXEMPT 70-15-30-326-018	010	CITY OF ROCHESTER HILLS	0	0	8,000	0	0	0	-8,000		202	8,470	-8,470
EXEMPT 70-15-30-376-003	010	MICHIGAN HUMANE SOCIETY 3600 W AUBURN RD	0	0	0	0	0	0	0		401	0	0
TAXABLE 70-15-30-376-009	010	RJL DEVELOPMENT 2938 WATERVIEW DR	0	0	313,700	0	425,480	0	111,780		301	393,920	31,560
TAXABLE 70-15-30-376-010	010	M & M INVESTMENTS 2944 WATERVIEW DR	0	0	320,400	0	465,990	0	145,590		301	401,270	64,720
TAXABLE 70-15-30-376-019	010	OLIVER THOMAS M 2831 YORK RD	0	0	49,900	0	75,850	0	25,950		401	64,830	11,020
TAXABLE 70-15-30-376-020	010	KUBIT MICHAEL & LORA 2845 YORK RD	0	0	58,800	0	85,870	0	27,070		401	73,410	12,460
TAXABLE 70-15-30-376-021	010	BUSCEMI RICHARD J II & CHERY 2859 YORK RD	0	0	54,900	0	78,350	0	23,450		401	66,960	11,390
TAXABLE 70-15-30-376-024	010	SWISZULSKI JANUSZ 2815 YORK RD	0	0	4,000	0	95,930	0	91,930		401	92,510	3,420
TAXABLE 70-15-30-376-025	010	KELLEY, CAROL A 2799 YORK RD	0	0	4,000	0	107,470	0	103,470		401	91,840	15,630
TAXABLE 70-15-30-376-026	010	GOETZ ROBERT & JACQUELINE 2783 YORK RD	0	0	4,000	0	107,520	0	103,520		401	6,030	101,490
TAXABLE 70-15-30-376-027	010	INGRAM NICKY P 2767 YORK RD	0	0	4,000	0	102,780	0	98,780		401	6,030	96,750
TAXABLE 70-15-30-376-028	010	ROSSILLI NICHOLAS J 2751 YORK RD	0	0	4,000	0	102,540	0	98,540		401	6,030	96,510
EXEMPT 70-15-30-377-004	010	ROCHESTER HILLS CORP	0	0	0	0	0	0	0		402	0	0
EXEMPT 70-15-30-401-006	010	MICH DEPT OF TRANSPORTATION	0	0	22,830	0	0	0	-22,830		402	0	0
EXEMPT 70-15-30-401-007	010	CITY OF ROCHESTER HILLS	0	0	0	0	0	0	0		402	0	0
TAXABLE 70-15-30-401-008	010	WAL-MART	0	0	131,690	0	1,244,640	0	1,112,950		202	145,810	1,098,830



Parcel Number	SCH	Taxpayer	Ref Only	1994 Eligible	1994 Ineligible	2009 Taxable Eligible	2009 Taxable Ineligible	2009 Captured Eligible	2009 Captured Ineligible	Related Parcel	Prop Class	2004 Eligible	2009 Captured Eligible
EXEMPT 70-15-30-401-009	010	CITY OF ROCHESTER HILLS	0	0	19,480	0	0	0	-19,480		202	22,200	-22,200
TAXABLE 70-15-30-451-009	010	KEM PROPERTIES 2614 LEACH RD	0	0	54,500	0	126,300	0	71,800		301	109,080	17,220
EXEMPT 70-15-30-451-010	010	CITY OF ROCHESTER HILLS	0	0	0	0	0	0	0		402	0	0
TAXABLE 70-15-30-451-011	010	INGRAM JEREMY 2640 LEACH RD	0	0	28,400	0	118,570	0	90,170		301	101,320	17,250
TAXABLE 70-15-30-451-012	010	ZINK LAURIE E 2656 LEACH RD	0	0	35,100	0	52,350	0	17,250		301	44,760	7,590
TAXABLE 70-15-30-451-013	010	PARKER TRACY 2666 LEACH RD	0	0	26,900	0	63,550	0	36,650		301	33,100	30,450
TAXABLE 70-15-30-451-014	010	SOLOMON'S PORCH MINISTRIES 2678 LEACH RD	0	0	27,800	0	39,270	0	11,470		301	33,570	5,700
EXEMPT 70-15-30-451-015	010	SOLOMON'S PORCH MINISTRIES 2698 LEACH RD	0	0	0	0	0	0	0		401	0	0
TAXABLE 70-15-30-451-016	010	SPENCER KAYE L 2710 LEACH RD	0	0	28,600	0	53,310	0	24,710		301	35,330	17,980
TAXABLE 70-15-30-451-019	010	STEVE & ELMER SPRINKLERS LLC 2752 LEACH RD	0	0	26,900	0	34,380	0	7,480		301	29,400	4,980
TAXABLE 70-15-30-451-020	010	SCHMIDT DIETER K 2760 LEACH RD	0	0	42,100	0	57,150	0	15,050		301	48,660	8,290
TAXABLE 70-15-30-451-021	010	MEM CONSTRUCTION & CONTRACTI 2772 LEACH RD	0	0	31,700	0	36,700	0	5,000		301	31,380	5,320
TAXABLE 70-15-30-451-022	010	THOMAS BRUCE R & RUTH 2790 LEACH RD	0	0	28,300	0	40,360	0	12,060		301	34,510	5,850
TAXABLE 70-15-30-451-024	010	DIONNE, THOMAS J 2822 LEACH RD	0	0	42,700	0	60,490	0	17,790		301	51,710	8,780
TAXABLE 70-15-30-451-025	010	BOLTON ROBERT	0	0	15,000	0	15,530	0	530		302	13,300	2,230
TAXABLE 70-15-30-451-026	010	BOLTON ROBERT 2856 LEACH RD	0	0	29,100	0	41,310	0	12,210		301	35,310	6,000

Parcel Number	SCH	Taxpayer	Ref Only	1994 Eligible	1994 Ineligible	2009 Taxable Eligible	2009 Taxable Ineligible	2009 Captured Eligible	2009 Captured Ineligible	Related Parcel	Prop Class	2004 Eligible	2009 Captured Eligible
TAXABLE 70-15-30-451-027	010	HART ALAN C 2870 LEACH RD	0	0	19,900	0	28,580	0	8,680		301	24,440	4,140
TAXABLE 70-15-30-451-028	010	GOFORTH ROSEMARY A 2866 LEACH RD	0	0	25,200	0	35,440	0	10,240		301	30,300	5,140
TAXABLE 70-15-30-451-031	010	MARISU LLC	0	0	20,200	0	6,070	0	-14,130		302	5,520	550
TAXABLE 70-15-30-451-032	010	MARISU LLC	0	0	20,200	0	6,070	0	-14,130		302	5,520	550
TAXABLE 70-15-30-451-033	010	MARISU LLC 3320 W AUBURN RD	0	0	31,100	0	43,760	0	12,660		301	37,400	6,360
TAXABLE 70-15-30-451-034	010	FOULADBASH HERSEL & JUDITH 2910 LEACH RD	0	0	38,100	0	54,790	0	16,690		301	46,830	7,960
TAXABLE 70-15-30-451-035	010	APEL GREGORY R 3310 W AUBURN RD	0	0	43,400	0	62,970	0	19,570		301	53,830	9,140
TAXABLE 70-15-30-451-037	010	BEDIENT LAND DEVELOPMENT LLC 2740 LEACH RD	0	0	66,100	0	89,980	0	23,880		301	76,910	13,070
TAXABLE 70-15-30-451-047	010	2808 ASSOCIATES 2808 LEACH RD	0	0	24,700	0	50,040	0	25,340		301	42,780	7,260
TAXABLE 70-15-30-451-050	010	KEM PROPERTIES LLC 2890 LEACH RD	0	0	46,900	0	76,970	0	30,070		301	49,270	27,700
TAXABLE 70-15-30-452-001	010	HEATH & WELLS LLC 2511 LEACH RD	0	0	101,900	0	187,170	0	85,270		301	127,410	59,760
TAXABLE 70-15-30-452-002	010	HEATH & WELLS LLC 2513 LEACH RD	0	0	33,100	0	78,400	0	45,300		301	52,400	26,000
TAXABLE 70-15-30-452-003	010	COYRO RICHARD L & CELESTE A 2515 LEACH RD	0	0	0	0	0	0	0		301	0	0
TAXABLE 70-15-30-452-004	010	COYRO RICHARD L & CELESTE A	0	0	0	0	0	0	0		302	0	0
TAXABLE 70-15-30-452-005	010	BEDIENT LAND DEVELOPMENT, LLC 2545 LEACH RD	0	0	0	0	0	0	0		301	0	0
TAXABLE 70-15-30-452-006	010	BEDIENT CONSTRUCTION CO INC	0	0	17,600	0	18,810	0	1,210		302	16,090	2,720

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TAXABLE 70-15-30-452-007	010	BEDIENT CONSTRUCTION CO INC 2573 LEACH RD	0	0	29,900	0	45,240	0	15,340		301	38,680	6,560
TAXABLE 70-15-30-452-011	010	MEK INVESTMENTS 2621 LEACH RD	0	0	0	0	0	0	0		301	0	0
TAXABLE 70-15-30-452-012	010	JACKSON KENNETH H 2641 LEACH RD	0	0	27,800	0	45,980	0	18,180		301	39,310	6,670
TAXABLE 70-15-30-452-013	010	GROMER JOHN D 2653 LEACH RD	0	0	29,500	0	41,650	0	12,150		301	35,610	6,040
TAXABLE 70-15-30-452-014	010	R & G PROPERTY CO. 2661 LEACH RD	0	0	0	0	0	0	0		301	0	0
TAXABLE 70-15-30-452-015	010	R & G PROPERTY CO. 2675 LEACH RD	0	0	0	0	0	0	0		301	0	0
TAXABLE 70-15-30-452-016	010	R & G PROPERTY CO. 2691 LEACH RD	0	0	0	0	0	0	0		301	0	0
TAXABLE 70-15-30-452-017	010	WRIGHTON KEITH W & KATHLEEN 2707 LEACH RD	0	0	26,200	0	36,590	0	10,390		301	31,290	5,300
TAXABLE 70-15-30-452-020	010	HART ALAN C & LAURA 2757 LEACH RD	0	0	25,900	0	31,680	0	5,780		301	27,090	4,590
TAXABLE 70-15-30-452-023	010	PUTMAN RALPH L & DENISE 2791 LEACH RD	0	0	28,600	0	74,850	0	46,250		301	47,500	27,350
TAXABLE 70-15-30-452-024	010	KESSEL ROBERT BRADLEY 2811 LEACH RD	0	0	29,300	0	50,050	0	20,750		301	42,790	7,260
TAXABLE 70-15-30-452-025	010	JACKSON PROPERTIES LLC 2819 LEACH RD	0	0	25,000	0	68,840	0	43,840		301	38,140	30,700
TAXABLE 70-15-30-452-031	010	MEHRPAY ASDOLLAH 2915 LEACH RD	0	0	33,700	0	45,020	0	11,320		301	38,500	6,520
TAXABLE 70-15-30-452-037	010	STERLING MORTG. & INVESTMENT 2591 LEACH RD	0	0	43,700	0	120,800	0	77,100		301	52,680	68,120
TAXABLE 70-15-30-452-039	010	MEADOWBROOK ENTERPRISES LLC 3220 W AUBURN RD	0	0	56,700	0	77,140	0	20,440		301	65,930	11,210
TAXABLE 70-15-30-452-040	010	MEHRPAY FRED 2885 LEACH RD	0	0	56,800	0	80,200	0	23,400		301	68,550	11,650

