

DEVELOPMENT AND TAX INCREMENT FINANCING PLANS

US-24/Telegraph Road Corridor Improvement Authority
Frenchtown Charter Township

ACKNOWLEDGEMENTS

The Telegraph Road Corridor Improvement Authority was established in 2024, pursuant to the Recodified Tax Increment Financing Act of 2018. (Act 57 of 2018).

The purpose of the Authority is to develop a strategy for revitalization of the Telegraph Road corridor in Frenchtown Charter Township.

For their vision and support, the following community leaders should be recognized:

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TABLE OF CONTENTS

Acknowledgements.....	i
Table of Contents.....	iii
Introduction.....	1
General Overview.....	1
Criteria for Establishing a CIA.....	1
Powers of the Authority.....	2
The Telegraph Road Corridor.....	5
The Need For a Corridor Improvement Authority.....	6
Development Plan.....	7
Legal Basis of the Plan.....	7
Development Plan Requirements.....	7
Designation of Boundaries.....	11
Existing Land Use & Zoning.....	11
Existing Zoning.....	11
Map 1: Existing Land Use.....	12
Map 2: Existing Zoning.....	13
Open Space and Undeveloped Areas.....	14
Public Involvement.....	14
Project List.....	16
Map 3: Telegraph Road CIA Boundary Map.....	20
Tax Increment Financing Plan.....	21
Explanation of the Tax Increment Procedure.....	21
Table 1: Estimated Tax Capture Value 2024-2048.....	23
Maximum Amount of Bonded Indebtedness to be Incurred.....	24
Duration of the Development Program.....	25
Statement of the Estimated Impact of Tax Increment Financing on Taxing Jurisdictions in which the Development Area is Located.....	25
Table 2: Tax Increments and Millages.....	26
Plan For The Expenditure of Captured Assessed Value by the Authority.....	27
Table 3: Projected Tax Increment Revenues.....	28
Appendix A: Development Area Boundary.....	29
Appendix B: Base Parcel Data.....	39

GENERAL OVERVIEW

In 2005 the State of Michigan enacted the Corridor Improvement Authority Act (Act 280 of 2005) to provide for the establishment of a Corridor Improvement Authority (hereinafter referred to as "CIA") with the goal being "to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act." The act was recodified in 2018 (Act 57 of 2018).

A community can use a CIA to revitalize an existing business district and create an inviting place for residents, visitor and shoppers in the area. Once created, the CIA can establish a special district for which a plan is prepared identifying specific public and private improvements necessary to prevent or correct deterioration in the corridor and encourage new private investment. A CIA can capture new tax increment in the district (TIF) and use it to pay for improvements that otherwise could not be afforded by either local businesses or township government. Moreover, creation of a TIF district does not take away current tax revenue; it just captures any new increment that results from improvements to property or an increase in value.

CRITERIA FOR ESTABLISHING A CIA

Per Section 605 of the Act, a municipality can establish a CIA if it meets all of the following criteria:

A. THE CORRIDOR MUST HAVE AT LEAST 51 PERCENT OF EXISTING FIRST FLOOR SPACE CLASSIFIED AS COMMERCIAL.

The vast majority of the existing ground floor square footage is commercial and this requirement is met.

B. RESIDENTIAL USE, COMMERCIAL USE, OR INDUSTRIAL USE HAS BEEN ALLOWED AND CONDUCTED UNDER THE ZONING ORDINANCE OR CONDUCTED IN THE ENTIRE DEVELOPMENT AREA, FOR THE IMMEDIATELY PRECEDING 30 YEARS.

A review of the uses in the District indicates that the above uses have been allowed for more than 30 years.

C. IS ADJACENT TO OR IS WITHIN 500 FEET OF A ROAD CLASSIFIED AS AN ARTERIAL OR COLLECTOR ACCORDING TO THE FEDERAL HIGHWAY ADMINISTRATION MANUAL "HIGHWAY FUNCTIONAL CLASSIFICATION - CONCEPTS, CRITERIA AND PROCEDURES".

US-24/Telegraph Road meets this requirement.

D. CONTAINS AT LEAST 10 CONTIGUOUS PARCELS OR AT LEAST 5 CONTIGUOUS ACRES.

Requirement met.

E. IS PRESENTLY SERVED BY MUNICIPAL WATER OR SEWER.

In compliance.

F. IS ZONED TO ALLOW FOR MIXED USE THAT INCLUDES HIGH-DENSITY RESIDENTIAL USE.

The PUD, Planned Unit Development District "allows a developer the opportunity to mix compatible uses or residential types on a single property, allow clustering to reduce construction costs, reduce setbacks for downtown projects, and enhance marketability through the preservation of significant natural, historical, aesthetic, and architectural features." In compliance.

G. THE MUNICIPALITY AGREES TO ALL OF THE FOLLOWING:

1. TO EXPEDITE THE LOCAL PERMITTING AND INSPECTION PROCESS IN THE DEVELOPMENT AREA.

Will be agreed to as part of the CIA Implementation effort. In compliance.

2. TO MODIFY ITS MASTER PLAN TO PROVIDE FOR WALKABLE NONMOTORIZED INTERCONNECTIONS, INCLUDING SIDEWALKS AND STREETSCAPES THROUGHOUT THE DEVELOPMENT AREA.

This is already part of the Master Plan and will be a key component in the Development Plan herein. In compliance.

POWERS OF THE AUTHORITY

According to Section 611 of the Act, the CIA Board has the authority to do any of the following:

- (a) Prepare an analysis of economic changes taking place in the development area.
- (b) Study and analyze the impact of metropolitan growth upon the development area.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated

under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

- (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this part in accordance with the powers of the authority granted by this part.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.
- (j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
- (k) Lease, in whole or in part, any facility, building, or property under its control.
- (l) Accept grants and donations of property, labor, or other things of value from a public or private source.
- (m) Acquire and construct public facilities.
- (n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
- (o) Contract for broadband service and wireless technology service in a development area.

Also, notwithstanding any other provision of this part, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

- (a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and

excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

- (b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).
- (c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

THE TELEGRAPH ROAD CORRIDOR

The Telegraph Road Corridor is an approximate 1.5 mile stretch of Telegraph Road from the parcel just south of Holiday Boulevard on the southwest to Lasalle Road on the northeast. While covering a majority of frontage properties along Telegraph Road, the district includes several properties and developments located between Stewart Road on the south and Mall Road on the north. The corridor is characterized as a four-lane highway with a center turn lane and full access to properties fronting Telegraph Road. Telegraph Road as a major north-south state trunkline highway from Bedford Township at the Ohio state line through Metro Detroit. The highway runs through three counties in southeastern Michigan, Monroe, Wayne and Oakland, as it parallels the Lake Erie shoreline and bypasses Metro Detroit on the west.

Map 1: Existing Land Use depicts the uses that exist along the corridor, which are mainly commercial, office and some light industrial. There is a mixture of large, big-box retailers, shopping plazas, eateries, blighted commercial spaces, and newly built commercial buildings along the corridor. Specifically, this stretch of Telegraph Road is home to Walmart, Meijer, Aldi, Harbor Freight and Tools, fitness studios, U-Haul storage facilities, fast food restaurants and other eateries. The retail along this corridor services residents of Frenchtown Township as well as households in the City of Monroe, Monroe Township, Raisinville Township, the City of Dundee, and other communities within east Monroe County and southern Wayne County. The Mall of Monroe is located in the eastern portion of the district. Some large vacant lots exist behind the Mall of Monroe along Mall Road on either side of Telegraph Road. Like many shopping malls around the nation, Monroe Mall is in the process of transitioning to suit the changing retail needs that exist in the marketplace. An anchor within the mall building is Pheonix Theaters, which sees over 4,000 visitors each weekend.

The Telegraph Road corridor borders the City of Monroe on the southwest side and is adjacent to the former La-Z-Boy corporate headquarters. One of the goals of the development plan is to establish a tax increment financing structure to capture incremental tax dollars to reinvest it back into the corridor, and thereby attracting high-quality development within the township and in neighboring communities.

THE NEED FOR A CORRIDOR IMPROVEMENT AUTHORITY

As mentioned above, the Dixie Road Corridor currently serves as a commercial corridor off I-75 with a mixture of light to moderate industrial, commercial, and retail development and vacant property.

- A. IMPROVED UTILIZATION OF UNDEVELOPED PROPERTIES**
- B. BETTER VEHICULAR ACCESS TO SITES AND IMPROVED TRAFFIC SAFETY THROUGHOUT THE CORRIDOR;**
- C. THE NEED FOR IMPROVED AESTHETICS WITH IMPROVED STREETScape, SIGNAGE, BUILDING DESIGN AND SITE LANDSCAPING;**
- D. CREATION OF PUBLIC MEETING AREAS WHERE SPECIAL EVENTS AND ACTIVITIES FOR THE PUBLIC AND SHOPPERS CAN BE HELD BY A BUSINESS ASSOCIATION AND THE TOWNSHIP;**
- E. REDEVELOP UNDER-UTILIZED SITES ALONG DIXIE ROAD AND CLUSTER RETAIL, INDUSTRIAL AND OFFICE USES TOGETHER;**
- F. MAKING THE CORRIDOR MORE PEDESTRIAN-FRIENDLY WITH SIDEWALKS AND PATHWAY CONNECTIONS.**

DEVELOPMENT PLAN

LEGAL BASIS OF THE PLAN

The Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Part 6 of the Corridor Improvement Authority Act (Act 57 of 2018), as amended. More specifically, Section 621 of the Act states that “If a board decides to finance a project in a development area by the use of revenue bonds as authorized in section 616 or tax increment financing as authorized in sections 618, 619, and 620, it shall prepare a development plan.”

DEVELOPMENT PLAN REQUIREMENTS

Section 621 also indicates that the development plan shall contain all of the following:

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

The plan herein addresses the geographic boundaries of the Corridor Improvement District as established by the Frenchtown Township Board and a boundaries map is found in the appendix along with a formation resolution and Ordinance.

B. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, DESIGNATING THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES, AND INCLUDING A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.

Maps for existing land use, future land use, and a legal description for the CIA District are found in the appendix.

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

The description of existing improvements to be demolished and associated schedule for implementation is provided in this plan under the heading “Proposed Improvements.”

D. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

To expand upon what was indicated above, the location, character and estimated cost/timing of the improvements is provided in this plan under the heading "Proposed Improvements."

E. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

The formation of this Corridor Improvement Authority marks the beginning of intentional and planned improvement projects in the corridor. A strategic plan with specific projects will be identified and completed subsequent to this plan.

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

The development plan includes a future land use plan for the entire corridor that identifies proposed open space. This plan is also supplemented by the conceptual designs prepared for the township-owned property, which includes open space.

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

The conceptual plan for the township-owned property and corresponding narrative describes the potential sale, lease or donation of land in the corridor. At the present time, this is the only property identified for this transfer.

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

The Township anticipates creating a Planned Unit Development (PUD) overlay district that will match the boundaries of the Corridor Improvement Authority. Proposed changes in infrastructure such as streets, sidewalks, utilities, etc. will be identified in the subsequent strategic plan.

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

The strategic plan will provide project descriptions, including cost estimates and a schedule of implementation for each improvement project that will be completed within the district.

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

Information concerning the names of people for whom benefits may accrue is unknown at this time and will not be available until phases of implementation are underway.

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

All such procedures will follow both township and state law and at the present time there are no commitments made.

- L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY, A DEVELOPMENT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE UNITS IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan. Should said displacement be planned during implementation of the plan, the above information will be gathered accordingly.

- M. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.**

At the present time, no know relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

N. PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, PUBLIC LAW 91-646, 84 STAT. 1894.

At the present time, no know relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

O. A PLAN FOR COMPLIANCE WITH 1972 PA 227, MCL 213.321 TO 213.332.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

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

Any amendments to the plan will be approved by the Township Board per the Corridor Improvement Act.

Q. A SCHEDULE TO PERIODICALLY EVALUATE THE EFFECTIVENESS OF THE DEVELOPMENT PLAN.

The Implementation section of the plan identifies those responsible to evaluate effectiveness of the plan and appropriate time frames.

R. OTHER MATERIAL THAT THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.

The plan includes conceptual layouts for the township-owned property that are approved under this development plan.

DESIGNATION OF BOUNDARIES

The boundaries for the corridor improvement district are shown on Map 3. Included are the frontage properties on Telegraph Road with some of the larger parcels dotted within the district. The general boundary limits are from the parcel just south of Holiday Boulevard on the southwest to Lasalle Road on the northeast. The legal description is found in the Appendix.

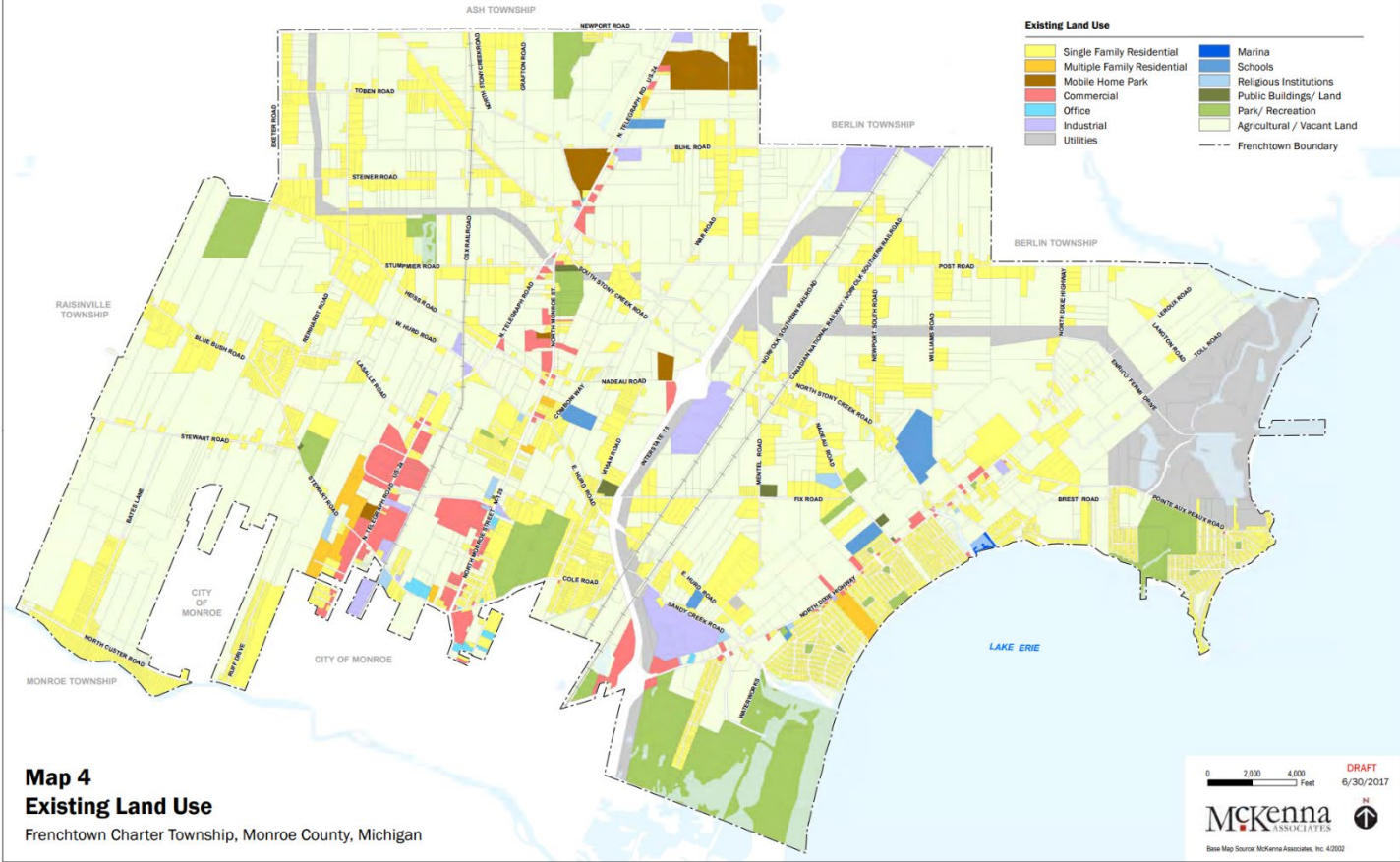
EXISTING LAND USE & ZONING

As indicated in the Telegraph Road Corridor description, the district is mainly commercial with some office space and older residential structures. There are also parcels that contain environmental features such as wetlands and woodlands. Existing land uses are shown on Map 1: Existing Land Use and Map 2: Existing Zoning illustrates the existing zoning.

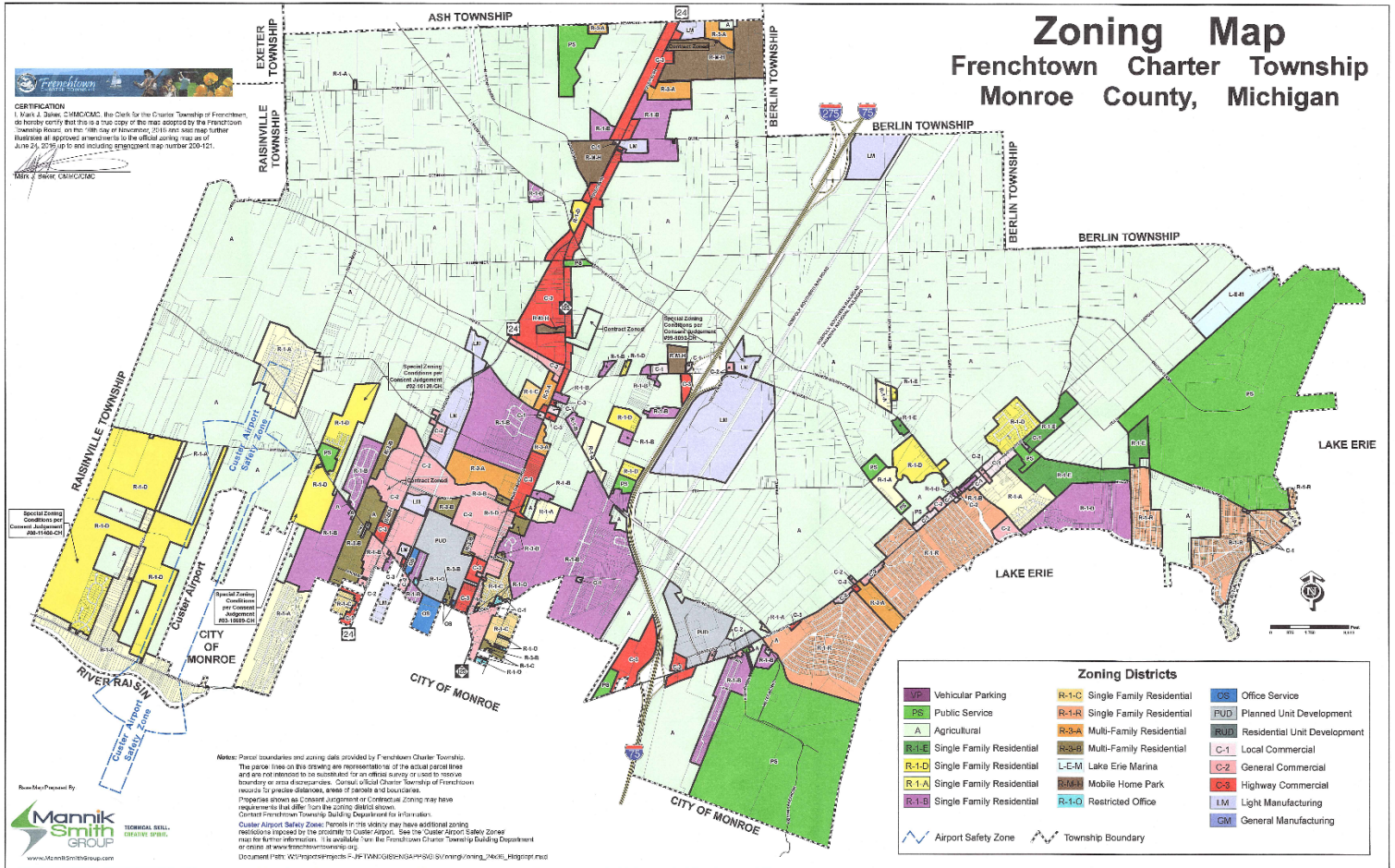
EXISTING ZONING

As with the existing land use, the existing zoning for the district includes a wide range of designations, as illustrated on Map 2: Existing Zoning. They include a variety of agricultural, residential, commercial, and industrial districts scattered along the corridor. One of the goals of this plan will be to create a transition in land uses and corresponding zoning, especially on the eastern end of the corridor district. It is anticipated that these zoning districts will likely change as a result of this corridor plan, both in text and on the official zoning map. The primary change will be a Planned Unit Development (PUD) overlay district that will align with the CIA boundaries. Since this will be an overlay district, the underlying zoning designations will remain the same unless rezoned.

Map 1: Existing Land Use



Map 2: Existing Zoning



OPEN SPACE AND UNDEVELOPED AREAS

Although most of the frontage along the corridor is developed, there are still a number of undeveloped parcels. As shown on Map 1, Existing Land Use, undeveloped land in the CIA district is primarily located north of Sandy Creek, along Telegraph Road, and along Mall Road. Some of the vacant land is behind buildings fronting Telegraph Road and has the potential for non-retail commercial uses, like light industrial and higher density residential.

PUBLIC INVOLVEMENT

A goal of this corridor planning effort was to provide the public with opportunities to provide input into development of the plan. Township Board sessions were held to discuss the Corridor Improvement Authority (CIA) District boundaries and plan components prior to the adoption process. The public was also given an opportunity to be present at the meeting where the CIA Board was created and at the public hearing held by the Township Board.

Approximately 10 people were in attendance at the Township Board meeting and spoke at the public hearing, representing residents, business owners, and property owners. A presentation regarding the purpose of the CIA Districts was first made by the Township consultant and then questions were raised about the following:

- How were the district boundaries decided? By the Township Board with input from staff and consultants.
- Won't the taxing jurisdictions lose out on significant amounts of money? It was explained that there will be no new taxes as a result of establishing the CIA and the long-term financial benefit to the jurisdictions will far outweigh the short-term loss. There will also be possible gains just outside the district boundaries for the taxing jurisdictions.
- How long will the CIAs be in place? It was explained that the duration of the plan is 25 years, and it takes that long to see the results being sought by the township. We could have made the district for 30 years but took a more conservative approach.
- How will the money be used in the district? It was explained that the money could be used in a variety of ways but must fall under one of the spending categories detailed in this plan. The CIA committee will make recommendations to the Township Board, who must approve spending based upon criteria that will be created.

- How will we know what the plans are for the corridor based upon the projects anticipated? It was explained that the Township has hired Smith Group to help prepare a strategic plan for the district that will identify building and use locations, based upon the results of a workshop. The public and taxing jurisdictions were invited to attend this session as well as follow-up presentations.
- Will the CIA plans and board members be posted on the Township website? The Township staff agreed the plans and names of the board members will be posted on the Township website.

PROJECT LIST

1. Business Development

The CIA will assist the Planning Commission, local officials, businesspeople, entrepreneurs, etc., in providing an acceptable climate for business investment. Efforts will focus on assisting existing businesses and promoting new businesses that benefit the community. This will likely involve the following projects:

- Institution of a building rehabilitation grant program that provides qualifying applicants funding to improve their building.
- Encouraging property owners and developers to create mixed-use developments, in keeping with district zoning requirements.
- Other potential activities that support and promote local business development.

Business Development Budget: \$350,000

2. Public Buildings and Spaces

To better create a sense of place in the District and at strategic locations within the CIA District, the CIA will support the development and enhancement of public buildings and spaces including: pedestrian plazas, parks, open spaces, gardens, gazebos, sculptures, art, performance areas, walkways, and supporting site amenities, construction of public restrooms, or other similar structures identified as development occurs.

Public Buildings and Spaces Budget: \$250,000

3. CIA Marketing/Development Studies and Promotional Events/Materials

Destination branding and marketing have key relationships with successful districts. It is an important task to complete once the CIA has identified redevelopment goals and has established its identity within the greater region. Marketing and development attraction studies can be used as tools to attract specific development types or specific developers. Marketing materials (online, print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer and real estate firms promoting the Township. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc. It is also the Township's desire to create a unified image and market the Telegraph Road CIA District as a cohesive business District. To that end, funding can be used for a joint marketing strategy and promotions with involvement of the business community that brings together resources for advertising, special events, and public relations.

CIA Marketing/Development Studies and Promotional Events/Materials Budget: \$250,000

4. Building Facade and Sign Improvement Program

Existing signs and structures in the CIA that need an upgrade in terms of design, materials and colors can apply for funding under this program. The CIA can allocate resources to pursue the following efforts toward upgrading the appearance of buildings in the District:

- Develop design guidelines or requirements for all buildings and signs in the district with corresponding sketches and pictures
- Develop a program to assist business owners in funding these improvements as a method to encourage implementation of the design guidelines or requirements.

Building Facade and Sign Improvement Program Budget: \$200,000

5. CIA Property Acquisition

This involves the acquisition of property to accomplish the goals set forth by the CIA. There are times when key pieces of property become available for purchase within the CIA District, which require the CIA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.

CIA Property Acquisition Budget: \$850,000

6. Special District & Urban Design Plans

District plans and urban design help to guide the built environment of the District. Many times, these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have been thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites.

Special District & Urban Design Plans Budget: \$400,000

7. Demolition

Occasionally, development opportunities require demolition of existing sites and structures. The CIA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.

Demolition Budget: \$250,000

8. Public Infrastructure Improvements

Public improvements cover a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements; electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements, and generally anything else that falls within the public right-of-way, easement, or public realm.

Public Infrastructure Improvements Budget: \$350,000

9. Private Infrastructure Improvements

As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The CIA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees; soft costs, and others that support density in accordance with local

zoning, master plans, and community goals, but may be cost-prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the Township and CIA.

Private Infrastructure Improvements Budget: \$250,000

10. Site Preparation

Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing and grubbing; compaction and sub-base preparation; cut and fill operations; dewatering, excavation for unstable material, foundation work (to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.); anything on private property not in a public right-of-way to support density; and prohibitive costs to allow for greater density in accordance with local zoning, master plans, and Township goals.

Site Preparation Budget: \$350,000

11. Environmental Activities

Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost-prohibitive environmental costs and insurance needs, etc. This can also include wildlife and habitat preservation, or restoration related to a specific development project or Public Buildings and Spaces under item #2 above.

Environmental Activities Budget: \$400,000

12. Project-Specific Gap Funding (variable depending upon project)

Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the Township may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the "gap" that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the community to create new employment opportunities within the CIA District.