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EXEMPT 70-15-30-452-043	010	OAKLAND COUNTY DRAIN COMM	X	0	500	0	0	0	-500		402	0	0
TAXABLE 70-15-30-452-044	010	BALINT PETRU		0	15,100	0	21,270	0	6,170		301	18,200	3,070
EXEMPT 70-15-30-452-045	010	MCLEAN WILLIAM S	X	0	500	0	0	0	-500		402	0	0
TAXABLE 70-15-30-452-046	010	BALINT PETRU 2771 LEACH RD		0	29,400	0	49,560	0	20,160		301	42,370	7,190
EXEMPT 70-15-30-452-047	010	OAKLAND COUNTY DRAIN COMM	X	0	500	0	0	0	-500		402	0	0
TAXABLE 70-15-30-452-048	010	PUTMAN RALPH L		0	14,500	0	18,720	0	4,220		302	16,020	2,700
EXEMPT 70-15-30-452-049	010	OAKLAND COUNTY DRAIN COMM	X	0	500	0	0	0	-500		402	0	0
TAXABLE 70-15-30-452-050	010	PUTMAN RALPH L 2739 LEACH RD		0	31,300	0	42,820	0	11,520		301	36,600	6,220
TAXABLE 70-15-30-452-051	010	FARZIN MEHRPAY 3194 W AUBURN RD		0	65,700	0	74,170	0	8,470		301	63,400	10,770
TAXABLE 70-15-30-452-052	010	JACKSON KENNETH H 2873 LEACH RD		0	71,300	0	87,960	0	16,660		301	75,190	12,770
TAXABLE 70-15-30-452-054	010	JACKSON PROPERTIES LLC 2621 LEACH RD		0	26,500	0	28,960	0	2,460		302	24,770	4,190
TAXABLE 70-15-30-452-056	010	TRYOPOLY INC 2583 LEACH RD		0	32,200	0	153,440	0	121,240		301	131,130	22,310
TAXABLE 70-15-30-452-057	010	R & G PROPERTY COMPANY 2691 LEACH RD		0	83,100	0	341,540	0	258,440		301	291,830	49,710
TAXABLE 70-15-30-452-058	010	COYRO RICHARD L & CELESTE A 2515 LEACH RD		0	54,800	0	193,260	0	138,460		301	156,350	36,910
TAXABLE 70-15-30-452-060	010	BEDIENT LAND DEVELOPMENT, LLC 2545 LEACH RD		0	63,900	0	105,250	0	41,350		301	89,960	15,290
TAXABLE 70-15-30-476-002	010	MEADOWBROOK ENTERPRISES LLC 3164 W AUBURN RD		0	84,300	0	118,000	0	33,700		301	121,120	-3,120

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TAXABLE 70-15-30-476-003	010	LANG MARY R		0									
				0	46,800	0	32,840	0	-13,960		302	28,090	4,750
TAXABLE 70-15-30-476-004	010	LANG MARY R 3140 W AUBURN RD		0									
				0	27,100	0	39,350	0	12,250		301	33,650	5,700
TAXABLE 70-15-30-476-015	010	FIRST INDUSTRIAL REALTY TRUST INC 2950 TECHNOLOGY DR		0									
				0	391,600	0	549,680	0	158,080		301	490,980	58,700
TAXABLE 70-15-30-476-019	010	FIRST INDUSTRIAL REALTY TRUST INC 2900 TECHNOLOGY DR		0									
				0	385,000	0	989,850	0	604,850		301	846,240	143,610
TAXABLE 70-15-30-476-021	010	AUBURN TECH COMPANY LLC 2980 TECHNOLOGY DR		0									
				0	116,610	0	894,160	0	777,550		301	820,610	73,550
EXEMPT 70-15-30-477-006	010	ROCHESTER HILLS EXEC PARK		0									
				0	0	0	0	0	0		402	0	0
TAXABLE 70-15-30-477-011	010	NOSANCHUK JOEL 2903 TECHNOLOGY DR		0									
				0	129,500	0	1,048,240	0	918,740		301	983,570	64,670
TAXABLE 70-15-30-477-015	010	SKYBIRD REAL ESTATE HOLDINGS LLC 3099 RESEARCH DR		0									
				0	89,460	0	118,440	0	28,980		302	76,580	41,860
TAXABLE 70-15-30-477-017	010	GDC NO 10 LLC 3044 RESEARCH DR		0									
				0	134,680	0	956,210	0	821,530		301	115,310	840,900
TAXABLE 70-15-30-603-001	010	ATT MOBILITY LLC 3790 INDUSTRIAL DR		0									
				0	0	0	11,080	0	11,080	70-99-00-400-149	211	10,050	1,030
TAXABLE 70-15-30-603-002	010	SBC TOWER HOLDINGS LLC 3790 INDUSTRIAL DR		0									
				0	0	0	50,180	0	50,180	70-99-00-300-025	212	47,680	2,500
TAXABLE 70-15-30-604-001	010	ATT MOBILITY LLC 2855 LEACH RD		0									
				0	0	0	59,620	0	59,620	70-99-00-300-088	212	55,520	4,100
TAXABLE 70-99-00-140-570	010	APEL BUILDING PRODUCTS INC 3310 W AUBURN RD		0									
				0	1,700	0	720	0	-980	70-15-30-451-035	251	1,210	-490
INACTIVE 70-99-00-146-023	010	DELINQUENT	X	0									
				0	1,100	0	0	0	-1,100		351	0	0
INACTIVE 70-99-00-146-063	010	DELINQUENT	X	0									
				0	1,000	0	0	0	-1,000		351	0	0
TAXABLE 70-99-00-146-064	010	JJ BARNEY CONSTRUCTION INC 2397 DEVONDALE RD STE 101		0									
				0	0	0	54,470	0	54,470	70-15-29-402-009	351	0	54,470

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INACTIVE 70-99-00-146-065	010	LESETH CONCRETE INCORPORATED 2397 DEVONDALE RD STE 103		0 0	0	0	0	0	0	70-15-29-402-009	781	0	0
INACTIVE 70-99-00-146-100	010		X	0 0	7,100	0	0	0	-7,100		351	0	0
TAXABLE 70-99-00-146-175	010	KEN JACKSON CLEANUP 2873 LEACH RD		0 0	0	0	22,920	0	22,920	70-15-30-452-052	251	56,320	-33,400
TAXABLE 70-99-00-146-176	010	JACKSON INDUSTRIAL PROCESSING INC 2873 LEACH RD		0 0	0	0	11,840	0	11,840	70-15-30-452-052	251	126,210	-114,370
INACTIVE 70-99-00-146-200	010	HYDRO MECHANICS 2760 LEACH RD	X	0 0	2,300	0	0	0	-2,300	70-15-30-451-020	351	0	0
INACTIVE 70-99-00-146-202	010	MEM CONSTRUCTION & CONTRACTING INC 2772 LEACH RD	X	0 0	0	0	0	0	0	70-15-30-451-021	351	1,310	-1,310
TAXABLE 70-99-00-146-203	010	GREENTREES INC 2614 LEACH RD		0 0	0	0	43,220	0	43,220	70-15-30-451-009	251	64,240	-21,020
TAXABLE 70-99-00-146-204	010	STEVE & ELMERS SPRINKLER SERVICE & 2752 LEACH RD		0 0	0	0	13,030	0	13,030	70-15-30-451-019	251	12,500	530
TAXABLE 70-99-00-146-205	010	INGRAM ROOFING 2640 LEACH RD		0 0	0	0	30,620	0	30,620	70-15-30-451-011	351	28,600	2,020
TAXABLE 70-99-00-146-206	010	TWIN PINES LANDSCAPE 2640 LEACH RD		0 0	0	0	10,000	0	10,000	70-15-30-451-011	251	0	10,000
TAXABLE 70-99-00-146-207	010	AQUARIUS IRRIGATION SERVICE CO 2707 LEACH RD		0 0	0	0	6,000	0	6,000	70-15-30-452-017	351	1,500	4,500
TAXABLE 70-99-00-146-278	010	MEYER BROTHERS LANDSCAPING INC 2591 LEACH RD		0 0	0	0	37,000	0	37,000	70-15-30-452-037	251	32,500	4,500
TAXABLE 70-99-00-146-280	010	BEDIENT CONSTRUCTION 2573 LEACH RD		0 0	29,400	0	3,810	0	-25,590	70-15-30-452-007	251	14,500	-10,690
TAXABLE 70-99-00-146-281	010	RRD CONSTRUCTION COMPANY 2583 LEACH RD		0 0	0	0	3,360	0	3,360	70-15-30-452-056	351	7,000	-3,640
TAXABLE 70-99-00-146-282	010	COYRO CONSTRUCTION INC 2515 LEACH RD		0 0	0	0	6,430	0	6,430	70-15-30-452-058	351	0	6,430
TAXABLE 70-99-00-146-283	010	SUMMIT ENGINEERING ASSOCIATES 2515 LEACH RD		0 0	0	0	2,560	0	2,560	70-15-30-452-058	351	0	2,560

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INACTIVE 70-99-00-146-284	010	TEMPLETON BUILDING COMPANY 2513 LEACH RD		0	0	0	0	0	0	70-15-30-452-002	781	0	0
TAXABLE 70-99-00-146-301	010	ALLEN BROTHERS INC 2691 LEACH RD		0	0	0	78,230	0	66,630	70-15-30-452-057	251	83,200	-4,970
TAXABLE 70-99-00-146-325	010	ALAN C HART TREE SERVICE 2757 LEACH RD		0	0	0	7,580	0	-4,920	70-15-30-452-020	251	11,390	-3,810
INACTIVE 70-99-00-146-400	010	BOLTON BROS SEPTIC SERVICE INC 2856 LEACH RD	X	0	0	0	0	0	0	70-15-30-451-026	251	3,460	-3,460
TAXABLE 70-99-00-146-470	010	MEADOWBROOK ICE CREAM CO INC 2885 LEACH RD		0	0	0	18,210	0	10,010	70-15-30-452-040	251	15,330	2,880
INACTIVE 70-99-00-220-590	010	TOTAL FILTRATION SERVICES INC 2911 RESEARCH DR	X	0	0	0	0	0	0	70-15-29-302-001	351	416,840	-416,840
INACTIVE 70-99-00-250-680	010	BRIDGEPORT MACHINES 2930 BOND ST	X	0	0	0	0	0	-10,000	70-15-29-351-016	251	0	0
INACTIVE 70-99-00-253-622	010	DELPHI AUTOMOTIVE SYSTEMS LLC 2944 WATERVIEW DR	X	0	0	0	0	0	0	70-15-30-376-010	351	48,160	-48,160
TAXABLE 70-99-00-254-115	010	BUTCHER & BAECKER CONSTRUCTION CO 3885 INDUSTRIAL DR		0	0	0	26,920	0	-13,080	70-15-30-302-026	351	33,790	-6,870
TAXABLE 70-99-00-260-036	010	ALSDA GROUP LLC 2889 BOND ST		0	0	0	22,300	0	22,300	70-15-29-301-039	351	0	22,300
TAXABLE 70-99-00-260-095	010	GIFFELS-WEBSTER ENGINEERS INC 2871 BOND ST		0	0	0	216,480	0	77,580	70-15-29-301-051	351	223,630	-7,150
TAXABLE 70-99-00-260-657	010	SIMPLIX 2925 BOND ST		0	0	0	10,000	0	10,000	70-15-29-301-025	351	0	10,000
TAXABLE 70-99-00-261-048	010	LONGVIEW TOWING MIRRORS 3098 RESEARCH DR		0	0	0	17,460	0	17,460	70-15-30-477-015	351	0	17,460
INACTIVE 70-99-00-261-117	010		X	0	0	0	0	0	-600		351	0	0
INACTIVE 70-99-00-261-161	010		X	0	0	0	0	0	-212,200		351	0	0
INACTIVE 70-99-00-261-196	010		X	0	0	0	0	0	-25,100		351	0	0