Project-Specific Gap Funding Budget: \$850,000

13. Consultation and Operational Expenditures

The Consultation and Operational Expenditures category provides for professional services (staff) and operational activities relating to the CIA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the CIA. Professional services are required to implement the proposals within this Plan and to manage and operate the CIA. This may include, but is not limited to, market studies, grant writing and administration; planning and architectural design; engineering, inspections, and construction management services; and environmental assessment and mitigation planning. CIA operational activities may include but are not limited to public notices, mailings, office supplies, administrative support, and equipment usage/rental, etc.

Consultation and Operational Expenditures Budget: \$400,000

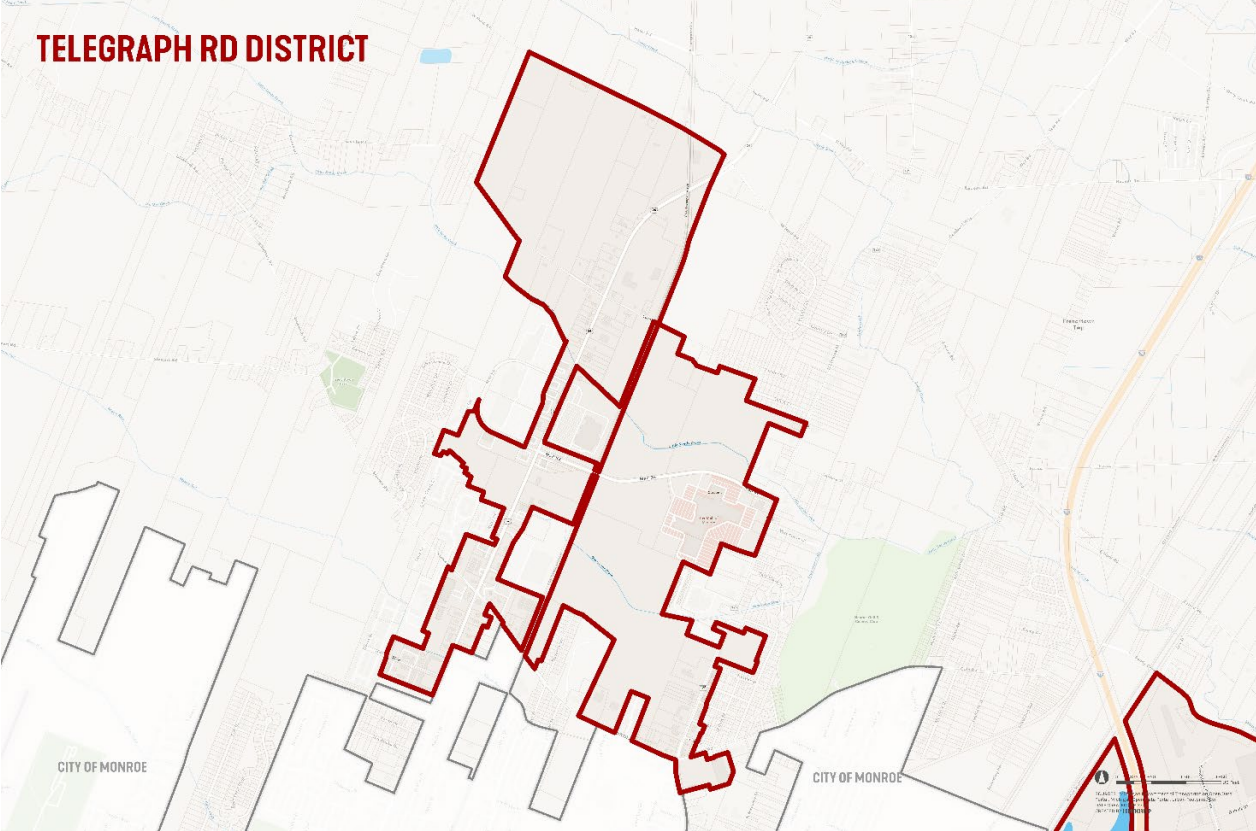
14. Bond Repayments

Tax capture can be used to pay back money that was borrowed for eligible projects under this plan.

Bond Repayments Budget: \$700,000

Total Estimated Cost of All Projects: \$5,850,000

Map 3: Telegraph Road CIA Boundary Map

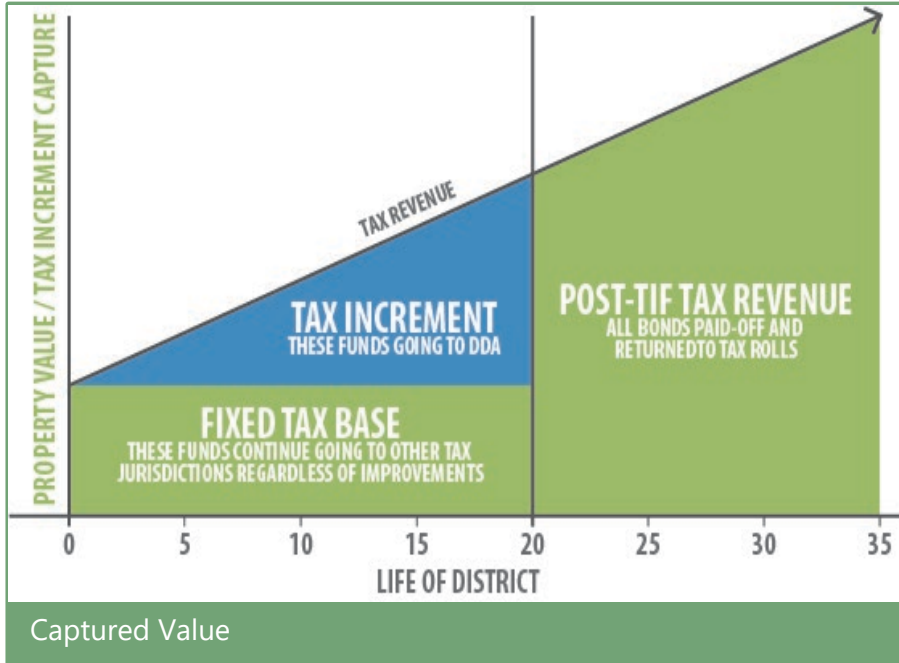


TAX INCREMENT FINANCING PLAN

EXPLANATION OF THE TAX INCREMENT PROCEDURE

Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a development plan has been prepared by the Authority and adopted by the community's legislative body.

As provided in PA 57 of 2018, as amended, tax increment financing is an effective tool for financing redevelopment and planning of designated development areas within a Corridor Improvement Authority District. TIF financing can be used to fund public utility and infrastructure improvements, market businesses within the district, plan for property within the district, acquire land, improve sites, construct buildings, and administer the Development Plan. Because TIF financing involves capture of tax revenue for certain parcels, TIF dollars must be used for improvements that will generally benefit those same parcels.



“Captured Assessed Value” can be described as the difference in amount in any year of the Plan in which the current assessed value exceeds the initial assessed value. “Current Assessed Value” is the amount of value upon which taxes are based for the current year, also called the Taxable Value. “Initial Assessed Value” represents the assessed value of properties at the time the CIA was established, in this case 2024. Tax exempt properties are represented as a zero value in

the Plan, since no tax increments will be collected for that site, regardless of increases in actual property

value. The difference between the initial assessed value (base year total) and the current assessed value (current year total) is the value of property for which taxes can be captured and (re)invested by the CIA.

The initial assessed value ("SEV") for this plan is the assessed value of all real and personal property in the development area as determined in March 2024. This is commonly considered the SEV for 2024. The base value of real property in the district is \$39,593,716. As a result of changes to commercial tax laws, the Michigan Personal Property Tax was eliminated in 2013 and therefore is not considered in this Plan.

The purpose of the Tax Increment Financing Plan is to ensure that revenues from tax increment capture will be sufficient to cover anticipated costs, especially when it comes to bond debt. Therefore, some assumptions are involved in order to project property values into the future to determine anticipated revenues. At the time this Plan was prepared, Michigan was in the middle of an economic downturn, making such projections even more difficult. However, it is anticipated that the economy will rebound within the next few years, so the following assumptions provide the basis for the figures in Table 1.

1. A modest increase in property values was assumed. A conservative growth rate of 2.0% was used in the projections for future TIF revenue.
2. Minimal development is expected. To provide conservative estimates, the TIF revenues are based on increases in property values based on the market, not improvements to property.

TABLE 1: Estimated Tax Capture Value 2024-2049

Frenchtown Township Telegraph Road
 Estimated Taxable Value Increase
 Estimated Tax Capture Value 2024-2049

FISCAL YEAR	ESTIMATED Projected Increase	ANNUAL TAXABLE VALUE	CAPTURED TAXABLE VALUE
Base Year 2024		\$39,593,716	
2025	2.0%	\$40,385,590	\$791,874
2026	2.0%	\$41,193,302	\$1,599,586
2027	2.0%	\$42,017,168	\$2,423,452
2028	2.0%	\$42,857,512	\$3,263,796
2029	2.0%	\$43,714,662	\$4,120,946
2030	2.0%	\$44,588,955	\$4,995,239
2031	2.0%	\$45,480,734	\$5,887,018
2032	2.0%	\$46,390,349	\$6,796,633
2033	2.0%	\$47,318,156	\$7,724,440
2034	2.0%	\$48,264,519	\$8,670,803
2035	2.0%	\$49,229,809	\$9,636,093
2036	2.0%	\$50,214,405	\$10,620,689
2037	2.0%	\$51,218,694	\$11,624,978
2038	2.0%	\$52,243,067	\$12,649,351
2039	2.0%	\$53,287,929	\$13,694,213
2040	2.0%	\$54,353,687	\$14,759,971
2041	2.0%	\$55,440,761	\$15,847,045
2042	2.0%	\$56,549,576	\$16,955,860
2043	2.0%	\$57,680,568	\$18,086,852
2044	2.0%	\$58,834,179	\$19,240,463
2045	2.0%	\$60,010,863	\$20,417,147
2046	2.0%	\$61,211,080	\$21,617,364
2047	2.0%	\$62,435,302	\$22,841,586
2048	2.0%	\$63,684,008	\$24,090,292
2049	2.0%	\$64,957,688	\$25,363,972

Beginning with the 2025 tax collection, and for each year within the term of the plan, municipal and county treasurers transmit directly to the CIA, the applicable portion of the tax levy set by the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to PA 255 of 1978 and that portion on an industrial facilities tax levied pursuant to

PA 198 of 1974. Voted and separately identified debt millage revenues do not come to the CIA but go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.
- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the CIA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the Township Board, who must approve the plans. These plans may be amended in the future to reflect changes desired by the CIA or the Township. All amendments must follow the procedures of the Act.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

The Corridor Improvement Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in Public Act 57 of 2018 as amended, cannot exceed the ability to service the debt from tax increments. Only 80% of projected revenues are available as debt service funds. The CIA was just established, so no bond debt has been accrued to date. Future plan updates will consider outstanding debt as it plans for continued investment in the district.

DURATION OF THE DEVELOPMENT PROGRAM

The duration of the tax increment financing plan is twenty-five (25) years, commencing upon approval by the Township Board in 2024 and will cease with tax collections due in December 2049, unless this plan is amended to extend or shorten its duration.

STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.

The CIA is eligible to capture tax increment revenues from the State, local school district, and intermediate school district to the extent necessary to pay the debt service on the outstanding bonds that represent "eligible obligations."

The most important impact on the affected taxing jurisdictions is that the amount of revenue they currently receive from property within the district will not increase during the life of the Plan. Once the base value of the district is set, the CIA will capture the revenue from any increase in property value. The base amount would still flow to the appropriate taxing jurisdictions. In other words, the revenue to each taxing jurisdiction would effectively be frozen at the base value for the entire term of the CIA Plan.

The impact of tax increment financing on the revenues of all taxing properties is illustrated in Table 2 on the following page.