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TAXABLE 70-99-00-261-227	010	LANFEAR CONSULTING 2731 S ADAMS RD STE 106		0	0	0	2,260	0	2,260	70-15-30-302-038	251	2,060	200
INACTIVE 70-99-00-261-235	010	SPORTOGRAPHY INC 2731 S ADAMS RD STE 105	X	0	0	0	0	0	0	70-15-30-302-038	251	6,600	-6,600
TAXABLE 70-99-00-262-176	010	PELLE PELLE INC 2903 TECHNOLOGY DR		0	0	0	163,490	0	163,490	70-15-30-477-011	351	0	163,490
TAXABLE 70-99-00-262-195	010	DUNN BLUE PRINT CO 2359 AVON INDUSTRIAL DR		0	0	0	4,600	0	-83,100	70-15-29-252-008	251	115,210	-110,610
INACTIVE 70-99-00-262-259	010	ALLEN SYSTEMS GROUP INC 2935 WATERVIEW DR		0	0	0	0	0	0	70-15-30-377-008	781	0	0
INACTIVE 70-99-00-262-381	010	FLOORING DESIGN DISTRIBUTORS INC 2927 WATERVIEW DR	X	0	0	0	0	0	0	70-15-30-377-007	251	55,000	-55,000
INACTIVE 70-99-00-262-470	010		X	0	0	0	0	0	-76,400		351	0	0
TAXABLE 70-99-00-262-471	010	CRYSTAL FILTRATION CO 2938 WATERVIEW DR		0	0	0	33,120	0	33,120	70-15-30-376-009	251	33,490	-370
TAXABLE 70-99-00-262-892	010	NORWOOD ELECTRIC MOTOR & SUPPLY CO 2980 TECHNOLOGY DR		0	0	0	88,000	0	88,000	70-15-30-476-021	251	113,250	-25,250
INACTIVE 70-99-00-263-200	010		X	0	0	0	0	0	-600		351	0	0
TAXABLE 70-99-00-263-216	010	MACARTHUR MACARTHUR & ASSOC PC 2731 S ADAMS RD STE 200		0	0	0	15,120	0	15,120	70-15-30-302-038	251	7,460	7,660
TAXABLE 70-99-00-263-405	010	LOU K INC 2731 S ADAMS RD STE 109		0	0	0	0	0	0	70-15-30-302-038	251	0	0
INACTIVE 70-99-00-263-607	010		X	0	0	0	0	0	-800		351	0	0
INACTIVE 70-99-00-263-610	010		X	0	0	0	0	0	-1,000		351	0	0
TAXABLE 70-99-00-263-611	010	NATURAL BODYWORK CENTER 2731 S ADAMS RD STE 112		0	0	0	0	0	0	70-15-30-302-038	251	1,000	-1,000
INACTIVE 70-99-00-263-615	010		X	0	0	0	0	0	-1,700		351	0	0

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INACTIVE 70-99-00-263-655	010		X	0	2,500	0	0	0	-2,500		351	0	0
INACTIVE 70-99-00-263-720	010	TRANS INDUSTRIES 2637 S ADAMS RD	X	0	19,700	0	0	0	-19,700	70-15-30-302-022	351	6,130	-6,130
TAXABLE 70-99-00-263-732	010	BARTON & BARTON COMPANY 2727 S ADAMS RD		0	4,800	0	1,160	0	-3,640	70-15-30-302-036	251	1,610	-450
INACTIVE 70-99-00-263-742	010		X	0	2,900	0	0	0	-2,900		351	0	0
TAXABLE 70-99-00-263-761	010	UNISOURCE WORLDWIDE INC 2737 S ADAMS RD		0	405,600	0	116,850	0	-288,750	70-15-30-302-029	251	227,970	-111,120
INACTIVE 70-99-00-263-780	010	DELISLE MARK INSURANCE 2731 S ADAMS RD STE 205	X	0	1,500	0	0	0	-1,500	70-15-30-302-017	351	0	0
TAXABLE 70-99-00-264-075	010	SYSTEMP CORP 3909 INDUSTRIAL DR		0	0	0	60,320	0	60,320	70-15-30-302-014	251	39,790	20,530
TAXABLE 70-99-00-264-076	010	SYSTEMP LEASING INC 3909 INDUSTRIAL DR		0	0	0	2,000	0	2,000	70-15-30-302-014	251	0	2,000
TAXABLE 70-99-00-265-001	010	PANERA BREAD LLC #1116 2508 S ADAMS RD		0	0	0	258,930	0	258,930	70-15-30-326-015	251	0	258,930
TAXABLE 70-99-00-265-002	010	GAMESTOP INC #3962 2532 S ADAMS RD		0	0	0	22,790	0	22,790	70-15-30-326-015	251	0	22,790
TAXABLE 70-99-00-265-003	010	GNC INC 2536 S ADAMS RD		0	0	0	11,430	0	11,430	70-15-30-326-015	251	0	11,430
TAXABLE 70-99-00-265-004	010	SALLY BEAUTY SUPPLY #3651 2524 S ADAMS RD		0	0	0	13,220	0	13,220	70-15-30-326-015	251	0	13,220
TAXABLE 70-99-00-265-005	010	CHILIS #1410 3512 MARKETPLACE CIR		0	0	0	195,800	0	195,800	70-15-30-276-007	781	0	195,800
TAXABLE 70-99-00-265-008	010	PETSMART INC #1799 2724 S ADAMS RD		0	0	0	325,730	0	325,730	70-15-30-326-015	251	0	325,730
TAXABLE 70-99-00-265-009	010	CLAIRE'S BOUTIQUES INC #6675 2590 S ADAMS RD		0	0	0	17,760	0	17,760	70-15-30-326-015	251	0	17,760
INACTIVE 70-99-00-265-010	010	CIRCUIT CITY 2636 S ADAMS RD		0	0	0	0	0	0	70-15-30-326-015	781	0	0

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TAXABLE 70-99-00-269-005	010	LAUNCH SUPPORT SPECIALISTS 2619 BOND ST		0	0	0	4,360	0	4,360	70-15-29-301-008	251	0	4,360
TAXABLE 70-99-00-300-061	010	RELIABLE SALES 2385 DEVONDALE RD		0	840	0	3,000	0	2,160	70-15-29-402-008	351	840	2,160
TAXABLE 70-99-00-300-063	010	CENTRAL MASONRY & CEMENT INC 2397 DEVONDALE RD STE 102		0	9,230	0	6,460	0	-770	70-15-29-402-009	351	9,230	-770
TAXABLE 70-99-00-300-064	010	CUSTOM WOOD CREATIONS 2540 DEVONDALE RD		0	1,000	0	22,000	0	21,000	70-15-29-451-044	251	1,000	21,000
INACTIVE 70-99-00-300-065	010	TOMASIN ELECTRIC CO INC 2384 DEVONDALE RD	X	0	13,920	0	0	0	-13,920	70-15-29-401-002	351	13,920	-13,920
TAXABLE 70-99-00-300-069	010	VERIZON WIRELESS 2399 DEVONDALE RD		0	129,820	0	75,570	0	-54,250	70-15-29-402-009	251	129,820	-54,250
TAXABLE 70-99-00-300-088	010	ATT MOBILITY LLC 2855 LEACH RD		0	0	0	35,210	0	35,210	70-15-30-452-052	251	103,950	-68,740
TAXABLE 70-99-00-300-100	010	ATT MOBILITY LLC 3790 INDUSTRIAL DR		0	0	0	37,530	0	37,530	70-15-30-301-010	251	187,420	-149,890
TAXABLE 70-99-00-300-102	010	SPRINT SPECTRUM LP 3784 INDUSTRIAL DR		0	0	0	23,520	0	23,520	70-15-30-301-010	251	101,090	-77,570
TAXABLE 70-99-00-300-108	010	METRO PCS DBA METROPCS 2401 DEVONDALE RD		0	0	0	17,000	0	17,000	70-15-29-402-009	251	0	17,000
TAXABLE 70-99-00-300-121	010	METRO PCS DBA METROPCS 3782 INDUSTRIAL DR		0	0	0	27,280	0	27,280	70-15-30-301-010	251	0	27,280
TAXABLE 70-99-00-300-128	010	NEXTEL WEST CORP 3000 RESEARCH DR		0	0	0	920	0	920	70-15-29-352-006	251	0	920
TAXABLE 70-99-00-300-129	010	NEXTEL WEST CORP 2638 BOND ST		0	0	0	1,060	0	1,060	70-15-29-301-049	351	0	1,060
TAXABLE 70-99-00-300-133	010	NEXTEL WEST CORP 2930 W AUBURN RD		0	0	0	1,630	0	1,630	70-15-29-300-006	251	0	1,630
TAXABLE 70-99-00-300-136	010	FIBERTOWER NETWORK SERVICES CORP 2403 DEVONDALE RD		0	0	0	7,900	0	7,900	70-15-29-402-009	251	0	7,900
TAXABLE 70-99-00-300-138	010	NEXTEL WEST CORP 2791 RESEARCH DR		0	0	0	1,670	0	1,670	70-15-29-302-004	351	0	1,670

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TAXABLE 70-99-00-300-139	010	NEXTEL WEST CORP DBA SPRINT NEXTEL 2791 RESEARCH DR		0	0	0	550	0	550	70-15-29-302-004	351	0	550
TAXABLE 70-99-00-300-148	010	SPRINT WIRELESS BROADBAND CO LLC 2405 DEVONDALE RD		0	0	0	0	0	0	70-15-29-402-009	251	0	0
TAXABLE 70-99-00-300-150	010	VANDEBROEK ROOFING CO 2538 DEVONDALE RD		0	0	0	0	0	0	70-15-29-451-043	251	0	0
TAXABLE 70-99-00-300-770	010	BECK, T F COMPANY 2222 DEVONDALE RD		0	57,100	0	51,020	0	-6,080	70-15-29-401-007	351	57,100	-6,080
INACTIVE 70-99-00-400-136	010	RAV LEASING LLC	X	0	0	0	0	0	0	70----	251	181,130	-181,130
INACTIVE 70-99-00-401-008	010	N M H G FINANCIAL	X	0	0	0	0	0	0		251	6,000	-6,000
INACTIVE 70-99-00-401-009	010	DANKA FINANCIAL SERVICES	X	0	0	0	0	0	0		251	1,000	-1,000
INACTIVE 70-99-00-401-016	010	IMAGE BUSINESS SOLUTIONS	X	0	0	0	0	0	0		251	4,180	-4,180
INACTIVE 70-99-00-402-002	010	KIP AMERICA		0	0	0	0	0	0		781	0	0
INACTIVE 70-99-00-900-001	010		X	0	49,000	0	0	0	-49,000		351	35,000	-35,000
INACTIVE 70-99-00-900-002	010		X	0	0	0	0	0	0		251	2,500	-2,500
INACTIVE 70-99-00-900-003	010		X	0	1,400	0	0	0	-1,400		251	4,860	-4,860
INACTIVE 70-99-00-900-005	010		X	0	0	0	0	0	0		251	2,000	-2,000
TAXABLE 70-IN-30-477-015	010	SKYBIRD REAL ESTATE HOLDINGS LLC 3098 RESEARCH DR		0	0	0	362,380	0	362,380		902	0	362,380
TAXABLE 70-15-29-300-006	010	EAGLE OTTAWA LEATHER COMPANY 2930 W AUBURN RD		0	1,741,000	0	2,883,790	0	1,142,790		301	2,896,860	-13,070
TAXABLE 70-15-29-301-008	010	BOND 18 CO 2619 BOND ST		0	465,100	0	590,580	0	125,480		301	568,990	21,590

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TAXABLE 70-15-29-301-028	010	MACH ONE ENTERPRISES LLC 2637 BOND ST	0	85,400	0	611,080	0	525,680	0		301	584,140	26,940
TAXABLE 70-15-29-301-029	010	WALL STREET INDUSTRIAL CENTER 2709 BOND ST	0	956,000	0	1,160,620	0	204,620	0		301	1,113,180	47,440
TAXABLE 70-15-29-301-030	010	V I DEVELOPMENT CO 2610 BOND ST	0	398,200	0	515,560	0	117,360	0		301	486,180	29,380
TAXABLE 70-15-29-301-032	010	BOND STREET LLC 2961 BOND ST	0	508,000	0	657,740	0	149,740	0		301	630,520	27,220
TAXABLE 70-15-29-301-040	010	JESSUP FAMILY REAL ESTATE LTD 2745 BOND ST	0	587,000	0	943,080	0	356,080	0		301	885,180	57,900
TAXABLE 70-15-29-301-041	010	W/P DEVELOPMENT CO 2781 BOND ST	0	329,400	0	452,610	0	123,210	0		301	401,650	50,960
TAXABLE 70-15-29-301-045	010	CAN-AM INVESTMENTS LLC 2600 BOND ST	0	1,160,000	0	1,538,270	0	378,270	0		301	1,452,340	85,930
TAXABLE 70-15-29-301-046	010	HENSON WILLIAM E 2607 BOND ST	0	233,000	0	1,975,470	0	1,742,470	0		301	2,006,610	-31,140
TAXABLE 70-15-29-301-050	010	JR DEVELOPMENT COMPANY 2700 BOND ST	0	535,000	0	705,550	0	170,550	0		301	700,640	4,910
TAXABLE 70-15-29-302-001	010	HI LEX CONTROLS INC 2911 RESEARCH DR	0	1,450,000	0	2,074,300	0	624,300	0		301	1,816,890	257,410
TAXABLE 70-15-29-302-003	010	KRAUSE ENTERPRISES CO, LLC 2831 RESEARCH DR	0	123,000	0	1,239,120	0	1,116,120	0		301	1,234,590	4,530
TAXABLE 70-15-29-302-004	010	FIRST INDUSTRIAL REALTY TRUST INC 2791 RESEARCH DR	0	1,264,000	0	1,742,410	0	478,410	0		301	1,656,240	86,170
TAXABLE 70-15-29-351-012	010	WOODRIDGE PROPERTIES LP 2868 BOND ST	0	859,000	0	1,284,780	0	425,780	0		301	1,229,780	55,000
TAXABLE 70-15-29-351-015	010	WOODRIDGE PROPERTIES LP 2904 BOND ST	0	491,200	0	616,670	0	125,470	0		301	601,480	15,190
TAXABLE 70-15-29-351-016	010	SEHI REAL ESTATE VENTURES LLC 2930 BOND ST	0	65,800	0	419,240	0	353,440	0		301	403,250	15,990
TAXABLE 70-15-29-352-003	010	AVON GEAR COMPANY 2770 RESEARCH DR	0	214,000	0	1,763,500	0	1,549,500	0		301	1,689,520	73,980

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TAXABLE 70-15-29-352-006	010	LEAR OPERATIONS CORP 3000 RESEARCH DR	0	546,000	0	2,914,100	0	2,368,100	0		301	2,528,880	385,220
TAXABLE 70-15-29-402-008	010	MONCRIEFF ROBERT L 2385 DEVONDALE RD	0	116,580	0	128,790	0	12,210	0		301	116,580	12,210
TAXABLE 70-15-30-302-013	010	ROCH HILLS INVESTORS LLC 3925 INDUSTRIAL DR	0	102,700	0	164,200	0	61,500	0		301	149,640	14,560
TAXABLE 70-15-30-302-027	010	THE MARKETPLACE OF ROCHESTER HILLS 3811 INDUSTRIAL DR	0	259,100	0	221,820	0	-37,280	0		201	310,880	-89,060
TAXABLE 70-15-30-376-008	010	RJL DEVELOPMENT CO 2932 WATERVIEW DR	0	313,700	0	421,180	0	107,480	0		301	392,810	28,370
TAXABLE 70-15-30-376-011	010	M&M INVESTMENTS 2950 WATERVIEW DR	0	536,000	0	789,190	0	253,190	0		301	674,320	114,870
TAXABLE 70-15-30-376-017	010	BECKER ARNOLD D 2998 WATERVIEW DR	0	2,338,000	0	2,938,500	0	600,500	0		301	2,768,110	170,390
TAXABLE 70-15-30-376-022	010	NOSANCHUK JOEL 2956 WATERVIEW DR	0	178,030	0	1,579,140	0	1,401,110	0		301	1,503,470	75,670
TAXABLE 70-15-30-376-023	010	NOSANCHUK JOEL 2968 WATERVIEW DR	0	120,170	0	1,069,680	0	949,510	0		301	980,990	88,690
TAXABLE 70-15-30-377-003	010	SEVILLE HOLDINGS LLC 2955 WATERVIEW DR	0	75,600	0	597,980	0	522,380	0		301	576,480	21,500
TAXABLE 70-15-30-377-006	010	PARKE CHRISTY HOLDINGS LLC 2925 WATERVIEW DR	0	263,800	0	367,360	0	103,560	0		301	329,750	37,610
TAXABLE 70-15-30-377-007	010	GUPTA PROPERTIES LLC 2927 WATERVIEW DR	0	164,400	0	223,900	0	59,500	0		301	199,630	24,270
TAXABLE 70-15-30-377-008	010	ISC PROPERTIES 2935 WATERVIEW DR	0	231,800	0	307,410	0	75,610	0		301	275,670	31,740
TAXABLE 70-15-30-377-009	010	SEVILLE HOLDINGS LLC 2937 WATERVIEW DR	0	264,400	0	435,900	0	171,500	0		301	389,450	46,450
TAXABLE 70-15-30-377-010	010	DENTON MORGAN INVESTMENTS LL 2967 WATERVIEW DR	0	122,000	0	675,870	0	553,870	0		301	631,700	44,170
TAXABLE 70-15-30-402-003	010	FIRST INDUSTRIAL REALTY TRUST INC 3011 RESEARCH DR	0	647,000	0	878,310	0	231,310	0		301	768,240	110,070

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TAXABLE 70-15-30-402-004	010	A RAYMOND INC 3091 RESEARCH DR		0 791,000	0	1,907,980	0	1,116,980	0		301	1,831,230	76,750
TAXABLE 70-15-30-451-038	010	JOHNSON WINIFRED B 2516 LEACH RD		0 379,400	0	514,890	0	135,490	0		301	439,950	74,940
TAXABLE 70-15-30-451-041	010	NOSANCHUK JOEL 2909 WATERVIEW DR		0 720,000	0	1,041,730	0	321,730	0		301	902,350	139,380
TAXABLE 70-15-30-451-042	010	NOSANCHUK JOEL 2917 WATERVIEW DR		0 429,000	0	629,130	0	200,130	0		301	537,570	91,560
TAXABLE 70-15-30-451-044	010	NOSANCHUK JOEL 2983 WATERVIEW DR		0 680,000	0	2,216,470	0	1,536,470	0		301	2,217,020	-550
TAXABLE 70-15-30-451-046	010	THE GATES CORPORATION 2975 WATERVIEW DR		0 352,000	0	2,722,760	0	2,370,760	0		301	2,727,110	-4,350
TAXABLE 70-15-30-451-049	010	DANA CORPORATION 2910 WATERVIEW DR		0 2,006,400	0	4,348,030	0	2,341,630	0		301	4,392,580	-44,550
TAXABLE 70-15-30-476-008	010	FIRST INDUSTRIAL REALTY TRUST INC 2870 TECHNOLOGY DR		0 515,000	0	765,200	0	250,200	0		301	657,200	108,000
TAXABLE 70-15-30-476-014	010	FIRST INDUSTRIAL REALTY TRUST INC 2930 TECHNOLOGY DR		0 350,500	0	512,980	0	162,480	0		301	439,630	73,350
TAXABLE 70-15-30-476-016	010	NORTH AMERICAN CERUTTI CORP 2960 TECHNOLOGY DR		0 882,000	0	1,223,040	0	341,040	0		301	1,264,990	-41,950
TAXABLE 70-15-30-476-018	010	KERRINS LLC 2890 TECHNOLOGY DR		0 558,000	0	650,500	0	92,500	0		301	647,420	3,080
TAXABLE 70-15-30-476-020	010	MICHIGAN PROPERTY HOLDINGS LLC 2920 TECHNOLOGY DR		0 467,800	0	518,540	0	50,740	0		301	501,110	17,430
TAXABLE 70-15-30-476-022	010	AUBURN TECH CO LLC 2990 TECHNOLOGY DR		0 185,390	0	1,436,230	0	1,250,840	0		301	1,333,630	102,600
TAXABLE 70-15-30-477-007	010	GEBARA MANAGEMENT COMPANY LLC 2993 TECHNOLOGY DR		0 178,000	0	1,010,690	0	832,690	0		301	971,580	39,110
TAXABLE 70-15-30-477-009	010	AMERICAN AXLE & MANUFACTURING INC		0 0	0	0	0	0	0		302	0	0
TAXABLE 70-15-30-477-010	010	AMERICAN AXLE & MANUFACTURING INC 2965 TECHNOLOGY DR		0 0	0	0	0	0	0		301	0	0

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TAXABLE 70-15-30-477-012	010	NOSANCHUK JOEL 2923 TECHNOLOGY DR		0 180,900	0	1,380,340	0	1,199,440	0		301	1,373,350	6,990
TAXABLE 70-15-30-477-013	010	NOSANCHUK JOEL 2943 TECHNOLOGY DR		0 204,500	0	1,690,090	0	1,485,590	0		301	1,715,920	-25,830
TAXABLE 70-15-30-477-014	010	AMERICAN AXLE & MANUFACTURING INC 2965 TECHNOLOGY DR		0 413,100	0	3,174,220	0	2,761,120	0		301	3,277,340	-103,120
TAXABLE 70-15-30-477-016	010	KTNO HOLDINGS LLC 3072 RESEARCH DR		0 88,860	0	117,650	0	28,790	0		301	76,070	41,580
INACTIVE 70-99-00-140-800	010	EAGLE OTTAWA LLC 2930 W AUBURN RD	X	0 614,700	0	0	0	-614,700	0	70-15-29-300-006	351	3,462,530	-3,462,530
TAXABLE 70-99-00-140-801	010	EAGLE OTTAWA LLC 2930 W AUBURN RD		0 728,200	0	3,416,960	0	2,688,760	0	70-15-29-300-006	351	294,440	3,122,520
TAXABLE 70-99-00-146-130	010	COMBUSTION RESEARCH CORP 2516 LEACH RD		0 45,100	0	28,860	0	-16,240	0	70-15-30-451-038	351	33,340	-4,480
INACTIVE 70-99-00-146-300	010	AVON CABINETS LLC 2511 LEACH RD	X	0 5,600	0	0	0	-5,600	0	70-15-30-452-001	351	23,000	-23,000
TAXABLE 70-99-00-220-591	010	HI LEX CONTROLS INC 2911 RESEARCH DR		0 0	0	1,057,130	0	1,057,130	0	70-15-29-302-001	351	0	1,057,130
INACTIVE 70-99-00-220-638	010	SATELLITE AUTOMOTIVE 3790 INDUSTRIAL DR	X	0 0	0	0	0	0	0	70-15-02-300-015	351	27,000	-27,000
TAXABLE 70-99-00-253-661	010	SYSTEMS MACHINING INC 2943 TECHNOLOGY DR		0 0	0	0	0	0	0	70-15-30-477-013	351	341,480	-341,480
TAXABLE 70-99-00-258-261	010	INTERNATIONAL AUTOMOTIVE COMPONENT 2998 WATERVIEW DR		0 828,400	0	271,090	0	-557,310	0	70-15-30-376-017	351	452,780	-181,690
INACTIVE 70-99-00-260-002	010	SMARTEYE CONTROLS CORP 2637 BOND ST	X	0 0	0	0	0	0	0	70-15-29-301-028	351	15,000	-15,000
TAXABLE 70-99-00-260-003	010	SMARTEYE CORPORATION 2637 BOND ST		0 0	0	42,610	0	42,610	0	70-15-29-301-028	351	85,080	-42,470
INACTIVE 70-99-00-260-004	010	VALEO ELECTRICAL SYSTEMS INC 2709 BOND ST	X	0 0	0	0	0	0	0	70-15-29-301-029	351	515,090	-515,090
TAXABLE 70-99-00-260-005	010	VALEO INC 2709 BOND ST		0 0	0	377,260	0	377,260	0	70-15-29-301-029	351	0	377,260