TABLE 2: Tax Increments and Millages

Frenchtown Township Telegraph Road				Community College		Monroe County Millages					Frenchtown					
FISCAL YEAR	EST. Projected Increase	ANNUAL TAXABLE VALUE	CAPTURED TAXABLE VALUE	Monroe County Community College 0.00217940	MCCC Maintenance 0.00085000	Operating 0.00479520	Senior Citizens 0.00052800	Vetrans 0.00000200	Fairview 0.00012500	Museum 0.00015000	Operating 0.00285450	Water Plant 0.00150000	Fire Dept. 0.00300000	LETC 0.00039140	Resort District Authority 0.00300000	TOTAL 0.01937550
Base Year:	\$39,593,716	\$39,593,716														
2025	2.0%	\$40,385,590	\$791,874	\$1,726	\$673	\$3,797	\$418	\$2	\$99	\$119	\$2,260	\$1,188	\$2,376	\$310	\$2,376	\$15,343
2026	2.0%	\$41,193,302	\$1,599,586	\$3,486	\$1,360	\$7,670	\$845	\$3	\$200	\$240	\$4,566	\$2,399	\$4,799	\$626	\$4,799	\$30,993
2027	2.0%	\$42,017,168	\$2,423,452	\$5,282	\$2,060	\$11,621	\$1,280	\$5	\$303	\$364	\$6,918	\$3,635	\$7,270	\$949	\$7,270	\$46,956
2028	2.0%	\$42,857,512	\$3,263,796	\$7,113	\$2,774	\$15,651	\$1,723	\$7	\$408	\$490	\$9,317	\$4,896	\$9,791	\$1,277	\$9,791	\$63,238
2029	2.0%	\$43,714,662	\$4,120,946	\$8,981	\$3,503	\$19,761	\$2,176	\$8	\$515	\$618	\$11,763	\$6,181	\$12,363	\$1,613	\$12,363	\$79,845
2030	2.0%	\$44,588,955	\$4,995,239	\$10,887	\$4,246	\$23,953	\$2,637	\$10	\$624	\$749	\$14,259	\$7,493	\$14,986	\$1,955	\$14,986	\$96,785
2031	2.0%	\$45,480,734	\$5,887,018	\$12,830	\$5,004	\$28,229	\$3,108	\$12	\$736	\$883	\$16,804	\$8,831	\$17,661	\$2,304	\$17,661	\$114,064
2032	2.0%	\$46,390,349	\$6,796,633	\$14,813	\$5,777	\$32,591	\$3,589	\$14	\$850	\$1,019	\$19,401	\$10,195	\$20,390	\$2,660	\$20,390	\$131,688
2033	2.0%	\$47,318,156	\$7,724,440	\$16,835	\$6,566	\$37,040	\$4,079	\$15	\$966	\$1,159	\$22,049	\$11,587	\$23,173	\$3,023	\$23,173	\$149,665
2034	2.0%	\$48,264,519	\$8,670,803	\$18,897	\$7,370	\$41,578	\$4,578	\$17	\$1,084	\$1,301	\$24,751	\$13,006	\$26,012	\$3,394	\$26,012	\$168,001
2035	2.0%	\$49,229,809	\$9,636,093	\$21,001	\$8,191	\$46,207	\$5,088	\$19	\$1,205	\$1,445	\$27,506	\$14,454	\$28,908	\$3,772	\$28,908	\$186,704
2036	2.0%	\$50,214,405	\$10,620,689	\$23,147	\$9,028	\$50,928	\$5,608	\$21	\$1,328	\$1,593	\$30,317	\$15,931	\$31,862	\$4,157	\$31,862	\$205,781
2037	2.0%	\$51,218,694	\$11,624,978	\$25,335	\$9,881	\$55,744	\$6,138	\$23	\$1,453	\$1,744	\$33,183	\$17,437	\$34,875	\$4,550	\$34,875	\$225,240
2038	2.0%	\$52,243,067	\$12,649,351	\$27,568	\$10,752	\$60,656	\$6,679	\$25	\$1,581	\$1,897	\$36,108	\$18,974	\$37,948	\$4,951	\$37,948	\$245,088
2039	2.0%	\$53,287,929	\$13,694,213	\$29,845	\$11,640	\$65,666	\$7,231	\$27	\$1,712	\$2,054	\$39,090	\$20,541	\$41,083	\$5,360	\$41,083	\$265,332
2040	2.0%	\$54,353,687	\$14,759,971	\$32,168	\$12,546	\$70,777	\$7,793	\$30	\$1,845	\$2,214	\$42,132	\$22,140	\$44,280	\$5,777	\$44,280	\$285,982
2041	2.0%	\$55,440,761	\$15,847,045	\$34,537	\$13,470	\$75,990	\$8,367	\$32	\$1,981	\$2,377	\$45,235	\$23,771	\$47,541	\$6,203	\$47,541	\$307,044
2042	2.0%	\$56,549,576	\$16,955,860	\$36,954	\$14,412	\$81,307	\$8,953	\$34	\$2,119	\$2,543	\$48,401	\$25,434	\$50,868	\$6,637	\$50,868	\$328,528
2043	2.0%	\$57,680,568	\$18,086,852	\$39,418	\$15,374	\$86,730	\$9,550	\$36	\$2,261	\$2,713	\$51,629	\$27,130	\$54,261	\$7,079	\$54,261	\$350,442
2044	2.0%	\$58,834,179	\$19,240,463	\$41,933	\$16,354	\$92,262	\$10,159	\$38	\$2,405	\$2,886	\$54,922	\$28,861	\$57,721	\$7,531	\$57,721	\$372,794
2045	2.0%	\$60,010,863	\$20,417,147	\$44,497	\$17,355	\$97,904	\$10,780	\$41	\$2,552	\$3,063	\$58,281	\$30,626	\$61,251	\$7,991	\$61,251	\$395,592
2046	2.0%	\$61,211,080	\$21,617,364	\$47,113	\$18,375	\$103,660	\$11,414	\$43	\$2,702	\$3,243	\$61,707	\$32,426	\$64,852	\$8,461	\$64,852	\$418,847
2047	2.0%	\$62,435,302	\$22,841,586	\$49,781	\$19,415	\$109,530	\$12,060	\$46	\$2,855	\$3,426	\$65,201	\$34,262	\$68,525	\$8,940	\$68,525	\$442,567
2048	2.0%	\$63,684,008	\$24,090,292	\$52,502	\$20,477	\$115,518	\$12,720	\$48	\$3,011	\$3,614	\$68,766	\$36,135	\$72,271	\$9,429	\$72,271	\$466,761
2049	2.0%	\$64,957,688	\$25,363,972	\$55,278	\$21,559	\$121,625	\$13,392	\$51	\$3,170	\$3,805	\$72,401	\$38,046	\$76,092	\$9,927	\$76,092	\$491,440
																\$5,884,720

PLAN FOR THE EXPENDITURE OF CAPTURED ASSESSED VALUE BY THE AUTHORITY

1. **Estimate of Tax Increment Revenues.** Table 3 summarizes only the estimated tax increment revenue by year. The basis for these figures is shown in Table 1.
2. **Expenditure of Tax Increment Revenues.** Any additional tax increment revenues beyond those projected in this plan will:
 - a. be used to expedite any debt service,
 - b. further the implementation of the public improvement program, or
 - c. be returned, pro-rata, to the taxing units.

Should the tax increment revenues be less than projected, the CIA may choose to:

- a. Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements,
- b. Consider implementing public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources,
- c. Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

TABLE 3: Projected Tax Increment Revenues

Frenchtown Township Telegraph Road CIA Total Projected Revenues				
FY	Taxable Value	Tax Increment Captured	Millage Multiplier	Tax Increment Revenue
Base Year				
2024	\$39,593,716		0.0193755	
2025	\$40,385,590	\$791,874	0.0193755	\$15,343
2026	\$41,193,302	\$1,599,586	0.0193755	\$30,993
2027	\$42,017,168	\$2,423,452	0.0193755	\$46,956
2028	\$42,857,512	\$3,263,796	0.0193755	\$63,238
2029	\$43,714,662	\$4,120,946	0.0193755	\$79,845
2030	\$44,588,955	\$4,995,239	0.0193755	\$96,785
2031	\$45,480,734	\$5,887,018	0.0193755	\$114,064
2032	\$46,390,349	\$6,796,633	0.0193755	\$131,688
2033	\$47,318,156	\$7,724,440	0.0193755	\$149,665
2034	\$48,264,519	\$8,670,803	0.0193755	\$168,001
2035	\$49,229,809	\$9,636,093	0.0193755	\$186,704
2036	\$50,214,405	\$10,620,689	0.0193755	\$205,781
2037	\$51,218,694	\$11,624,978	0.0193755	\$225,240
2038	\$52,243,067	\$12,649,351	0.0193755	\$245,088
2039	\$53,287,929	\$13,694,213	0.0193755	\$265,332
2040	\$54,353,687	\$14,759,971	0.0193755	\$285,982
2041	\$55,440,761	\$15,847,045	0.0193755	\$307,044
2042	\$56,549,576	\$16,955,860	0.0193755	\$328,528
2043	\$57,680,568	\$18,086,852	0.0193755	\$350,442
2044	\$58,834,179	\$19,240,463	0.0193755	\$372,794
2045	\$60,010,863	\$20,417,147	0.0193755	\$395,592
2046	\$61,211,080	\$21,617,364	0.0193755	\$418,847
2047	\$62,435,302	\$22,841,586	0.0193755	\$442,567
2048	\$63,684,008	\$24,090,292	0.0193755	\$466,761
2049	\$64,957,688	\$25,363,972	0.0193755	\$491,440
	Total Taxable Value Captured	\$303,719,662	Total TI Revenue	\$5,884,720

APPENDIX A: DEVELOPMENT AREA BOUNDARY

TELEGRAPH ROAD CIA DISTRICT DESCRIPTION

LAND IN PART OF FRACTIONAL SECTIONS 17, 18, 19, 20, 29, 30 AND 32, T.06S., R.09E., ALSO IN PART OF PRIVATE CLAIMS 46, 62, 63, 65, 76, 79, 124, 317, 353, 463, 503, 646 AND 647, FRENCHTOWN TOWNSHIP, MONROE COUNTY, MICHIGAN;

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HURD ROAD AND THE WESTERLY LINE OF PRIVATE CLAIM 463, ALSO BEING THE WESTERLY LINE OF PARCEL 07-018-400-01;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF HURD ROAD TO THE INTERSECTION WITH THE EASTERLY LINE OF PARCEL 07-647-003-20, ALSO BEING THE WESTERLY LINE OF PRIVATE CLAIM 646;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHWESTERLY LINE OF TELEGRAPH ROAD(M-24);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE WESTERLY LINE OF THE C&O RAILROAD RIGHT-OF-WAY;

THENCE SOUTHERLY ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING LOCATED APPROXIMATELY 70 FEET NORTH OF THE NORTHERNMOST BUILDING LINE OF WAL-MART (PARCEL 07-019-476-02), EXTENDED EASTERLY;

THENCE WESTERLY ALONG THE LINE LOCATED APPROXIMATELY 70 FEET NORTHERLY OF THE NORTHERNMOST BUILDING LINE OF WAL-MART (PARCEL 07-019-476-02) TO ITS INTERSECTION WITH A LINE LOCATED APPROXIMATELY 70 FEET WESTERLY OF THE WESTERNMOST BUILDING LINE OF WAL-MART (PARCEL 07-019-476-02);

THENCE SOUTHERLY ALONG THE LINE LOCATED APPROXIMATELY 70 FEET WESTERLY OF THE WESTERNMOST BUILDING LINE OF WAL-MART (PARCEL 07-019-476-02) TO ITS INTERSECTION WITH A LINE LOCATED APPROXIMATELY 70 FEET SOUTHERLY OF THE SOUTHERNMOST BUILDING LINE OF WAL-MART (PARCEL 07-019-476-02);

THENCE EASTERLY ALONG THE LINE LOCATED APPROXIMATELY 70 FEET SOUTHERLY OF THE SOUTHERNMOST BUILDING LINE OF WAL-MART (PARCEL 07-019-476-02) TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE C&O RAILROAD RIGHT-OF-WAY;

THENCE SOUTHERLY ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY TO THE NORTHERLY LINE OF MALL ROAD;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE C&O RAILROAD RIGHT-OF-WAY;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF LASALLE ROAD;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LASALLE ROAD TO THE EASTERLY LINE OF PRIVATE CLAIM 646, ALSO BEING THE EASTERLY LINE OF PARCEL 07-646-002-00;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF PRIVATE CLAIM 646, ALSO BEING THE EASTERLY LINE OF PARCEL 07-646-002-00, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL 07-646-001-00;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 07-646-002-00, ALSO BEING THE SOUTHERLY LINE OF PARCEL 07-646-001-00, TO THE EASTERLY LINE OF PRIVATE CLAIM 647;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF PRIVATE CLAIM 647, ALSO BEING THE WESTERLY LINE OF PARCEL 07-065-073-00, TO THE SOUTHERLY LINE OF PARCEL 07-020-029-00;

THENCE CONTINUING NORTHERLY AND EASTERLY ALONG SAID PARCEL 07-065-073-00, ALSO BEING THE SOUTHERLY AND EASTERLY LINES OF PARCEL 07-020-029-00, AND ALSO THE EASTERLY LINE OF PARCEL 07-020-028-00 TO THE SOUTHERLY LINE OF LASALLE ROAD;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF LASALLE ROAD TO THE WESTERLY LINE OF PARCEL 07-020-027-00, ALSO BEING THE EASTERLY LINE OF THE PARCEL 07-065-073-00;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF PARCEL 07-020-027-00 TO THE SOUTHERLY LINE OF SAID PARCEL, ALSO BEING THE NORTHERLY LINE OF PARCEL 07-065-073-00;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF MEADOWBROOK SUBDIVISION (AS RECORDED IN LIBER 10 OF PLATS, PAGE 8, MONROE COUNTY RECORDS);

THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID MEADOWBROOK SUBDIVISION, ALSO BEING THE EASTERLY AND NORTHERLY LINES OF THE PARCEL 07-065-073-00, TO THE WESTERLY LINE OF NORTH MONROE STREET;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF PARCEL 07-065-083-00, ALSO BEING THE SOUTHERLY LINE OF PARCEL 07-065-073-00;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF PRIVATE CLAIM 65, ALSO BEING THE EASTERLY LINE OF SAID PARCEL 07-065-073-00;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF PRIVATE CLAIM 65, ALSO BEING THE EASTERLY LINES OF PARCELS 07-065-073-00 AND 07-065-093-02 TO THE NORTHERLY LINE OF MALL ROAD;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF NORTH MONROE STREET;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL 07-065-093-01, ALSO BEING THE NORTHERLY LINE OF PARCEL 07-065-015-00;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF PRIVATE CLAIM 46, ALSO BEING THE EASTERLY LINE OF PARCEL 07-065-093-10;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF TO THE SOUTHERLY LINE OF PARCEL 07-065-093-10;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF PARCEL 07-065-093-10 TO THE INTERSECTION WITH THE WESTERLY LINE OF PRIVATE CLAIM 46;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF PRIVATE CLAIM 46, ALSO BEING THE EASTERLY LINE OF PARCEL 07-029-002-01, ALSO BEING THE WESTERLY LINE OF WINDING MEADOWS CONDOMINIUM, TO THE SOUTHERLY LINE OF SAID WINDING MEADOWS CONDOMINIUM;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF WINDING MEADOWS CONDOMINIUM, ALSO BEING THE NORTHERLY LINE OF PARCEL 07-029-002-01, TO THE WESTERLY LINE OF PRIVATE CLAIM 65, ALSO BEING THE WESTERLY LINE OF PARCEL 07-065-067-01;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF PARCEL 07-065-024-01;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND THE EASTERLY EXTENTION THEREOF TO THE EASTERLY LINE OF MONROE STREET;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF PARCEL 07-353-015-01;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID PARCEL 07-353-015-01;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF SAID PARCEL 07-353-015-01;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF MONROE STREET;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF KESSLER STREET;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE CENTERLINE OF A NORTH-SOUTH ALLEY, PARTIALLY VACATED, ADJACENT TO LOTS 1 THROUGH 29, INCLUSIVE, AS PLATTED IN BEVERLEY PARK SUBDIVISION (AS RECORDED IN LIBER 7 OF PLATS, PAGE 36, MONROE COUNTY RECORDS);