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INACTIVE 70-99-00-260-010	010	VULTRON INDUSTRIES 2600 BOND ST	X	0 184,100	0	0	0	-184,100	0	70-15-29-301-045	351	100,000	-100,000
TAXABLE 70-99-00-260-011	010	CAN AM RESTORATION SUPPLIES INC 2600 BOND ST		0 0	0	72,000	0	72,000	0	70-15-29-301-045	351	0	72,000
INACTIVE 70-99-00-260-020	010	MICHIGAN WIRING	X	0 63,100	0	0	0	-63,100	0		351	0	0
INACTIVE 70-99-00-260-033	010	AUTOMATION & MODULAR COMPONENTS IN 2889 BOND ST	X	0 0	0	0	0	0	0	70-15-29-301-039	351	50,000	-50,000
TAXABLE 70-99-00-260-034	010	BENSHAW INC 2904 BOND ST		0 0	0	30,540	0	30,540	0	70-15-29-351-015	351	38,440	-7,900
TAXABLE 70-99-00-260-060	010	JESSUP ENGINEERING INC 2745 BOND ST		0 122,600	0	116,140	0	-6,460	0	70-15-29-301-040	351	176,270	-60,130
TAXABLE 70-99-00-260-065	010	ABSOFT CORPORATION 2781 BOND ST		0 26,200	0	17,100	0	-9,100	0	70-15-29-301-041	351	16,230	870
INACTIVE 70-99-00-260-067	010	UNIQUE FABRICATING	X	0 134,600	0	0	0	-134,600	0		351	0	0
INACTIVE 70-99-00-260-069	010	WORLDWIDE TECHNOLOGY INC 2817 BOND ST	X	0 0	0	0	0	0	0	70-15-29-301-047	351	3,150	-3,150
INACTIVE 70-99-00-260-097	010	LETICA CORP	X	0 193,600	0	0	0	-193,600	0		351	0	0
TAXABLE 70-99-00-260-130	010	STRATEGIC ALLIANCE INC 2619 BOND ST	X	0 0	0	0	0	0	0	70-15-29-301-008	351	26,190	-26,190
TAXABLE 70-99-00-260-131	010	REBOTICS INTERNATIONAL 2619 BOND ST		0 0	0	50,000	0	50,000	0	70-15-29-301-008	351	0	50,000
INACTIVE 70-99-00-260-140	010	MAGNA STEYR SYMATEC 2950 WATERVIEW DR	X	0 0	0	0	0	0	0	70-15-30-376-011	351	613,640	-613,640
INACTIVE 70-99-00-260-147	010	MASCOTECH TECHNICAL SERVICES	X	0 11,900	0	0	0	-11,900	0		351	0	0
INACTIVE 70-99-00-260-180	010	TEAM COOPERHEAT MQS INC 2700 BOND ST	X	0 205,100	0	0	0	-205,100	0	70-15-29-301-050	351	167,680	-167,680
INACTIVE 70-99-00-260-250	010	VALEO CLIMATE CONTROL CORP	X	0 302,500	0	0	0	-302,500	0		351	0	0

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INACTIVE 70-99-00-260-251	010	VALEO ENGINE COOLING INC	X	0 269,900	0	0	0	-269,900	0		351	0	0
INACTIVE 70-99-00-260-252	010	VALEO ACUSTAR THERNAL SYSTEM	X	0 119,300	0	0	0	-119,300	0		351	0	0
TAXABLE 70-99-00-260-260	010	OSCO INC 2937 WATERVIEW DR		0 260,300	0	211,050	0	-49,250	0	70-15-30-377-009	351	292,990	-81,940
INACTIVE 70-99-00-260-270	010	COOPER POWER TOOLS 2831 RESEARCH DR	X	0 34,900	0	0	0	-34,900	0		351	0	0
TAXABLE 70-99-00-260-293	010	ADCO CIRCUITS INC 2868 BOND ST		0 0	0	818,560	0	818,560	0	70-15-29-351-012	351	949,430	-130,870
TAXABLE 70-99-00-260-294	010	BRAR CIRCUITS 2868 BOND ST		0 0	0	9,530	0	9,530	0	70-15-29-351-012	351	0	9,530
TAXABLE 70-99-00-260-310	010	PLYMOUTH TECHNOLOGY INC 2925 WATERVIEW DR		0 0	0	57,000	0	57,000	0	70-15-30-377-006	351	0	57,000
TAXABLE 70-99-00-260-311	010	OMEGA PRODUCTIVE SERVICES INC 2925 WATERVIEW DR	X	0 0	0	0	0	0	0	70-15-30-377-006	351	31,050	-31,050
TAXABLE 70-99-00-260-312	010	GATES RUBBER COMPANY 2975 WATERVIEW DR		0 0	0	2,503,750	0	2,503,750	0	70-15-30-451-046	351	1,200,000	1,303,750
INACTIVE 70-99-00-260-485	010	PLASTIC ENGINEERING & TECH	X	0 422,400	0	0	0	-422,400	0		351	0	0
TAXABLE 70-99-00-260-655	010	SEHI COMPUTER PRODUCTS INC 2930 BOND ST		0 54,700	0	77,760	0	23,060	0	70-15-29-351-016	351	77,670	90
INACTIVE 70-99-00-260-656	010	SELF GUIDED SYSTEMS LLC 2925 BOND ST		0 0	0	0	0	0	0	70-15-29-301-025	781	0	0
INACTIVE 70-99-00-260-680	010	MC KENNA/GST	X	0 335,600	0	0	0	-335,600	0		351	0	0
TAXABLE 70-99-00-260-800	010	UNIVERSAL TUBE INC 2607 BOND ST		0 0	0	503,010	0	503,010	0	70-15-29-301-046	351	746,460	-243,450
TAXABLE 70-99-00-260-801	010	PRODUCTIVE SYSTEMS INC 2610 BOND ST		0 0	0	7,060	0	7,060	0	70-15-29-301-030	351	0	7,060
INACTIVE 70-99-00-261-010	010	TRW TECHNAR 3011 RESEARCH DR	X	0 2,671,000	0	0	0	-2,671,000	0		351	0	0

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TAXABLE 70-99-00-261-011	010	RAYCONNECT INCORPORATED 3011 RESEARCH DR		0		2,450,730	0	2,450,730	0	70-15-30-402-003	351	0	2,450,730
INACTIVE 70-99-00-261-030	010	AVON GEAR COMPANY 2770 RESEARCH DR	X	0	0	0	0	0	0	70-15-29-352-003	351	2,702,380	-2,702,380
TAXABLE 70-99-00-261-045	010	A RAYMOND INC 3091 RESEARCH DR		0	0	1,830,230	0	890,030	0	70-15-30-402-004	351	3,122,090	-1,291,860
TAXABLE 70-99-00-261-047	010	FORM FAB LLC 3072 RESEARCH DR		0	0	222,960	0	222,960	0	70-15-30-477-016	351	0	222,960
INACTIVE 70-99-00-261-285	010	M M C 2871 RESEARCH DR	X	0	563,700	0	0	-563,700	0	70-15-29-302-002	351	1,212,570	-1,212,570
INACTIVE 70-99-00-261-295	010	SI HANDLING SYSTEMS	X	0	466,300	0	0	-466,300	0		351	0	0
TAXABLE 70-99-00-261-320	010	DURA AUTOMOTIVE SYSTEMS INC 2791 RESEARCH DR		0	0	787,570	0	787,570	0	70-15-29-302-004	351	1,064,300	-276,730
INACTIVE 70-99-00-262-001	010	VIRTUAL TECHNOLOGY	X	0	266,100	0	0	-266,100	0		351	0	0
INACTIVE 70-99-00-262-003	010	VIRTUAL SERVICES	X	0	164,900	0	0	-164,900	0		251	0	0
INACTIVE 70-99-00-262-004	010	MORTON INTL 2910 WATERVIEW DR	X	0	1,975,000	0	0	-1,975,000	0	70-15-30-451-049	351	226,930	-226,930
TAXABLE 70-99-00-262-005	010	DENTON ROBERT A INC 2967 WATERVIEW DR		0	0	264,670	0	264,670	0	70-15-30-377-010	351	322,910	-58,240
INACTIVE 70-99-00-262-010	010	EFMG LLC 2910 WATERVIEW DR	X	0	0	0	0	0	0	70-15-30-451-049	351	1,280,300	-1,280,300
TAXABLE 70-99-00-262-011	010	BOSCH REXROTH CORPORATION 2730 RESEARCH DR		0	0	396,600	0	396,600	0	70-15-29-352-005	351	0	396,600
TAXABLE 70-99-00-262-012	010	ORHAN NORTH AMERICA INC 2910 WATERVIEW DR		0	0	42,480	0	42,480	0	70-15-30-451-049	251	0	42,480
TAXABLE 70-99-00-262-013	010	COUPLED PRODUCTS LLC 2910 WATERVIEW DR		0	0	428,190	0	428,190	0	70-15-30-451-049	351	0	428,190
INACTIVE 70-99-00-262-147	010	ROCKTRON 2870 TECHNOLOGY DR	X	0	240,300	0	0	-240,300	0	70-15-30-476-008	351	0	0

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TAXABLE 70-99-00-262-175	010	DGE INC 2870 TECHNOLOGY DR		0									
				0	0	65,430	0	65,430	0	70-15-30-476-008	351	352,800	-287,370
TAXABLE 70-99-00-262-190	010	VOLKSWAGEN GROUP OF AMERICA INC 2930 TECHNOLOGY DR		0									
				0	0	18,810	0	18,810	0	70-15-30-476-014	251	16,760	2,050
INACTIVE 70-99-00-262-260	010	CYPRESS CORPORATION 2935 WATERVIEW DR	X	0									
				66,200	0	0	0	-66,200	0	70-15-30-377-008	351	133,090	-133,090
TAXABLE 70-99-00-262-261	010	ISC PROPERTIES INC 2935 WATERVIEW DR		0									
				0	0	0	0	0	0	70-15-30-377-008	351	0	0
TAXABLE 70-99-00-262-275	010	MACLEAN VEHICLE SYSTEMS 2946 WATERVIEW DR		0									
				0	0	84,320	0	84,320	0	70-15-30-376-010	351	17,600	66,720
INACTIVE 70-99-00-262-281	010	OVONIC MEDIA LLC 2956 WATERVIEW DR	X	0									
				0	0	0	0	0	0	70-15-30-376-022	351	183,670	-183,670
TAXABLE 70-99-00-262-282	010	OVONYX TECHNOLOGIES INC 2956 WATERVIEW DR		0									
				0	0	303,030	0	303,030	0	70-15-30-376-022	351	23,380	279,650
TAXABLE 70-99-00-262-284	010	ENERGY CONVERSION DEVICES INC 2983 WATERVIEW DR		0									
				0	0	390,270	0	390,270	0	70-15-30-451-044	351	492,590	-102,320
TAXABLE 70-99-00-262-290	010	ENERGY CONVERSION DEVICES INC 2956 WATERVIEW DR		0									
				0	0	266,870	0	266,870	0	70-15-30-376-022	351	1,184,530	-917,660
INACTIVE 70-99-00-262-292	010	ENERGY CONVERSION DEVICES 2923 TECHNOLOGY DR		0									
				0	0	0	0	0	0	70-15-30-477-012	781	0	0
TAXABLE 70-99-00-262-300	010	OVONIC BATTERY COMPANY INC 2968 WATERVIEW DR		0									
				0	0	10,210	0	10,210	0	70-15-30-376-023	351	0	10,210
TAXABLE 70-99-00-262-301	010	OVONIC BATTERY COMPANY INC 2956 WATERVIEW DR		0									
				0	0	4,170	0	4,170	0	70-15-30-376-022	351	0	4,170
TAXABLE 70-99-00-262-302	010	OVONIC BATTERY COMPANY INC 2983 WATERVIEW DR		0									
				0	0	263,510	0	263,510	0	70-15-30-451-044	351	0	263,510
TAXABLE 70-99-00-262-303	010	ENERGY CONVERSION DEVICES INC 2968 WATERVIEW DR		0									
				0	0	2,390	0	2,390	0	70-15-30-376-023	351	0	2,390
INACTIVE 70-99-00-262-313	010	AUBURN ENGINEERING INC 2961 BOND ST	X	0									
				229,000	0	0	0	-229,000	0	70-15-29-301-032	351	278,160	-278,160
INACTIVE 70-99-00-262-325	010	MARISA INDUSTRIES 2917 WATERVIEW DR	X	0									
				114,500	0	0	0	-114,500	0		351	0	0

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TAXABLE 70-99-00-262-326	010	MARQUARDT SWITCH 2917 WATERVIEW DR		0	0	25,000	0	25,000	0	70-15-30-451-042	351	0	25,000
INACTIVE 70-99-00-262-375	010	POWER SEAL INTERNATIONAL INC 2932 WATERVIEW DR	X	0 151,100	0	0	0	-151,100	0	70-15-30-378-008	351	50,000	-50,000
INACTIVE 70-99-00-262-380	010	CHAMPION PLASTIC 2927 WATERVIEW DR	X	0 154,600	0	0	0	-154,600	0	70-15-30-377-007	351	0	0
INACTIVE 70-99-00-262-382	010	ISC PROPERTIES INC 2927 WATERVIEW DR		0	0	0	0	0	0	70-15-30-377-007	781	0	0
INACTIVE 70-99-00-262-400	010	STEMPIN PROTOTYPE	X	0 31,600	0	0	0	-31,600	0		351	0	0
TAXABLE 70-99-00-262-475	010	AXSYS TECHNOLOGIES IMAGING SYSTEMS 2909 WATERVIEW DR		0	0	1,382,210	0	1,382,210	0	70-15-30-451-041	251	1,258,630	123,580
INACTIVE 70-99-00-262-480	010	SPEEDRING SYSTEMS 2909 WATERVIEW DR	X	0 1,250,000	0	0	0	-1,250,000	0	70-15-30-451-041	351	0	0
TAXABLE 70-99-00-262-490	010	ACCURATE GAUGE & MFG CO INC 2943 TECHNOLOGY DR		0	0	3,354,050	0	3,354,050	0	70-15-30-477-013	351	2,401,670	952,380
TAXABLE 70-99-00-262-600	010	AVON PLASTIC PRODUCTS 2890 TECHNOLOGY DR		0 673,600	0	411,390	0	-262,210	0	70-15-30-476-018	351	559,830	-148,440
INACTIVE 70-99-00-262-650	010	DGE PROTOTYPES 2920 TECHNOLOGY DR	X	0 74,400	0	0	0	-74,400	0	70-15-30-476-020	351	16,510	-16,510
INACTIVE 70-99-00-262-651	010	SKY-TEC LLC 2920 TECHNOLOGY DR		0	0	0	0	0	0	70-15-30-476-020	781	0	0
TAXABLE 70-99-00-262-652	010	ALLOY METALS INTERNATIONAL 2920 TECHNOLOGY DR		0	0	85,000	0	85,000	0	70-15-30-476-020	351	0	85,000
TAXABLE 70-99-00-262-653	010	AUTO-PLAS SYSTEMS LTD 2950 TECHNOLOGY DR		0	0	56,790	0	56,790	0	70-15-30-476-015	351	0	56,790
TAXABLE 70-99-00-262-800	010	BERNAL INC 2960 TECHNOLOGY DR		0 4,472,300	0	972,000	0	-3,500,300	0	70-15-30-476-016	351	1,109,280	-137,280
TAXABLE 70-99-00-262-850	010	SMC CORPORATION OF AMERICA 2990 TECHNOLOGY DR		0	0	217,810	0	217,810	0	70-15-30-476-022	251	213,840	3,970
TAXABLE 70-99-00-262-890	010	AMERICAN AXLE & MANUFACTURING 2965 TECHNOLOGY DR		0	0	5,344,910	0	5,344,910	0	70-15-30-477-014	351	3,622,790	1,722,120

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TAXABLE 70-99-00-262-894	010	PGF TECHNOLOGY GROUP 2993 TECHNOLOGY DR		0		180,000	0	180,000	0	70-15-30-477-007	251	199,140	-19,140
TAXABLE 70-99-00-262-900	010	LEAR OPERATIONS CORP 3000 RESEARCH DR		0	0	2,049,800	0	2,049,800	0	70-15-29-352-006	351	1,278,750	771,050
INACTIVE 70-99-00-264-101	010	SEVILLE PLASTICS 3925 INDUSTRIAL DR	X	0 68,500	0	0	0	-68,500	0	70-15-30-302-013	351	0	0
INACTIVE 70-99-00-264-102	010	QUALITY MEASUREMENT SYSTEMS 3925 INDUSTRIAL DR		0	0	0	0	0	0	1530302013	781	0	0
TAXABLE 70-99-00-264-103	010	SUPREME CONSTRUCTION CO INC 3925 INDUSTRIAL DR		0	0	2,000	0	2,000	0	70-15-30-302-013	251	1,780	220
TAXABLE 70-99-00-264-104	010	SUPREME CEILING & PARTITIONS INC 3925 INDUSTRIAL DR		0	0	20,220	0	20,220	0	70-15-30-302-013	251	1,810	18,410
INACTIVE 70-99-00-264-150	010	G P PLASTICS 3910 INDUSTRIAL DR	X	0 686,800	0	0	0	-686,800	0	70-15-30-301-009	351	0	0
INACTIVE 70-99-00-264-306	010	ARROW RACING ENGINES INC 3811 INDUSTRIAL DR	X	0 45,100	0	0	0	-45,100	0	70-15-30-302-027	351	159,990	-159,990
INACTIVE 70-99-00-264-311	010	MC CORMICK MOTORSPORTS INC 3801 INDUSTRIAL DR	X	0 14,000	0	0	0	-14,000	0	70-15-30-326-004	351	0	0
INACTIVE 70-99-00-264-375	010	ODYSSEY INC	X	0 186,800	0	0	0	-186,800	0		351	0	0
TAXABLE 70-99-00-300-066	010	GEARING SOLUTIONS 2395 DEVONDALE RD		0	0	9,000	0	9,000	0	70-15-29-402-008	351	0	9,000
INACTIVE 70-99-00-900-004	010		X	0	0	0	0	0	0		251	1,170	-1,170
TAXABLE 70-99-49-262-282	010	ENERGY CONVERSION DEVICES INC 2983 WATERVIEW DR		0	0	10,300	0	10,300	0	70-15-30-376-022	368	0	10,300
TAXABLE 70-99-49-262-283	010	ENERGY CONVERSION DEVICES INC 2956 WATERVIEW DR		0	0	64,540	0	64,540	0	70-15-30-376-022	368	0	64,540
TAXABLE 70-99-49-262-284	010	ENERGY CONVERSION DEVICES INC 2956 WATERVIEW DR		0	0	1,011,560	0	1,011,560	0	70-15-30-376-022	368	2,462,860	-1,451,300
TAXABLE 70-99-49-262-285	010	OVONIC BATTERY COMPANY INC 2968 WATERVIEW DR		0	0	237,710	0	237,710	0	70-15-30-376-023	368	285,150	-47,440

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TAXABLE 70-99-49-262-286	010	OVONIC BATTERY COMPANY INC 2969 WATERVIEW DR	0	0	0	53,580	0	53,580	0	70-15-30-376-023	368	0	53,580
TAXABLE 70-99-49-262-287	010	OVONIC BATTERY COMPANY INC 2968 WATERVIEW DR	0	0	0	19,060	0	19,060	0	70-15-30-376-023	368	0	19,060
TAXABLE 70-99-49-262-288	010	ENERGY CONVERSION DEVICES LLC 2956 WATERVIEW DR	0	0	0	20,710	0	20,710	0	70-15-30-376-022	368	0	20,710
TAXABLE 70-99-49-262-289	010	OVONIC BATTERY COMPANY 2968 WATERVIEW DR	0	0	0	12,950	0	12,950	0	70-15-30-376-023	368	0	12,950
TAXABLE 70-99-49-262-290	010	ENERGY CONVERSION DEVICES LLC 2956 WATERVIEW DR	0	0	0	126,570	0	126,570	0	70-15-30-376-022	368	0	126,570
TAXABLE 70-IN-30-477-012	010	NOSANCHUK JOEL 2923 TECHNOLOGY DR	0	0	0	193,080	0	193,080	0		902	0	193,080
TAXABLE 70-IN-30-477-016	010	FORMFAB LLC 3072 RESEARCH DR	0	0	0	465,340	0	465,340	0		902	0	465,340
TAXABLE 70-IP-00-261-011	010	RAYCONNECT INCORPORATED 2350 AUSTIN AVE	0	0	0	0	0	0	0	70-15-30-402-003	952	0	0
INACTIVE 70-IP-00-261-030	010	AVON GEAR COMPANY 2770 RESEARCH DR	0	0	0	0	0	0	0	70-15-29-352-003	781	0	0
TAXABLE 70-IP-00-261-047	010	FORM FAB LLC 3072 RESEARCH DR	0	0	0	0	0	0	0	70-15-30-477-016	952	0	0
TAXABLE 70-IP-00-262-282	010	OVONYX TECHNOLOGIES INC 2956 WATERVIEW DR	0	0	0	1,145,720	0	1,145,720	0	70-15-30-376-022	952	0	1,145,720
INACTIVE 70-IP-00-262-292	010	ENERGY CONVERSION DEVICES 2923 TECHNOLOGY DR	0	0	0	0	0	0	0	70-15-30-477-012	781	0	0
TAXABLE 70-IP-00-262-800	010	BERNAL INC 2960 TECHNOLOGY DR	0	0	0	1,398,990	0	1,398,990	0	70-15-30-476-016	952	0	1,398,990
TAXABLE 70-IP-00-262-890	010	AMERICAN AXLE & MANUFACTURING INC 2965 TECHNOLOGY DR	0	0	0	2,311,300	0	2,311,300	0	70-15-30-477-014	952	0	2,311,300
TAXABLE 70-15-29-101-022	220	HAMLIN ADAMS PROPERTIES LLC	0	0	0	0	0	0	0		202	0	47,000
TAXABLE 70-15-29-101-023	220	HAMLIN ADAMS PROPERTIES LLC	0	0	0	0	0	0	0		202	0	11,500