THENCE SOUTHERLY ALONG SAID CENTERLINE OF ALLEY AND THE SOUTHERLY EXTENTION THEREOF TO THE SOUTHERLY LINE OF CHESTNUT STREET;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE INTERSECTION WITH THE WESTERLY LINE OF LOT 48 OF NORTH MONROE GARDENS SUBDIVISION (AS RECORDED IN LIBER 4 OF PLATS, PAGE 54, MONROE COUNTY RECORDS);

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT 48, AND ALSO ALONG THE WESTERLY LINE OF LOT 27 AND THE SOUTHERLY EXTENTION THEREOF, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF ASH STREET;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE INTERSECTION WITH THE EASTERLY LINE OF PARCEL 07-877-007-00;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL 07-877-007-00 AND THE SOUTHERLY EXTENTION THEREOF, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF IVES STREET;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE INTERSECTION WITH THE WESTERLY LINE OF LOT 4 OF SAID NORTH MONROE GARDENS SUBDIVISION.

THENCE SOUTHERLY ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF LOTS 1 THROUGH 3, INCLUSIVE, OF THE SAID NORTH MONROE GARDENS SUBDIVISION, TO THE NORTHERLY LINE OF COLE ROAD;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE INTERSECTION WITH THE NORTHERLY EXTENTION OF THE EASTERLY LINE OF PARCEL 07-124-016-10, ALSO BEING THE WESTERLY LINE OF PARCEL 07-124-015-00;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF PARCEL 07-124-015-00, ALSO BEING THE NORTHERLY LINE OF PARCEL 07-124-016-10;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF PARCEL 07-124-017-10, ALSO BEING THE EASTERLY LINE OF PARCEL 07-124-016-10;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF PARCEL 07-353-013-02, ALSO BEING THE SOUTHERLY LINE OF PARCEL 07-124-016-10;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE CENTERLINE OF NORTH MONROE STREET, ALSO BEING THE WESTERLY LINE OF FRENCHTOWN TOWNSHIP;

THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF STEWART ROAD, ALSO BEING THE SOUTHERLY LINE OF FRENCHTOWN TOWNSHIP;

THENCE WESTERLY ALONG THE CENTERLINE OF STEWART ROAD TO THE INTERSECTION WITH THE EASTERLY LINE OF PARCEL 07-029-002-20;

THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF SAID PARCEL 07-029-002-20;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF PRIVATE CLAIM 46, ALSO BEING THE WESTERLY LINE OF PARCEL 07-029-002-20;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE CENTERLINE OF STEWART ROAD;

THENCE WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE EASTERLY LINE OF PARCEL 07-646-005-20, ALSO BEING THE WESTERLY LINE OF PARCEL 07-029-002-01;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF PARCEL 07-646-005-20;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF J. G. LABOE PLAT NO.1 (AS RECORDED IN LIBER 14 OF PLATS, PAGES 67 AND 68, MONROE COUNTY RECORDS), ALSO BEING THE WESTERLY LINE OF SAID PARCEL 07-029-002-01;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID J. G. LABOE PLAT NO.1, ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL 07-029-002-01;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF GREENFIELD HEIGHTS NO.1 (AS RECORDED IN LIBER 10 OF PLATS, PAGE 46, MONROE COUNTY RECORDS);

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF GREENFIELD HEIGHTS NO.1 TO THE WESTERLY LINE OF SAID GREENFIELD HEIGHTS NO.1, ALSO BEING THE EASTERLY LINE OF PARCEL 07-646-004-00;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL 07-646-004-00, ALSO BEING THE WESTERLY LINE OF SAID GREENFIELD HEIGHTS NO.1 AND THE WESTERLY LINE OF GREENFIELD HEIGHTS SUBDIVISION (AS RECORDED IN LIBER 10, PAGE 45, MONROE COUNTY RECORDS) TO THE NORTHERLY LINE OF PARCEL 07-616-003-00;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF SAID PARCEL 07-646-003-00, ALSO BEING THE EASTERLY LINE OF PARCEL 07-646-004-00 TO THE CENTERLINE OF STEWART ROAD;

THENCE WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE EASTERLY LINE OF THE C&O RAILROAD RIGHT-OF-WAY;

THENCE NORTHERLY ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY TO THE INTERSECTION WITH THE SOUTHERLY LINE OF MALL ROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE INTERSECTION WITH THE WESTERLY LINE OF THE C&O RAILROAD RIGHT-OF-WAY;

THENCE SOUTHERLY ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING LOCATED APPROXIMATELY 70 FEET NORTH OF THE NORTHERNMOST BUILDING LINE OF MEIJER (PARCEL 07-030-007-02), EXTENDED EASTERLY;

THENCE WESTERLY ALONG THE LINE LOCATED APPROXIMATELY 70 FEET NORTHERLY OF THE NORTHERNMOST BUILDING LINE OF MEIJER (PARCEL 07-030-007-02) TO ITS INTERSECTION WITH A LINE LOCATED APPROXIMATELY 70 FEET WESTERLY OF THE WESTERNMOST BUILDING LINE OF MEIJER (PARCEL 07-030-007-02);

THENCE SOUTHERLY ALONG THE LINE LOCATED APPROXIMATELY 70 FEET WESTERLY OF THE WESTERNMOST BUILDING LINE OF MEIJER (PARCEL 07-030-007-02) TO ITS INTERSECTION WITH A LINE LOCATED APPROXIMATELY 100 FEET SOUTHERLY OF THE SOUTHERNMOST BUILDING LINE OF MEIJER (PARCEL 07-030-007-02);

THENCE EASTERLY ALONG THE LINE LOCATED APPROXIMATELY 100 FEET SOUTHERLY OF THE SOUTHERNMOST BUILDING LINE OF MEIJER (PARCEL 07-030-007-02) TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE C&O RAILROAD RIGHT-OF-WAY;

THENCE SOUTHERLY ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY TO THE CENTERLINE OF STEWART ROAD;

THENCE WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE EASTERLY LINE OF PARCEL 07-079-040-00;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF PARCEL 07-079-019-00;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF PARCEL 07-897-039-00, ALSO BEING THE WESTERLY LINE OF LOT 59 OF QUELL PLACE (AS RECORDED IN LIBER 6 OF PLATS, PAGE 51, MONROE COUNTY RECORDS);

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF LOT 1 OF SAID QUELL PLACE;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 TO THE EASTERLY LINE OF LOT 2 OF SAID QUELL PLACE;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOTS 2 THROUGH 12, INCLUSIVE, OF SAID QUELL PLACE TO THE NORTHERLY LINE OF GREENFIELD AVENUE;

THENCE WESTERLY ALONG SAID NORTHERLY LINE AND THE WESTERLY EXTENTION THEREOF TO THE INTERSECTION WITH THE WESTERLY LINE OF TELEGRAPH ROAD (M-24);

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL 07-945-001-20, ALSO BEING THE SOUTHERLY LINE OF FRENCHTOWN TOWNSHIP;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF PARCEL 07-945-001-00, TO THE WESTERLY LINE OF SAID PARCEL 07-945-001-00, ALSO BEING THE WESTERLY LINE OF LOT 1 OF SUPERVISOR'S PLAT NO.1 (AS RECORDED IN LIBER 8 OF PLATS, PAGES 37 THROUGH 51, INCLUSIVE, MONROE COUNTY RECORDS);

THENCE NORTHERLY ALONG SAID WESTERLY LINE, AND THE NORTHERLY EXTENTION THEREOF, TO THE INTERSECTION WITH THE NORTHERLY LINE OF HOLIDAY BOULEVARD;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF PARCEL 07-945-002-20;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID PARCEL 07-945-002-20;

THENCE EASTERLY ALONG SAID NORTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF LOT 2 OF FRENCHTOWN SHOPPING CENTER (AS RECORDED IN LIBER 14 OF PLAT, PAGES 44 THROUGH 57, INCLUSIVE, MONROE COUNTY RECORDS) TO THE EASTERLY LINE OF SAID LOT 2, ALSO BEING THE WESTERLY LINE OF LOT 10 OF SAID FRENCHTOWN SHOPPING CENTER;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 10 TO THE TO THE CENTERLINE OF STEWART ROAD;

THENCE EASTERLY ALONG THE CENTERLINE OF STEWART ROAD TO THE INTERSECTION WITH THE WESTERLY LINE OF PARCEL 07-030-005-00;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID PARCEL 07-030-005-00, ALSO BEING THE SOUTHERLY LINE OF PARCEL 07-019-003-01;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF TELEGRAPH ROAD (M-24);

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL 07-030-001-00;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID PARCEL 07-030-001-00;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID PARCEL 07-030-001-00;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF TELEGRAPH ROAD (M-24);

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF PARCEL 07-019-003-02, ALSO BEING THE NORTHERLY LINE OF PARCEL 07-019-003-01;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID PARCEL 07-019-003-02, ALSO BEING THE EASTERLY LINE OF PARCEL 07-019-003-01;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF PARCEL 07-076-002-10, ALSO BEING THE NORTHERLY LINE OF PARCEL 07-019-003-01;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID PARCEL 07-076-002-10, ALSO BEING THE EASTERLY LINE OF PARCEL 07-076-003-00;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF PARCEL 07-317-002-13;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE, ALSO BEING THE NORTHERLY LINE OF PARCELS 07-076-003-00 AND 07-317-002-10, TO THE WESTERLY LINE OF PRIVATE CLAIM 317, ALSO BEING THE WESTERLY LINE OF SAID PARCEL 07-317-002-13;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF PARCEL 07-317-002-11, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL 07-317-002-13;

THENCE EASTERLY AND NORTHERLY ALONG THE LINE COMMON TO SAID PARCELS 07-317-002-11 AND 07-317-002-13 TO THE SOUTHERLY LINE OF SOUTH MALL ROAD;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE SOUTHERLY EXTENTION OF THE WESTERLY LINE OF PARCEL 07-076-003-30;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID PARCEL 07-076-003-30;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF TELEGRAPH ROAD (M-24);

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF PARCEL 07-076-003-22;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID PARCEL 07-076-003-22;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID PARCEL 07-076-003-22;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF TELEGRAPH ROAD (M-24);

THENCE NORTHERLY ALONG THE WESTERLY LINE OF TELEGRAPH ROAD (M-24) TO THE SOUTHERLY LINE OF PARCEL 07-076-003-11;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF PARCEL 07-076-003-10;

THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALSO BEING THE WESTERLY LINE OF PARCEL 07-076-003-11, PARCEL 07-076-003-16, AND PARCEL 07-076-003-15, TO THE SOUTHERLY LINE OF NORTH MALL ROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A POINT APPROXIMATELY 325 FEET WEST OF THE WESTERLY LINE OF TELEGRAPH ROAD (M-24);

THENCE NORTHERLY ALONG A LINE 325 FEET WESTERLY OF AND PARALLEL TO SAID WESTERLY LINE OF TELEGRAPH ROAD (M-24), A PORTION OF SAID LINE ALSO LYING ALONG THE APPROXIMATE CENTERLINE OF A NORTH-SOUTH ACCESS DRIVE CROSSING PARCEL 07-808-003-00, TO THE CENTERLINE OF LITTLE SANDY CREEK;

THENCE WESTERLY ALONG THE CENTERLINE OF SAID LITTLE SANDY CREEK TO THE WESTERLY LINE OF PRIVATE CLAIM 317, ALSO BEING THE WESTERLY LINE OF PARCEL 07-317-001-11;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE CENTERLINE OF LASALLE ROAD;

THENCE WESTERLY ALONG SAID CENTERLINE TO THE WESTERLY LINE OF PRIVATE CLAIM 463, ALSO BEING THE WESTERLY LINE OF PARCEL 07-018-035-00;

THENCE NORTHERLY ALONG SAID WESTERLY LINE, ALSO BEING THE WESTERLY LINE OF PARCEL 07-018-035-00 AND PARCEL 07-018-400-01, TO THE CENTERLINE OF HURD ROAD AND THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PART OF THE C & O RAILROAD PROPERTY THAT MAY LIE WITHIN THE ABOVE DESCRIPTION;

AND ALSO EXCEPTING PARCEL 07-030-007-10 (VACANT TELEGRAPH ROAD, OWNED BY DTE ELECTRIC COMPANY).