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TAXABLE 70-15-29-151-008	220	REI BROWNSTOWN LLC 2915 W HAMLIN RD	0	0	0	0	0	0	0		202	0	55,000
TAXABLE 70-15-29-151-011	220	REI BROWNSTOWN LLC 2463 W HAMLIN RD	0	0	0	0	0	0	0		201	0	275,840
TAXABLE 70-15-29-151-012	220	REI BROWNSTOWN LLC 2801 W HAMLIN RD	0	0	0	0	0	0	0		202	0	700,290
TAXABLE 70-15-29-151-015	220	REI BROWNSTOWN LLC	0	0	0	0	0	0	0		202	0	45,330
TAXABLE 70-15-29-151-017	220	REI BROWNSTOWN LLC	0	0	0	0	0	0	0		202	0	385,790
TAXABLE 70-15-29-176-004	220	JJC ROCHESTER HILLS LLC	0	0	0	0	0	0	0		302	0	396,620
EXEMPT 70-15-29-176-006	220	GABLER DRAIN DRAINAGE DIST	0	0	0	0	0	0	0		402	0	0
EXEMPT 70-15-29-176-008	220	CITY OF ROCHESTER HILLS	0	0	0	0	0	0	0		402	0	0
EXEMPT 70-15-21-352-001	220	CITY OF ROCHESTER HILLS	0	0	0	0	0	0	0		402	0	0
EXEMPT 70-15-21-352-002	220	CITY OF ROCHESTER HILLS 1750 W HAMLIN RD	0	0	0	0	0	0	0		401	0	0
EXEMPT 70-15-21-376-004	220	CITY OF ROCHESTER HILLS 1544 W HAMLIN RD	0	0	0	0	0	0	0		402	0	0
EXEMPT 70-15-21-376-006	220	CITY OF ROCHESTER HILLS 1700 W HAMLIN RD	0	0	0	0	0	0	0		401	0	0
EXEMPT 70-15-21-376-007	220	CITY OF ROCHESTER HILLS 1600 W HAMLIN RD	0	0	0	0	0	0	0		401	0	0
TAXABLE 70-15-21-376-008	220	2450 WALTON ASSOCIATES LLC 1750 W HAMLIN RD	0	0	0	0	249,110	0	249,110		201	0	249,110
TAXABLE 70-15-21-376-009	220	PEOPLE STATE BANK 1700 W HAMLIN RD	0	0	0	0	593,720	0	593,720		201	0	593,720
EXEMPT 70-15-21-376-010	220	CITY OF ROCHESTER HILLS 1600 W HAMLIN RD	0	0	0	0	0	0	0		202	0	0



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EXEMPT 70-15-21-376-011	220	CITY OF ROCHESTER HILLS 1544 W HAMLIN RD		0	0	0	0	0	0		202	0	0
TAXABLE 70-15-30-176-002	220	MARKETPLACE OF ROCHESTER HILLS LLC		0	452,950	0	4,050,170	0	3,597,220		202	1,001,150	3,049,020
TAXABLE 70-15-30-176-003	220	MARKETPLACE OF ROCHESTER HILLS LLC		0	154,120	0	0	0	-154,120		202	340,660	-340,660
EXEMPT 70-15-30-176-004	220	CITY OF ROCHESTER HILLS		0	32,230	0	0	0	-32,230		202	71,240	-71,240
TAXABLE 70-15-30-176-008	220	MARKETPLACE OF ROCHESTER HILLS LLC		0	0	0	1,809,260	0	1,809,260		202	0	1,809,260
EXEMPT 70-15-30-227-003	220	DEPT OF TRANSPORTATION		0	1,650,750	0	0	0	-1,650,750		402	0	0
TAXABLE 70-15-30-227-004	220	VOLKSWAGEN OF AMERICA INC 3499 W HAMLIN RD		0	912,550	0	8,510,150	0	7,597,600		201	8,183,070	327,080
EXEMPT 70-15-30-227-006	220	HAMLIN ROW	X	0	40,780	0	0	0	-40,780		301	0	0
EXEMPT 70-15-30-276-004	220	MICH DEPT OF TRANSPORTATION		0	511,000	0	0	0	-511,000		402	0	0
EXEMPT 70-15-30-276-005	220	CITY OF ROCHESTER HILLS		0	0	0	0	0	0		402	0	0
TAXABLE 70-15-30-276-006	220	WAL-MART 2500 S ADAMS RD		0	331,540	0	6,439,380	0	6,107,840		202	732,800	5,706,560
TAXABLE 70-15-30-276-007	220	MARKETPLACE OF ROCHESTER HILLS LLC 3512 MARKETPLACE CIR		0	71,690	0	1,069,910	0	998,220		201	158,460	911,450
EXEMPT 70-15-30-276-008	220	CITY OF ROCHESTER HILLS		0	14,470	0	0	0	-14,470		202	31,980	-31,980
TAXABLE 70-99-00-112-391	220	CADIEUX, JOHN 1700 W HAMLIN RD STE 100		0	0	0	0	0	0	70-15-21-376-009	251	0	0
TAXABLE 70-99-00-112-392	220	NETTLOW & LYNETT PC 1700 W HAMLIN RD STE 100		0	0	0	3,000	0	3,000	70-15-21-376-009	251	0	3,000
INACTIVE 70-99-00-130-165	220	SUNTEL SERVICES 3949 W HAMLIN RD	X	0	0	0	0	0	0	70-15-30-103-001	351	398,290	-398,290

Parcel Number	SCH	Taxpayer	Ref Only	1994 Eligible	1994 Ineligible	2009 Taxable Eligible	2009 Taxable Ineligible	2009 Captured Eligible	2009 Captured Ineligible	Related Parcel	Prop Class	2004 Eligible	2009 Captured Eligible
INACTIVE 70-99-00-130-167	220	REITTER & SCHEFENACKER USA, LP 3985 W HAMLIN RD	X	0	0	0	0	0	0	70-15-30-103-001	351	78,170	-78,170
TAXABLE 70-99-00-130-173	220	T SYSTEMS NORTH AMERICA 3499 W HAMLIN RD		0	0	0	283,670	0	283,670	70-15-30-227-004	251	0	283,670
INACTIVE 70-99-00-132-001	220	K & L DEVELOPMENT 1700 W HAMLIN RD STE 200		0	0	0	0	0	0	70-15-21-376-009	781	0	0
TAXABLE 70-99-00-132-003	220	ANDREWS, CYNTHIA S 1700 W HAMLIN RD STE 200		0	0	0	3,000	0	3,000	70-15-21-376-009	251	0	3,000
TAXABLE 70-99-00-132-004	220	MERIDIAN ASSET MANAGEMENT 71 N LIVERNOIS RD STE D		0	0	0	970	0	970	70-15-09-476-046	251	0	970
TAXABLE 70-99-00-132-005	220	CONSOLIDATED FINANCIAL MANAGEMENT 1700 W HAMLIN RD STE 200		0	0	0	1,000	0	1,000	70-15-21-376-009	251	0	1,000
TAXABLE 70-99-00-132-007	220	LIBERTY TITLE COMMERCIAL AGENCY LLC 1700 W HAMLIN RD STE 100		0	0	0	0	0	0	70-15-21-376-009	251	0	0
INACTIVE 70-99-00-132-008	220	HARTKOP, CATHERINE A 1700 W HAMLIN RD STE 100		0	0	0	0	0	0	70-15-21-376-009	781	0	0
INACTIVE 70-99-00-241-310	220	PERKINS, GARY B PC 1700 W HAMLIN RD STE 100		0	0	0	0	0	0	70-15-21-376-009	781	0	0
TAXABLE 70-99-00-241-313	220	ROOF-LOK INC 1700 W HAMLIN RD		0	0	0	20,000	0	20,000	70-15-21-376-009	251	0	20,000
TAXABLE 70-99-00-241-315	220	MITTELSTAEDT & MC NEELEY PC 1700 W HAMLIN RD STE 100		0	0	0	8,510	0	8,510	70-15-21-376-009	251	0	8,510
TAXABLE 70-99-00-241-590	220	ROCHESTER HILLS CPA SERVICES PC 1700 W HAMLIN RD STE 200		0	0	0	4,000	0	4,000	70-15-21-376-009	251	0	4,000
TAXABLE 70-99-00-285-006	220	WAL-MART 2500 S ADAMS RD		0	0	0	1,816,950	0	1,816,950	70-15-30-276-006	251	0	1,816,950
TAXABLE 70-99-00-285-007	220	MINNESOTA REGIS CORP DBA NHC #22040 2500 S ADAMS RD		0	0	0	11,450	0	11,450	70-15-30-276-006	251	0	11,450
TAXABLE 70-99-00-300-054	220	ATT MOBILITY LLC 3499 W HAMLIN RD		0	0	0	4,050	0	4,050	70-15-30-227-004	251	0	4,050
TAXABLE 70-15-30-103-001	220	K & F LAND COMPANY IV LLC 3901 W HAMLIN RD		0	996,000	4,988,510	0	3,992,510	0		201	4,379,120	609,390

Parcel Number	SCH	Taxpayer	Ref Only	1994 Eligible	1994 Ineligible	2009 Taxable Eligible	2009 Taxable Ineligible	2009 Captured Eligible	2009 Captured Ineligible	Related Parcel	Prop Class	2004 Eligible	2009 Captured Eligible
TAXABLE 70-15-30-227-005	220	MILWOOD PARTNERS 3255 W HAMLIN RD	0	456,920	0	2,996,790	0	2,539,870	0		201	2,720,090	276,700
TAXABLE 70-99-00-130-159	220	CHRYSLER MOTORS LLC 3851 W HAMLIN RD	0	0	0	240,720	0	240,720	0	70-15-30-103-001	251	435,150	-194,430
TAXABLE 70-99-00-130-166	220	CLOYES GEAR & PRODUCTS INC 3939 W HAMLIN RD	0	0	0	31,800	0	31,800	0	70-15-30-103-001	351	0	31,800
TAXABLE 70-99-00-130-170	220	VOLKSWAGEN GROUP OF AMERICA INC 3499 W HAMLIN RD	0	0	0	944,510	0	944,510	0	70-15-30-227-004	251	1,500,750	-556,240
TAXABLE 70-99-00-130-171	220	PEROT SYSTEMS CORPORATION 3499 W HAMLIN RD	0	0	0	2,240	0	2,240	0	70-15-30-227-004	251	63,200	-60,960
TAXABLE 70-99-00-130-602	220	TRICO PRODUCTS CORPORATION 3255 W HAMLIN RD	0	0	0	811,840	0	811,840	0	70-15-30-227-005	251	944,590	-132,750
TAXABLE 70-99-00-130-608	220	NORDSON CORPORATION 3967 W HAMLIN RD	0	0	0	61,870	0	61,870	0	70-15-30-103-001	351	0	61,870
INACTIVE 70-99-00-130-609	220	EATON AEROQUIP INC 3985 W HAMLIN RD	0	0	0	0	0	0	0	70-15-30-103-001	781	0	0
05/28/09	471	Real Property		28,579,150	19,994,500	69,391,890	58,623,510	40,812,740	38,629,010			98,338,570	29,676,830
		Pers Property		20,468,800	1,369,210	40,116,000	4,451,020	19,647,200	3,081,810			42,028,650	2,538,370
		Total		49,047,950	21,363,710	109,507,890	63,074,530	60,459,940	41,710,820			140,367,220	32,215,200



## **APPENDIX D**

### **Construction Schedule and Cost Estimate**

**(Appears on next page)**

## Projected Construction Schedule

LDFA PROJECT PRIORITIES	No.	Total Cost	Project Beginning	Project Ending
(1) Adams Relocation	C	\$21,036,252	NA	Completed 2007
(6) Austin Dr. Extension/Devondale Rd.	C	\$2,200,000		Completed 2009
(4) Technology Dr. Extension	1	\$305,300	5/1/2010	7/1/2010
(9) Research Dr. Reconstruction	2	\$710,000	5/1/2013	8/1/2013
(10) Master Infrastructure Plan Update	3	\$50,000	1/1/2010	12/31/2010
(8) Annual Road Maintenance	4	\$200,000		Annual
(5) Interchange Technology Park	5	\$751,000	5/1/2012	11/30/2012
(7) Intelligent Infrastructure Upgrade	6	NA		As Needed
(3) Extend Utilities to Industrial Dr.	7	\$589,000	5/1/2014	11/30/2014
(2) Upgrade Industrial Dr.	8	\$1,492,000	5/1/2015	11/30/2015
(11) Leach Road Paving	9	\$1,925,000	5/1/2016	11/30/2016
(12) Entranceway Beautification Program	10	\$10,000		Annual

## Appendix E

### 2008 MILLAGE RATES

Jurisdiction	Mills	Captureable <sup>2</sup>	%
School Districts <sup>1</sup>	18.0000	0.0000	0.00%
State Education	6.0000	0.0000	0.00%
Intermed. Schools	3.3690	0.0000	0.00%
<b>RH City</b>	<b>9.7060</b>	<b>9.1255</b>	<b>59.5%</b>
<b>County</b>	<b>4.6461</b>	<b>4.6461</b>	<b>30.2%</b>
<b>Oakland Comm Coll</b>	<b>1.5844</b>	<b>1.5844</b>	<b>10.3%</b>
<b>Total:</b>	<b>43.3055</b>	<b>15.3560</b>	<b>100%</b>

<sup>1</sup> Operating millage for Rochester Community Schools and Avondale School District, exclusive of debt or supplemental mills

<sup>2</sup> Exclusive of debt mills

In addition, the City of Rochester Hills will annually compute the increases in assessment based on non-eligible properties in the LDFA district and multiply it by the City's millage only. The City will donate those funds to the LDFA for the purposes of financing its projects through the end of 2006, but not beyond.

### CITY MILLAGE RATES APPLIED TO NON-ELIGIBLE PROPERTY

	2006
<b>City of Rochester Hills</b>	<b>9.1255</b>

# APPENDIX F

## Relocation Plan

### GENERAL PROCEDURES:

It is not anticipated that the relocation of residents or businesses will be necessary to fulfill the Development Plan; however, should it become necessary, parcels to be acquired under this plan will be processed in accordance with the procedures of Act 197 of the Michigan Public Acts of 1975, as amended; Act 87 of the Michigan Public Acts of 1980, as amended, and the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (Uniform Act), as amended. In order to implement the intent of the above regulations, the following subparts from the Michigan Department of Transportation Relocation Manual are adopted by reference as part of the relocation plan:

- Subpart D. Moving and Related Expenses-Actual Costs
- Subpart E. Moving and Related Expenses-Fixed Payments
- Subpart F. Replacement Housing Payments for the 180-Day Homeowner/Occupants Subpart
- Subpart G. Replacement Housing Payments for Tenants and Certain Others

#### 1. Administrative Organization

- a. The City of Rochester Hills Engineering Department is the agency responsible for administering relocation operations, for families, individuals and business concerns.
- b. A relocation specialist under the supervision of the Director will constitute the relocation staff. These persons will have full support from other staff members at times when the relocation workload requires such. This same staff will handle business as well as family and individual relocation.

#### 2. Relocation Standards

- a. Physical and Occupancy Standards: The City will insure that all relocation housing is decent, safe, and sanitary. The following requirements have been determined to meet at least minimum standards for replacement housing.

Relocation housing will conform with all applicable provisions toward existing structures that have been established under State or local building, plumbing, fire prevention, mechanical, electrical, housing and occupancy codes. The Housing Code for the City shall set all requirements not specifically stated in this section.

- b. Standards for Displaced Individual's Ability to Pay: When a person or family is directly displaced by an activity under the Development Plans, assistance in



determining the ability of a displaced individual to pay shall be worked out as follows:

- 1) When the displaced individual desires to purchase a home, the gross mortgage or contract payment, or total housing cost which include utilities, shall be no more than thirty (30) percent of the total income of the displaced individuals.
- 2) When the displaced individual goes into rental quarters, the ability to pay shall be determined by applying a gross rent figure, which includes utilities, as a percentage of income. The gross rent shall not exceed thirty (30) percent of the total income of the displaced individual.

c. Locations Standards:

Relocation housing will be reasonably accessible to places of employment of displaced individuals and in areas not less desirable in regard to public utilities and commercial facilities than areas in which they currently reside.

d. Temporary Relocation:

No temporary relocations are anticipated at this time. In the event that temporary relocation becomes necessary, the guidelines for safe, sanitary and decent housing will be followed. Any temporary relocation housing which is necessary for displaced families will be worked out on an individual basis.

In any event, temporary housing shall not be less desirable in character than the dwelling vacated by the displaced families or individuals and shall be in a safe and habitable condition. Also, it will not diminish the obligations of the City with respect to permanent relocation.

### 3. Obtaining Relocation Housing

a. Sources of Existing Private and Public Housing

The City has no public housing.

- 1) Notification of Vacancies – Arrangements for housing in the private market will rely upon information obtained from such sources as current sales and rental listings as obtained from local newspaper ads, telephone calls and personal contacts with owners who have property to sell or rent, and real estate brokers who have property listings which meet the criteria for relocation housing. In addition, property management firms, builders, utility companies, moving companies, welfare agencies, church organizations, and civic groups having knowledge of available vacancies will be regularly canvassed to obtain needed listings.
- 2) Listing of Vacancies – Listings obtained by the relocation staff will be indexed by location, type, size, location within structures, rent or sales

price, date of availability, utilities and facilities included in rent or sales price. Listings will include the names and addresses of real estate

personnel which deal in property that may be appropriate as a relocation resource and which is available on a non-discriminatory basis. Listings will not be maintained for, nor referrals made to, housing which is scheduled for clearance by any public auction. Dwellings will be inspected prior to referral by the City Building Department.

No effective means for providing preferential treatment in the private housing market can be anticipated. However, through the cooperation of public and private social agencies, the City inspection department, local property owners and realtors, the City may provide a clearing service which will favor referred families and individuals.

b. Existing Housing Supply

Previous discussions with local realtors, agencies and brokers, reviews of local newspapers have indicated a constant supply of rentals is available in the City and surrounding localities.

The City Relocation staff will provide information regarding all of applicable housing financing programs, and a referral service to those agencies most qualified to handle the particular problems of each displaced family (e.g., FHA, VA, MSHDA and Local Banks or Savings and Loan Associations).

c. Subsidies, Rent Supplements and Special Problems

The City does not propose to subsidize or supplement the family income for rental purposes, since it appears that there will be sufficient standard housing available for families and individuals.

Also, special housing problems of large families, individuals or handicapped or elderly displaced individuals will be addressed as they become apparent.

4. Relation with Site Occupants

a. Informational Programs:

The City recognizes its obligation toward all families displaced. The objective of the Relocation Program is to offer the opportunity of moving to housing that is decent, safe, and sanitary; within the financial means of the family; in a reasonably convenient location; and carried out with a minimum of hardship. Basically, most information regarding relocation will be given in a personal interview with the relocated individual(s). Informational materials will be given to the relocated individual and a record will be taken to determine particular needs. Pamphlets and newsletters will, from time to time, be distributed to occupants within the area.

b. Interview with Site Occupants:

In addition to the personal interview anticipated to obtain a "Site Occupant Record," additional interviews will be scheduled in order to ascertain the specific and peculiar requirements for each family, or person, to be displaced. The Relocation Officer will provide time to confer with relocated individuals and prepare an adequate record of their relocation requirements.

c. Location and Business Hours of Relocation Office:

The Relocation Office will be a part of the Engineering Department with offices located in the City Hall, convenient to the project residents. Regular office hours will be used. When necessary, the office may remain open to accommodate those who cannot appear during regular working hours.

d. Referrals:

Those families seeking relocation in the private housing market will be referred to local realtors or to developers of appropriate new housing, if they later express a desire for new housing.

Referrals will also be made to appropriate lending agencies, together with information regarding the types of financing arrangements which may be available.

Those persons seeking rental accommodations on the private market will be referred to landlords with appropriate units, meeting the Relocation Standards set forth herein.

e. Inspection of Relocation Housing:

Before a property is referred to any person or family under this Relocation Program, it will be inspected to ascertain that all criteria of standard housing is met. The Certificate of Inspection will be signed by the Relocation Officer. If established housing standards are not met, the dwelling will be classified as unsuitable for relocation and any arrangements for its use with realtors or landlords will be cancelled.

Housing which is approved by FHA or VA for mortgage insurance will be considered as Standard Relocation Housing, and the inspection in these instances may be waived.

It is the responsibility of the City, through the Relocation staff, to provide safe, sanitary and decent housing for all families relocated from the area. Self-relocation of families entitled to relocation services will not cancel this obligation. Housing obtained by relocated individuals will be inspected for compliance with minimum standards. If knowledge of self-relocation is received after the move has been made, inspection will take place as soon thereafter as is reasonably

feasible. Dwellings found to comply with relocation standards will require no further action.

If the dwelling does not meet the relocation standards, it will be considered as a temporary relocation and the services of the relocation staff to secure standard accommodations for the family will be offered. If a family declines an offer of a

standard dwelling unit, and its present unit does not meet code requirements, the local code enforcement agency or agencies, will be informed, with the objective of bringing the unit to a minimum housing standard through local code enforcement.

Every effort will be made to trace those families who may move without notifying the City.

f. Referrals to Social Agencies:

City staff will be responsible for the coordination of social services available to displaced families, as required.

g. Assistance to Home Buyers:

All possible assistance will be given to prospective buyers to enable them to obtain financing most suitable in each particular case. Information regarding the various FHA and conventional financing programs will be available at the City Office.

## 5. Eviction Policy

For residents who choose to remain residents after the City has title to real property, eviction will be used only as a last resort and will be undertaken only under one or more of the following circumstances:

- a. Failure to pay rent, if any rent is charged.
- b. Maintenance of a nuisance or use of the premises for illegal purposes.
- c. A material breach of a residency or continued occupancy agreement.
- d. Refusal to consider accommodations meeting relocation standards.
- e. Refusal to admit a relocation interviewer.
- f. Situations requiring eviction under State or local laws.

## 6. Relocation Payments

Relocation payments will be made in accordance with the relocation payments as prescribed by the Michigan Department of Transportation. Relocation payments will be made to all eligible site occupants within the Development

Area.

#### Processing:

In order to obtain a relocation payment, a written claim will be required in accordance with Michigan Department of Transportation guidelines.

Claims for relocation payments shall be submitted to the relocation staff for processing.

A statement of the conditions under which various types of relocation payments will be made to displaced families, individuals and business concerns will be posted at the City offices. Each site occupant displaced or anticipated to be displaced as a result of project activities will also be informed in writing of the availability of the various types of relocation payments and the conditions governing eligibility for these relocation payments, including the time limit for submitting claims. Each site occupant will also be provided with the necessary forms for filing claims for relocation payments and, on request, will be assisted by the relocation staff in preparing such claims.

All claims for relocation payments shall be recommended for approval by the Relocation Specialist and signed by the Director before payment is made to or on behalf of the claimant.

#### 7. Development of an Informational Program

The relocation staff will deliver to all business concerns to be displaced informational material which:

- a. Describes the project and indicates the project boundaries;
- b. Describes the relocation services and aids to be made available to business concerns;
- c. Indicates the availability of relocation payments to business concerns, states the type of payments to be made, the eligibility criteria for such payments, the procedures to be followed in filing claims for the various types of payments, and the procedure to be followed in processing claims.

#### 8. Interviews with Business Concerns

A survey of the businesses to be displaced will be conducted to determine the feasibility of relocating each establishment to another location.

- a. Listings of Commercial Space:

Listings of vacant commercial facilities and anticipated vacancies will be maintained by the relocation staff and will include information on the size,

location and accessibility of the site, most suitable commercial uses for the building, amount of rent, lease or sale, terms regarding length of occupancy, date the site will be available, special equipment or facilities to be provided and other pertinent characteristics necessary to determine the suitability of the site to the needs of businesses to be displaced.

The relocation staff will relate the needs of businesses to be displaced to existing vacant commercial space and space to become available in the future, through close contact with local real estate agencies and brokers dealing in commercial space, interested business associations, development corporations and similar organizations. Listings will also include the names and addresses of real estate agencies, brokers and boards in the City, to which business concerns may be referred for assistance in obtaining commercial space.

b. Services to Individuals and Business Concerns:

Information regarding the technical and financial services of the Small Business Administration will be made available to businesses.

Business relocations may be handled under contract with a qualified firm, if deemed necessary or advisable by the City.

In addition to advisory services, business concerns will be entitled to Relocation Payments as prescribed in the Michigan Department of Transportation guidelines.