APPENDIX B: BASE PARCEL DATA

The following pages include the base information for all real property parcels located in the CIA Development Area. Information reported for the 2024 Fiscal Year is based upon the assessments recorded in March 2024 as modified by the Township Board of Review and is subject to any judgments issued by the State Tax Tribunal. The final 2024 SEV, as adjusted by these bodies, is adopted by reference and is considered to be the Initial Assessed Valuation and may be revised without amendment of these plans.

TABLE 4: BASE DATA FOR ALL PARCELS IN THE CIA DISTRICT

DDA Report (Prior Year)

Unit: FRENCHTOWN CHARTER TWP

County: MONROE

09/10/24

12:28 PM

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2024)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
07 001 040 00	401	55,841	58,633	0*	100.0000	REYNOLDS GREGORY & MA	2375 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 017 003 00	401	107,101	112,456	5,355	100.0000	UHL ALAN & MARY JO	1253 W HURD RD	TELEGRAPH CIA	Active
07 017 003 10	401	28,800	29,100	300	0.0000	ANSEL JOSH R	1221 W HURD RD	TELEGRAPH CIA	Active
07 017 004 00	401	59,560	62,538	2,978	100.0000	HAMMACK PATRICIA	1508 LASALLE RD	TELEGRAPH CIA	Active
07 017 350 01	001	123,400	0	0*	100.0000	BAUMANN FAMILY TRUST	W HURD RD	TELEGRAPH CIA	Active
07 018 035 00	102	61,014	64,064	3,050	100.0000	KRUG RICHARD & LINDA	LASALLE RD	TELEGRAPH CIA	Active
07 018 400 01	102	35,535	37,311	0*	100.0000	BAUMANN MICHAEL D	W HURD RD	TELEGRAPH CIA	Active
07 019 001 00	401	71,997	75,596	3,599	100.0000	DUFFEY RANDY & KRISTEN	2591 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 019 002 00	401	76,894	80,738	3,844	100.0000	LEWIS THOMAS EDWARD	1445 LASALLE RD	TELEGRAPH CIA	Active
07 019 003 01	201	746,000	769,500	0*	0.0000	SHAMROCK VILLAGE MHC L	1811 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 019 003 02	202	162,800	162,500	0*	0.0000	1811 N TELEGRAPH LLC	N TELEGRAPH RD V/L	TELEGRAPH CIA	Active
07 019 120 01	401	120,025	128,226	0*	100.0000	BAUMANN FAMILY TRUST	1612 LASALLE RD	TELEGRAPH CIA	Active
07 020 001 00	401	39,841	41,833	1,992	0.0000	SWINKEY JON D	2415 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 002 00	401	42,161	44,269	2,108	100.0000	MAIDEN JAMES E & DARLA	2463 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 003 00	402	12,200	12,810	610	0.0000	FRENCHTOWN PROPERTIES	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 004 00	401	104,400	105,300	900	100.0000	MEEKS TEDMAURAH & BARI	2535 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 005 00	401	23,949	25,146	1,197	0.0000	GILLENKIRK RICHARD	2509 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 006 00	401	33,553	35,230	1,677	0.0000	MAIDEN JAMES & ANNA	2503 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 009 00	201	96,399	101,218	4,819	0.0000	SAURO JOSEPH & FRIEDA	2609 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 010 00	201	172,256	171,700	-556	0.0000	LATA REAL ESTATE HOLDIN	2619 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 011 00	401	75,383	79,152	3,769	100.0000	RUSSEAU TALMADGE & CHF	1422 LASALLE RD	TELEGRAPH CIA	Active
07 020 012 00	201	228,900	240,345	11,445	0.0000	KAJI HOLDINGS LLC	2717 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 013 00	401	56,819	59,659	2,840	0.0000	GAUGI PROPERTIES GROUF	2735 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 014 00	401	25,830	27,121	1,291	0.0000	BALAJI JOSHI P	N TELEGRAPH RD	TELEGRAPH CIA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2024)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
07 020 015 00	401	131,115	137,670	6,555	47.0000	MCBEE JEFFREY & NANCY	2815 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 016 00	401	113,311	124,876	11,565	100.0000	MCBEE JEFFREY & NANCY	2767 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 017 00	401	100,640	105,672	5,032	0.0000	MCBEE JEFFREY & NANCY	2787 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 020 018 00	401	51,030	53,200	2,170	100.0000	GALLEGOS-CASTELLANOS N	2483 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 029 002 01	001	0	0	0*	0.0000	MERCY MEMORIAL HOSPITAL	800 STEWART RD	TELEGRAPH CIA	Active
07 030 001 00	201	130,456	136,978	6,522	0.0000	CHC PROPERTIES LLC	1785 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 030 005 00	201	535,300	555,900	20,600	0.0000	RJM HOLDING CO MONROE	1490 STEWART RD	TELEGRAPH CIA	Active
07 030 006 00	201	761,036	799,087	38,051	0.0000	AREC 1 LLC	1649 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 030 006 11	201	558,548	594,200	0*	0.0000	JH - FRENCHTOWN LLC	1414 STEWART RD	TELEGRAPH CIA	Active
07 030 006 30	201	616,174	646,982	30,808	0.0000	GFS MERGER II LLC	1733 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 030 006 31	201	180,884	189,928	9,044	0.0000	FAIRMOUNT LAND LLC	1715 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 030 007 20	201	1,673,973	1,757,671	83,698	0.0000	C S MCINTYRE & ASSOCIATES	1050 STEWART RD	TELEGRAPH CIA	Active
07 030 007 30	201	554,647	580,400	25,753	0.0000	POZITOS REAL ESTATE INVEST	1270 STEWART RD	TELEGRAPH CIA	Active
07 030 007 40	201	623,044	643,000	19,956	0.0000	HOLLAND REAL ESTATE LLC	1712 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 030 007 50	201	433,860	916,500	482,640	0.0000	R P LUMBER CO INC	1766 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 030 007 61	210	227,850	239,242	11,392	0.0000	PANDA EXPRESS INC	1710 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 062 002 00	401	63,840	67,032	3,192	100.0000	KAZIMER GEORGE MICHAEL	1190 STEWART RD	TELEGRAPH CIA	Active
07 062 003 00	401	69,200	72,660	3,460	100.0000	HOLLAR ASHLEY	1184 STEWART RD	TELEGRAPH CIA	Active
07 062 004 00	401	81,272	85,335	4,063	100.0000	ADKINS JOSHUA W	1172 STEWART RD	TELEGRAPH CIA	Active
07 065 027 00	201	0	0	0	0.0000	LIVING INDEPENDENCE FOUNDATION	2307 N MONROE ST	TELEGRAPH CIA	Active
07 065 073 00	101	163,900	171,990	8,090	100.0000	GOTZ DARRELL J & ANN M	2591 N MONROE ST	TELEGRAPH CIA	Active
07 065 082 00	202	18,448	19,370	922	0.0000	CHARLOTTE VANDERHOMING	N MONROE ST	TELEGRAPH CIA	Active
07 065 092 00	202	137,577	144,455	6,878	0.0000	BAUMGARTNER LLC	N MONROE ST	TELEGRAPH CIA	Active
07 065 093 02	202	160,263	168,276	0*	0.0000	LITTLE SANDY CREEK LLC	MALL RD	TELEGRAPH CIA	Active
07 065 093 03	202	205,070	215,323	0*	0.0000	LITTLE SANDY CREEK LLC	MALL RD	TELEGRAPH CIA	Active
07 065 093 04	202	261,727	274,813	0*	0.0000	LITTLE SANDY CREEK LLC	MALL RD	TELEGRAPH CIA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2024)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
07 065 093 10	201	1,541,400	1,618,470	77,070	0.0000	RICHMOND MAIN LLC	2121 N MONROE ST UNIT 100	TELEGRAPH CIA	Active
07 076 001 00	001	16,600	16,600	0	0.0000	PALAZZOLO BENEDETTO &	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 002 10	201	874,860	918,603	0*	0.0000	ODW PROPERTIES MONROE	1899 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 002 20	001	282,800	0	0*	0.0000	FRENCHTOWN PLAZA LLC &	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 002 21	201	0	452,100	0*	0.0000	TACO BELL OF AMERICA LL	1925 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 002 22	201	0	406,000	0*	0.0000	FRENCHTOWN PLAZA LLC &	1927 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 003 11	201	707,166	742,524	35,358	0.0000	BSLM FRENCHTOWN, LLC	2203 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 003 15	201	756,492	794,316	37,824	0.0000	COLE BE PORTFOLIO II LLC	2277 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 003 16	201	620,235	651,246	31,011	0.0000	CHARLES ENTERPRISES LLC	2261 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 003 22	201	857,010	899,860	0*	0.0000	MONROE VENTURE LLC	2165 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 003 30	201	371,413	389,983	18,570	0.0000	FIFTH THIRD BANK	2133 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 076 003 50	201	978,900	1,018,700	39,800	0.0000	PLESKOW WARREN W & AU	2071 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 001 00	401	57,693	60,577	2,884	0.0000	MCBEE JEFFREY & NANCY	2759 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 003 00	401	52,874	55,517	2,643	0.0000	UNITED PROPERTIES OF MI	2346 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 004 00	401	51,579	54,157	2,578	0.0000	MCBEE JEFFREY & NANCY	2821 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 005 00	401	242,615	254,745	12,130	100.0000	ADRIAN MARK & TONI	1155 W HURD RD	TELEGRAPH CIA	Active
07 079 005 10	301	165,900	170,300	4,400	0.0000	CW STEEL PROPERTIES LLC	2833 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 006 00	202	20,254	21,266	1,012	0.0000	MIGNANO FAMILY PROPER1	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 007 00	401	45,175	47,433	2,258	0.0000	UNITED PROPERTIES OF MI	2364 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 008 00	201	378,486	419,700	41,214	0.0000	QSI PROPERTIES LLC	2708 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 009 00	201	745,383	782,652	37,269	0.0000	OELSNER PAUL & CAROL LL	2492 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 010 01	201	276,150	288,300	0*	0.0000	THE GIBSON SHOP LLC	2592 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 010 10	201	192,200	194,600	0*	0.0000	BALAJI JOSHI	2520 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 011 00	001	39,288	41,252	1,964	0.0000	PALAZZOLO PHILIP TRUST	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 011 01	401	0	0	0	0.0000	GB DT FORT ATKINSON LLC	2414 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 011 02	302	0	0	0	0.0000	PALAZZOLO BENEDETTO &	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 012 00	201	322,400	330,700	8,300	0.0000	POUPARD JOHN (LC VENDE	2390 N TELEGRAPH RD	TELEGRAPH CIA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2024)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
07 079 016 00	402	34,800	34,800	0	100.0000	CW STEEL PROPERTIES LLC	2845 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 017 00	401	102,477	289,200	186,723	0.0000	JANES JASON C & KRISTA M	2374 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 019 00	201	586,900	603,600	16,700	0.0000	GLR MICHIGAN #4 LTD	1566 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 021 01	201	158,000	41,055	0*	0.0000	CWP WEST LLC	1910 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 021 02	201	311,700	701,100	0*	0.0000	HALLE PROPERTIES LLC	1948 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 022 00	201	463,597	486,776	23,179	0.0000	TML PROPERTIES	1986 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 023 00	202	49,954	46,600	-3,354	0.0000	LITTLE SANDY CREEK LLC	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 023 10	201	295,893	310,687	14,794	0.0000	LITTLE SANDY CREEK LLC	2100 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 027 00	201	491,820	516,411	24,591	0.0000	ARIAM PROPERTY LLC	2342 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 034 10	201	790,000	815,300	0*	0.0000	FRENCHTOWN INVESTMEN	2070 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 079 040 00	201	600,700	626,600	25,900	0.0000	MONROE TEL LLC	1570 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 317 001 11	101	29,755	31,242	0*	100.0000	FINZEL DAVID A & REDDIN	LASALLE RD	TELEGRAPH CIA	Active
07 317 001 30	401	119,285	125,249	0*	100.0000	ONAN DIANE M	1601 LASALLE RD	TELEGRAPH CIA	Active
07 317 001 40	402	33,100	33,100	0*	100.0000	ONAN DIANE M	LASALLE RD	TELEGRAPH CIA	Active
07 317 002 13	202	170,625	179,156	8,531	0.0000	LEO SOAVE BUILDING INC	MALL RD	TELEGRAPH CIA	Active
07 317 004 00	101	194,712	204,447	9,735	72.0000	KRUG RICHARD & LINDA	1635 W HURD RD	TELEGRAPH CIA	Active
07 317 005 00	401	112,120	117,726	5,606	100.0000	GRASSLEY KENNETH & SHII	1647 W HURD RD	TELEGRAPH CIA	Active
07 317 006 00	401	85,611	89,891	4,280	100.0000	KRUG RICHARD & LINDA	1710 LASALLE RD	TELEGRAPH CIA	Active
07 646 002 00	102	73,809	77,499	3,690	100.0000	REECE PAUL R & KATHERIN	LASALLE RD	TELEGRAPH CIA	Active
07 646 004 00	202	39,483	111,400	71,917	0.0000	O & P UNLIMITED LLC	STEWART RD	TELEGRAPH CIA	Active
07 646 007 00	401	104,703	109,938	5,235	0.0000	BARTON FAMILY TRUST	787 W HURD RD	TELEGRAPH CIA	Active
07 646 009 00	401	18,066	18,969	903	100.0000	BLEYAERT MARTIN F	805 W HURD RD	TELEGRAPH CIA	Active
07 647 003 20	201	509,086	534,540	25,454	0.0000	ZANGARA MICHAEL & ANTC	987 W HURD RD	TELEGRAPH CIA	Active
07 647 003 30	102	12,577	13,205	0*	100.0000	GROSS RYAN & JOHNSON F	W HURD RD	TELEGRAPH CIA	Active
07 675 001 00	302	31,100	31,100	0	0.0000	DUMITRESCU GEORGE & SA	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 675 002 00	401	63,315	66,100	2,785	0.0000	UNITED PROPERTIES OF MI	1215 LASALLE RD	TELEGRAPH CIA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2024)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
07 675 002 10	102	35,911	37,706	1,795	100.0000	COSBY JACK W & CAROLE F	LASALLE RD	TELEGRAPH CIA	Active
07 675 003 00	401	99,842	104,834	4,992	100.0000	COSBY CAROLE TRUST	1201 LASALLE RD	TELEGRAPH CIA	Active
07 675 004 00	301	45,039	81,900	36,861	0.0000	DUMITRESCU GEORGE & SA	2896 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 675 007 00	401	45,774	84,400	38,626	100.0000	LIZYNESS HUNTER & NEME	1044 LASALLE RD	TELEGRAPH CIA	Active
07 675 008 00	401	71,085	74,639	3,554	100.0000	SHERRY JOHN I & LISA G	1052 LASALLE RD	TELEGRAPH CIA	Active
07 675 010 01	201	892,488	937,112	44,624	0.0000	ALDI INC	1850 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 806 003 00	201	1,153,013	1,210,663	57,650	0.0000	FRENCHTOWN SHOPPING C	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 806 004 00	201	752,851	790,493	37,642	0.0000	FRENCHTOWN SHOPPING C	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 806 005 00	201	386,092	405,396	19,304	0.0000	NATIONAL EQUITY VENTUR	1535 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 806 006 01	201	643,898	676,092	0*	0.0000	MCDONALD'S CORPORATIO	1533 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 806 007 00	201	405,200	422,000	16,800	0.0000	1515 N TELEGRAPH LLC	1515 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 806 008 00	201	336,712	346,000	9,288	0.0000	DAHM ENTERPRISES LLC	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 806 009 00	201	452,257	474,869	22,612	0.0000	FRENCHTOWN SHOPPING C	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 806 010 00	201	214,448	225,170	10,722	0.0000	FRENCHTOWN SHOPPING C	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 808 003 00	201	821,730	862,816	0*	0.0000	SUKHMANI LLC	MALL RD	TELEGRAPH CIA	Active
07 888 000 01	201	0	0	0*	0.0000	MERCY MEMORIAL HOSPIT/	800 STEWART RD	TELEGRAPH CIA	Active
07 888 000 02	202	0	0	0*	0.0000	SECOR ROAD ENTERPRISES	800 STEWART RD	TELEGRAPH CIA	Active
07 888 000 03	202	0	0	0*	0.0000	SECOR ROAD ENTERPRISES	800 STEWART RD	TELEGRAPH CIA	Active
07 897 001 00	201	202,200	212,310	10,110	0.0000	MICKAM MAURICIO & KATH	1534 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 897 003 00	201	434,100	440,500	6,400	0.0000	AFI MONROE LLC	1520 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 897 007 01	201	419,901	440,896	20,995	0.0000	TIM DONUT US LIMITED IN	1448 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 897 011 00	201	0	0	0	0.0000	CITY OF MONROE	N TELEGRAPH RD	TELEGRAPH CIA	Active
07 945 001 20	201	1,460,558	1,533,585	73,027	0.0000	HOLIDAY DEVELOPMENT	1269 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 945 002 00	201	998,168	1,048,076	49,908	0.0000	HOLIDAY DEVELOPMENT	1349 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 945 003 20	201	488,393	512,812	24,419	0.0000	ZHAO REALTY INC	1395 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 945 003 30	201	472,935	490,900	17,965	0.0000	ARBY'S PROPERTIES LLC	1455 N TELEGRAPH RD	TELEGRAPH CIA	Active
07 988 002 00	202	105,000	110,250	5,250	0.0000	SAAD BILAL	MALL RD	TELEGRAPH CIA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2024)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
Totals		36,431,479	39,593,716	2,127,107					
Parcel Count		130							

* denotes a partial capture

**FRENCHTOWN CHARTER TOWNSHIP
RESOLUTION OF INTENT
TO CREATE A TELEGRAPH ROAD
CORRIDOR IMPROVEMENT AUTHORITY
Adopted August 22, 2023**

WHEREAS, the State of Michigan Corridor Improvement Authority (CIA) Act, Public Act 57 of 2018, as amended (Act), authorizes a township to establish a corridor improvement authority which can encourage historic preservation, acquire and dispose of interests in real property and authorize the creation and implementation of development plans designed to promote economic growth within commercial areas of a Township, and

WHEREAS, the Frenchtown Charter Township Board has discussed the need for such an authority to encourage the economic growth of the commercial areas within the Township, and

WHEREAS, Section 622 of the Act requires that a resolution be adopted by the Township Board finding that the jurisdictional area meets certain legislative requirements and setting a date and time for a public hearing concerning establishment of a Corridor Improvement Authority.

NOW THEREFORE BE IT RESOLVED that the Township Board of Frenchtown Charter Township determines as follows:

1. There is a public need to establish a Corridor Improvement Authority which can encourage historic preservation, acquire and dispose of interests in real property and authorize the creation and implementation of development plans designed to promote economic growth within commercial areas of the Township.

2. The proposed jurisdictional area of the Authority:

a. Is adjacent to or is within 500 feet of a road classified as an arterial or collector road according to the Federal Highway Administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".

b. Contains at least 10 contiguous parcels or at least 5 contiguous acres.

c. More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the General Property Tax Act, Public Act 206 of 1893 as amended, MCL 211.34c.

d. Residential use, commercial use, or industrial use has been allowed and conducted under the Zoning Ordinance or conducted in the entire development area, for the immediately preceding 30 years.

e. Is presently served by municipal water and/or sewer.

f. Is zoned to allow for mixed use that includes high-density residential use.

- g. Is described on the attached Exhibit A.
3. The Charter Township of Frenchtown agrees to:
- a. Expedite the local permitting and inspection process in the development area.
 - b. Modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.
4. The Township Board will hold a public hearing on this matter at the Frenchtown Charter Township Hall at 2744 Vivian Road, Monroe, Michigan 48162 at 8:00 AM on October 10, 2023.

The foregoing resolution offered by Board Member Bryant

Second offered by Board Member Carlton

Upon roll call vote the following voted "aye": VanWashenova, Bryant, Ellison, Carlton, Collins, Klemz, Rimel

"nay": None

Absent/Excused: None

The Supervisor declared the resolution adopted.


 Kyle Bryant, Clerk
 Frenchtown Charter Township

CERTIFICATE

The undersigned Clerk of Frenchtown Charter Township hereby certifies that the foregoing constitutes a true and complete copy of an excerpt of the minutes of a regular meeting of the Township Board held on August 22, 2023, at which meeting the above Resolution of Intent to Create a Telegraph Road Corridor Improvement Authority was adopted; all members of the Township Board present voted as indicated in said minutes; and that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.


 Kyle Bryant, Clerk

telegraphresolutioncorridorpd

ORIGINAL
 Frenchtown Charter Township

ALAN (AL) VANWASHENOVA
Supervisor - (734) 242-5904
Fax - (734) 242-8589

KYLE T. BRYANT
Clerk - (734) 242-5800
Fax: (734) 242-1508

JULIE A. ELLISON
Treasurer - (734) 242-5902
Fax: (734) 242-1508

BUILDING DEPARTMENT
(734) 242-5900
Fax: (734) 242-1634



FRENCHTOWN CHARTER TOWNSHIP

2744 Vivian Road - Monroe, Michigan 48162-9212 - (734) 242-3282

CHRISTIAAN CARLTON

CHRIS COLLINS

GARY KLEMZ

MATT RIMEL

TRUSTEES

ASSESSING DEPARTMENT
(734) 242-8588

MEMORANDUM

TO: Frenchtown Charter Township Board
FROM: Al VanWashenova
RE: Public Hearing
DATE: October 10, 2023

Public hearing to discuss proposed adoption of Telegraph and Dixie Highway Corridor Improvement Authorities and Tax Increment Financing Plan. CIB Planners will be available for questions.

Al VanWashenova

**Frenchtown Charter Township
Dixie Highway and Telegraph Road Corridor Improvement Authorities
and Tax Increment Financing Plans
Public Hearing Notice**

The Frenchtown Charter Township Board will conduct a public hearing on Tuesday, October 10, 2023, at 8 a.m. at the Township Hall at 2744 Vivian Road, Monroe, Michigan 48162, for the purpose of hearing comments on the adoption of the Township's proposed Telegraph Road and Dixie Highway Corridor Improvement Authorities (CIA) and Tax Increment Financing Plans pursuant to Michigan Public Act 57 of 2018. A citizen, taxpayer, or property owner of the Township or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The boundaries of the proposed Telegraph Road CIA are as follows:

The Telegraph Road Corridor is an approximate 1.5 mile stretch of Telegraph Road from the parcel just south of Holiday Boulevard on the southwest to Lasalle Road on the northeast. While covering a majority of frontage properties along Telegraph Road, the district includes several properties and developments located between Stewart Road on the south and Mall Road on the north. The corridor is characterized as a four-lane highway with a center turn lane and full access to properties fronting Telegraph Road. Telegraph Road as a major north-south state trunkline highway from Bedford Township at the Ohio state line through Metro Detroit. The highway runs through three counties in southeastern Michigan, Monroe, Wayne and Oakland, as it parallels the Lake Erie shoreline and bypasses Metro Detroit on the west.

The boundaries of the proposed Dixie Highway CIA are as follows:

The Dixie Road Corridor is an approximate 2.5 mile stretch of Dixie Road from Detroit Avenue on the southwest to Grandview Drive on the northeast. While covering all the frontage properties along Dixie Road, the district includes an industrial park and several properties and developments located to the rear of the frontage sites adjacent to Interstate 75. The corridor is characterized as a two-lane highway with a center turn lane and full access to properties fronting Dixie Road. Dixie Road is a full access interchange off Interstate 75. Approximately a mile east of the corridor is Brest Bay on Lake Erie and approximately a mile south of the corridor is River Raisin.

The Telegraph Road and Dixie Highway CIAs are being formed to assist in reversing declining property values, improve the overall business climate, and increase employment opportunities. The two CIAs will have the ability to capture the incremental increase in property taxes that result from improvements in the district, referred to as tax increment financing. The captured revenues are used to finance public improvement projects within the respective districts, as a means for jump starting economic growth. Local school taxes are not captured by the CIA and being located in a CIA does not increase property taxes.

Copies of the proposed Plans are available for review at the Township Hall during normal office hours. Those unable to attend the public hearings are invited to submit written comments to the Corridor Improvement Authority at the address noted above. You may also contact the Township Clerk, Kyle Bryant at (734) 242-5800 with any questions.

This notice is provided pursuant to the requirements of Act 57 of the Public Acts of Michigan of 2018.

Kyle T. Bryant, Clerk
Frenchtown Charter Township

**FRENCHTOWN CHARTER TOWNSHIP
RESOLUTION TO ESTABLISH THE TELEGRAPH ROAD
CORRIDOR IMPROVEMENT AUTHORITY (CIA) AND CONFIRM ITS BOUNDARIES
Adopted December 19, 2023**

WHEREAS, the State of Michigan Corridor Improvement Authority Act P.A. 57 of 2018, Part 6, as amended, authorizes a township to establish a Corridor Improvement Authority (CIA) which can encourage historic preservation, acquire and dispose of interests in real property and authorize the creation and implementation of development plans designed to promote economic growth within commercial areas of a township; and

WHEREAS, the Frenchtown Township Board has discussed the need for such an authority to encourage the economic growth of the commercial area residing in the Township; and

WHEREAS, Frenchtown Township has adopted a Resolution of intent to Establish Corridor Improvement Authority which designates the boundaries of the proposed CIA District and meets all of the requirements of Sections 618 of the Act; and

WHEREAS, Section 605 of the Act requires that a resolution be adopted by the Township Board indicating that the jurisdictional area meets certain legislative requirements and to set a date and time for a public hearing concerning establishment of the Corridor Improvement Authority and the boundaries; and

WHEREAS, Public Act P.A. 57 of 2018, Part 6, as amended, requires the Township Board to give proper public notice and hold a public hearing prior to establishing the Corridor Improvement Authority and adoption of the Corridor Improvement Authority and

WHEREAS, a public hearing was held on October 10, 2023 at 8:00 AM at the Frenchtown Township Hall and comments receive were duly considered.

NOW THEREFORE BE IT RESOLVED: by the Township Board of Frenchtown Charter Township that:

1. The Township Board finds that there is a public need to establish a Corridor Improvement Authority which can encourage historic preservation, acquire and dispose of interests in real property and authorize the creation and implementation of development plans designed to promote economic growth within commercial areas of the Township.
2. The proposed jurisdictional area of the authority:

a. Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".

b. Contains at least 10 contiguous parcels and/or at least 5 contiguous acres.

c. More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.

d. Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.

e. Is presently served by municipal water or sewer.

f. Is zoned to allow for mixed use that includes high-density residential use.

3. The Charter Township of Frenchtown hereafter agrees to all of the following:

a. To expedite the local permitting and inspection process in the development area.

b. To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

BE IT RESOLVED, The Township Board of Frenchtown Charter Township, Monroe County, Michigan, herewith creates the Telegraph Road Corridor Improvement Authority approves and confirms its boundaries as shown in Exhibit A attached hereto.

BE IT FURTHER RESOLVED that the Clerk be directed to forthwith, file a certified copy of this Resolution with the State of Michigan Secretary of State and to publish it in its entirety in a newspaper of general circulation within Frenchtown Charter Township.

The foregoing resolution offered by Board Member Bryant


Second offered by Board Member Carlton

Upon roll call vote the following voted "aye": VanWashenova; Ellison; Bryant; Klemz; Collins; Rimel; Carlton

"nay": None

Absent/Excused: None

The Supervisor declared the resolution adopted.



Kyle Bryant, Clerk
Frenchtown Charter Township

CERTIFICATE

The undersigned Clerk of Frenchtown Charter Township hereby certifies that the foregoing constitutes a true and complete copy of an excerpt of the minutes of a regular meeting of the Township Board held on December 19, 2023, at which meeting the above Resolution to Establish the Telegraph Road Corridor Improvement Authority (CIA) and Confirm Its Boundaries was adopted; all members of the Township Board present voted as indicated in said minutes; and that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.



Kyle Bryant, Clerk

Telegraph1223taxincrementresolutioncorridorpd

**FRENCHTOWN CHARTER TOWNSHIP
RESOLUTION APPROVING THE
TELEGRAPH ROAD CORRIDOR IMPROVEMENT AUTHORITY AND
NORTH DIXIE HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY
DEVELOPMENT AND TAX INCREMENT FINANCING PLANS**

WHEREAS, On December 19, 2023, the Frenchtown Charter Township Board established the Telegraph Road Corridor Improvement Authority and the North Dixie Highway Corridor Improvement Authority pursuant to Part 6 of the Recodified Tax Increment Financing Act, PA 57 of 2018 (the Act), in order to revitalize and redevelop its commercial and business corridors and to promote economic growth within the respective Corridor Improvement Authority Districts (the "Districts"); and

WHEREAS, Section 611 of the Act authorizes a Corridor Improvement Authority to implement plans and programs in Districts as necessary to achieve the purposes of the Act; and

WHEREAS Sections 618 and 621 of Part 6 of the Act, authorize a Corridor Improvement Authority to prepare and submit Development and Tax Increment Financing Plans ("Plans") for Authorities to the governing body of the municipality that finds it necessary for the achievement of the purposes of the Act; and

WHEREAS, the Frenchtown Charter Township Corridor Improvement Authority Board held a meeting on September 4, 2024 and determined that the respective Plans are necessary for the best interests of the public in order to revitalize and redevelop the Districts; and

WHEREAS, pursuant to the Act, the Frenchtown Charter Township Corridor Improvement Authority Board approved and recommended that the Township Board adopt the Plans; and

WHEREAS, the Frenchtown Charter Township Board held a public hearing on both the Telegraph Road Corridor Improvement Authority and the North Dixie Highway Improvement Authority Plans on October 8, 2024 at 8:00 am at which Any citizen, taxpayer or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture was afforded the right to be heard; and

WHEREAS, the Frenchtown Charter Township Board has considered the factors as described in Sections 621 and 623 of the Act, in consideration of the recommendation to approve the respective proposed Plans.

NOW THEREFORE BE IT RESOLVED that the Frenchtown Charter Township Board hereby determines that the Telegraph Road Corridor Improvement Authority Development and Tax

Increment Financing Plan and the North Dixie Highway Corridor Improvement Authority Development and Tax Increment Financing Plan both dated October 8, 2024, each constitute a public purpose as required by Section 623 of the Act.

BE IT FURTHER RESOLVED that the Frenchtown Charter Township Board hereby finds and determines as follows:

- A. The Plans meet the requirements of Section 621(2) and Section 620(2) of the Act;
- B. The proposed method of financing the developments is feasible and the Authorities have the ability to arrange the financing;
- C. The developments are reasonable and necessary to carry out the purposes of this Act;
- D. The land included within the development areas to be acquired is reasonably necessary to carry out the purposes of the Plans and of the Act in an efficient and economically satisfactory manner;
- E. The Plans are in reasonable accord with the land use plan of the Township;
- F. Public services, such as fire and police protection and utilities, are or will be adequate to service the project areas; and
- G. Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the projects and for the Township.

BE IT RESOLVED that the Township Board hereby approves the Telegraph Road Corridor Improvement Authority Development and Tax Increment Financing Plan and also approves the North Dixie Highway Corridor Improvement Authority and Tax Increment Financing Plan as recommended by the Frenchtown Charter Township Corridor Improvement Authority Board.

BE IT FURTHER RESOLVED that the Clerk is directed to forthwith file a certified copy of this Resolution with the State of Michigan Secretary of State and to publish it in its entirety in a newspaper of general circulation within Frenchtown Charter Township.

The foregoing resolution offered by Board Member Rimel

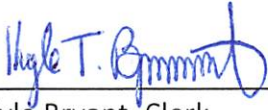
Second offered by Board Member Carlton

Upon roll call vote the following voted "aye": Ellison, Bryant, Carlton, Klemz, Collins, Rimel, VanWashenova

"nay": None

Absent/Excused: None

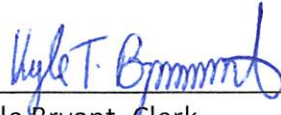
The Supervisor declared the resolution adopted.



Kyle Bryant, Clerk
Frenchtown Charter Township

CERTIFICATE

The undersigned Clerk of Frenchtown Charter Township hereby certifies that the foregoing constitutes a true and complete copy of an excerpt of the minutes of a regular meeting of the Township Board held on October 8, 2024, at which meeting the above Resolution Approving the Telegraph Road Corridor Improvement Authority and the North Dixie Highway Road Corridor Improvement Authority Development and Tax Increment Financing Plans was adopted; all members of the Township Board present voted as indicated in said minutes; and that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.



Kyle Bryant, Clerk

telegraphroadresolution2024pd

ORIGINAL
Frenchtown Charter Township

LOCALIQ

Petoskey News-Review
The Monroe News | Holland Sentinel
Gaylord Herald Times | Daily Telegram

PO Box 630491 Cincinnati, OH 45263-0491

AFFIDAVIT OF PUBLICATION

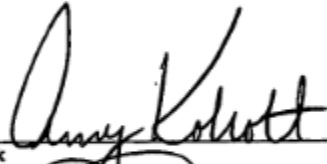
Jessica Burt
ATTN CLERK
Frenchtown Township
2744 VIVIAN RD
MONROE MI 48162

STATE OF MICHIGAN, COUNTY OF MONROE

The Monroe News, a newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news and which is a duly qualified newspaper, published and circulated in the County of Monroe. The annexed notice is a printed copy contained in said newspaper, and has been duly published in said newspaper in the issue dated:

07/17/2024

Sworn to and subscribed before on 07/17/2024



Legal Clerk



Notary, State of WI, County of Brown

10-25-26

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RYAN SPELLER
Notary Public
State of Wisconsin



**FRENCHTOWN CHARTER TOWNSHIP
RESOLUTION TO ESTABLISH THE TELEGRAPH ROAD
CORRIDOR IMPROVEMENT AUTHORITY (CIA) AND
CONFIRM ITS BOUNDARIES
Adopted December 19, 2023**

WHEREAS, the State of Michigan Corridor Improvement Authority Act P.A. 57 of 2018, Part 6, as amended, authorizes a township to establish a Corridor Improvement Authority (CIA) which can encourage historic preservation, acquire and dispose of interests in real property and authorize the creation and implementation of development plans designed to promote economic growth within commercial areas of a township; and

WHEREAS, the Frenchtown Township Board has discussed the need for such an authority to encourage the economic growth of the commercial area residing in the Township; and

WHEREAS, Frenchtown Township has adopted a Resolution of Intent to Establish Corridor Improvement Authority which designates the boundaries of the proposed CIA District and meets all of the requirements of Sections 619 of the Act; and

WHEREAS, Section 605 of the Act requires that a resolution be adopted by the Township Board indicating that the jurisdictional area meets certain legislative requirements and to set a date and time for a public hearing concerning establishment of the Corridor Improvement Authority and the boundaries; and

WHEREAS, Public Act P.A. 57 of 2018, Part 6, as amended, requires the Township Board to give proper public notice and hold a public hearing prior to establishing the Corridor Improvement Authority and adoption of the Corridor Improvement Authority and

WHEREAS, a public hearing was held on October 10, 2023 at 8:00 AM at the Frenchtown Township Hall and comments received were duly considered.

NOW THEREFORE BE IT RESOLVED: by the Township Board of Frenchtown Charter Township that:

1. The Township Board finds that there is a public need to establish a Corridor Improvement Authority which can encourage historic preservation, acquire and dispose of interests in real property and authorize the creation and implementation of development plans designed to promote economic growth within commercial areas of the Township.
2. The proposed jurisdictional area of the authority:
 - a. is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".
 - b. Contains at least 10 contiguous parcels and/or at least 5 contiguous acres.
 - c. More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1980 PA 205, MCL 211.34c.
 - d. Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.
 - e. is presently served by municipal water or sewer.
 - f. is zoned to allow for mixed use that includes high-density residential use.
3. The Charter Township of Frenchtown hereafter agrees to all of the following:
 - a. To expedite the local permitting and inspection process in the development area.
 - b. To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

BE IT RESOLVED, The Township Board of Frenchtown Charter Township, Monroe County, Michigan, herewith creates the Telegraph Road Corridor Improvement Authority approves and confirms its boundaries as shown in Exhibit A attached hereto.

BE IT FURTHER RESOLVED that the Clerk be directed to forthwith, file a certified copy of this Resolution with the State of Michigan Secretary of State and to publish it in its entirety in a newspaper of general circulation within Frenchtown Charter Township.

The foregoing resolution offered by Board Member Bryant.

Second offered by Board Member Collins

Upon roll call vote the following voted "aye": VanWinkle; Elson; Bryant; Klena; Collins; Bimal; Carlton

"nay": None

Absent/Excused: None

The Supervisor declared the resolution adopted.

Kyle Bryant, Clerk
Frenchtown Charter Township

CERTIFICATE

The undersigned Clerk of Frenchtown Charter Township hereby certifies that the foregoing constitutes a true and complete copy of an excerpt of the minutes of a regular meeting of the Township Board held on December 19, 2023, at which meeting the above Resolution to Establish the Telegraph Road Corridor Improvement Authority (CIA) and Confirm its Boundaries was adopted; all members of the Township Board present voted as indicated in said minutes; and that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.

Kyle Bryant, Clerk

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AFFIDAVIT OF PUBLICATION

ATTN CLERK
Frenchtown Township
2744 VIVIAN RD
MONROE MI 48162

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09/11/2024, 09/18/2024

Sworn to and subscribed before on 09/18/2024

Legal Clerk



Notary, State of WI, County of Brown

4-6-27

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DENISE ROBERTS
Notary Public
State of Wisconsin



**Frenchtown Charter Township
Dixie Highway and Telegraph Road Corridor
Improvement Authorities
Development and Tax Increment Financing Plans
Public Hearing Notice**

The Frenchtown Charter Township Board will conduct a public hearing on Tuesday, October 8, 2024, at 8 a.m. at the Townshio Hall of 2744 Vivian Road, Monroe, Michigan 48162, for the purpose of hearing comments on the adoption of the Township's proposed Telegraph Road and Dixie Highway Corridor Improvement Authorities (CIA's) respective Development and Tax Increment Financing Plans pursuant to Michigan Public Act 57 of 2019. A citizen, taxpayer, or property owner of the Township or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The boundaries of the proposed Telegraph Road CIA are as follows:

The Telegraph Road Corridor is an approximate 1.5 mile stretch of Telegraph Road from the parcel just south of Holiday Boulevard on the southwest to Lasalle Road on the northeast. While covering a majority of frontage properties along Telegraph Road, the district includes several properties and developments located between Stewart Road on the south and Mall Road on the north. The corridor is characterized as a four-lane highway with a center turn lane and full access to properties fronting Telegraph Road. Telegraph Road as a major north-south state trunkline highway from Bedford Township of the Ohio state line through Metro Detroit. The highway runs through three counties in southeastern Michigan, Monroe, Wayne and Oakland, as it parallels the Lake Erie shoreline and bypasses Metro Detroit on the west.

The boundaries of the proposed Dixie Highway CIA are as follows:

The Dixie Road Corridor is an approximate 2.5 mile stretch of Dixie Road from Detroit Avenue on the southwest to Grandview Drive on the northeast. While covering all the frontage properties along Dixie Road, the district includes an industrial park and several properties and developments located to the rear of the frontage sites adjacent to Interstate 75. The corridor is characterized as a two-lane highway with a center turn lane and full access to properties fronting Dixie Road. Dixie Road is a full access interchange off Interstate 75. Approximately a mile east of the corridor is Brest Bay on Lake Erie and approximately a mile south of the corridor is River Raisin.

The Telegraph Road and Dixie Highway CIAs are being formed to assist in

reversing declining property values, improve the overall business climate, and increase employment opportunities. The two CIAs will have the ability to capture the incremental increase in property taxes that result from improvements in the district, referred to as tax increment financing. The captured revenues are used to finance public improvement projects within the respective districts, as a means for jump starting economic growth. Local school taxes are not captured by the CIA and being located in a CIA does not increase property taxes.

Copies of the proposed Plans are available for review at the Township Hall during normal office hours. Those unable to attend the public hearings are invited to submit written comments to the Corridor Improvement Authority at the address noted above. You may also contact Township staff at (734) 342-3282 with any questions.

This notice is provided pursuant to the requirements of Act 57 of the Public Acts of Michigan of 2018.