

**Local Development Finance Authority
Development Plan and Tax Increment
Financing Plan**



**Van Buren Charter Township
Wayne County, Michigan**

TYLER ROAD

March 5, 2003

**DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

Local Development Finance Authority
Van Buren Charter Township
Wayne County, Michigan

Adopted
March 5, 2003

Prepared with the Assistance of



McKenna Associates, Incorporated
235 East Main Street, Suite 105
Northville, Michigan 48167
Tel: (248) 596-0920 ■ Fax: (248) 596-0930
E-mail: info@mcka.com
Web site: www.mcka.com

**Charter Township of Van Buren
County of Wayne, State of Michigan
Resolution 2003-08**

**RESOLUTION APPROVING THE DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN OF
THE LOCAL DEVELOPMENT FINANCE AUTHORITY
OF THE CHARTER TOWNSHIP OF VAN BUREN**

Minutes of a regular meeting of the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan held on Tuesday, March 4, 2003 at 7:30 o'clock p.m., local time.

PRESENT: Supervisor King, Clerk Payne, Treasurer Budd, Trustee Hart, Trustee Herman,
Trustee Jahr and Trustee Rochowiak.

ABSENT: None.

The following preamble and resolution were offered by Treasurer Budd and supported by Trustee Hart:

WHEREAS, on July 16, 2002, this Board of Trustees of the Charter Township of Van Buren (the "Township Board") adopted a resolution (the "Resolution") creating the Local Development Finance Authority of the Charter Township of Van Buren (the "Authority") and establishing the "Authority District" (as defined in the Resolution) within which the Authority is authorized to exercise its powers, all pursuant to Act No. 281 of the Michigan Public Acts of 1986, as amended (the "Act"); and

WHEREAS, the Resolution was subsequently filed with the Office of the Great Seal, Department of State, State of Michigan, and published in a newspaper of general circulation within the Charter Township of Van Buren (the "Township"), and the members of the Board of the Authority were appointed and confirmed, all in accordance with the Act; and

WHEREAS, to encourage local development, prevent conditions of unemployment and promote economic development in the Township as contemplated by the Act, the Board of the Authority (the "Authority Board"), pursuant to the powers granted to it under Section 7 of the Act, determined to assist the Visteon Corporation in establishing its new world headquarters (commonly referred to as "Visteon Village") in the Township within the Authority District by undertaking the acquisition and construction of various "public facilities" as defined in the Act which will directly facilitate the development of Visteon Village (collectively, the "Visteon Village Project"); and

WHEREAS, the Authority further determined that the purposes of the Act would best be achieved by the preparation of a plan for the implementation and financing of the Visteon Village Project as contemplated by Section 12(1) of the Act, and thus caused the preparation of a Development Plan and Tax Increment Financing Plan (the "Plan") which describes the Authority District, the public facilities to be undertaken by the Board within the Authority District in connection with the Visteon Village Project, the cost of such public facilities, the method of financing the public facilities and other pertinent information required to be considered by the Board under Sections 12, 13 and 15 of the Act; and

WHEREAS, on January 14, 2003, on the basis that the Plan satisfies the requirements of the Act and otherwise adequately describes the activities to be undertaken by the Authority Board and the Authority in connection with the development of the Visteon Village Project, the Authority Board resolved both to approve the Plan and recommend approval of the Plan (as contemplated by Section 12 of the Act) to the Township Board in accordance with the procedures provided therefore in the Act; and

WHEREAS, on February 27, 2003, the Authority Board amended the Plan to revise the estimates of captured assessed value and tax increment revenues upon which the Plan was based and recommended that the Plan as so amended be approved by the Township Board; and

WHEREAS, copies of the Plan as amended and approved by the Authority Board have been submitted to the Township Board by the Executive Director of the Authority with the Authority's recommendation for approval by the Township Board; and

WHEREAS, Section 12(4) of the Act requires that, prior to taking action with respect to the Plan, the Township Board shall hold a public hearing on the Plan, which hearing shall be preceded by notice thereof published twice in a newspaper of general circulation within the Township, the first publication of which shall not be less than 20 days before the date set for the hearing; and

WHEREAS, as required by and in accordance with Section 12(4) of the Act, the Township Board has on this date held a public hearing on the Plan as amended, which hearing was preceded by notice thereof duly published, for the purpose of hearing public comment regarding the Plan as amended; and

WHEREAS, pursuant to Section 17(1) of the Act, and upon the basis of the criteria set forth therein, the Township Board has determined that the Plan as amended constitutes a public purpose and should be approved in the form submitted to the Township Board;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Development Plan and Tax Increment Financing Plan, as amended on February 27, 2003, constitutes a public purpose within the meaning of Section 17(1) of the Act.
2. On the basis of the following findings, as set forth in Section 17(1) of the Act, the Plan as amended is hereby approved:

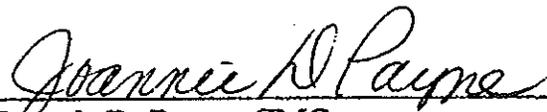
- (a) The Plan as amended meets the requirements set forth in Sections 12(1), (2) and (3), and 15(2) of the Act regarding the taxes to be captured and the content of the Plan as amended.
- (b) The proposed method of financing the public facilities is feasible and the Authority has the ability to arrange the financing.
- (c) The development contemplated by the Plan as amended is reasonable and necessary to carry out the purposes of the Act.
- (d) The amount captured assessed value estimated to result from the adoption of the Plan as amended is reasonable.
- (e) The land acquired or to be acquired and described as part of the Plan as amended is reasonably necessary to carry out the purposes of the Plan as amended and the purposes of the Act.
- (f) The Plan as amended is in reasonable accord with the approved master plan of the Township.
- (g) The public services, such as fire and police protection and utilities, are or will be adequate to service the property subject to the Plan as amended.
- (h) The changes in streets, street levels, intersections and utilities are reasonably necessary for the project contemplated by the Plan as amended and for the Township.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: King, Payne, Budd, Hart, Herman, Jahr and Rochowiak.

NAYS: None.

RESOLUTION DECLARED ADOPTED.


Joannie D. Payne, CMC
Township Clerk

TOWNSHIP CLERK'S CERTIFICATE

I, Joannie D. Payne, Clerk of the Charter Township of Van Buren, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a regular meeting held on Tuesday, March 4, 2003, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

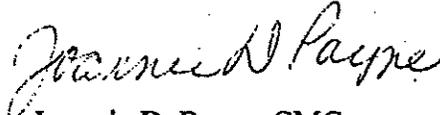

Joannie D. Payne, CMC
Township Clerk

MOTION

Budd moved, Herman seconded to adopt Resolution 2003-08 approving the Development Plan and Tax Increment Plan of the Local Development Finance Authority. Carried.

Yeas: King, Payne, Budd, Hart, Herman, Jahr and Rochowiak.
Nays: None.
Absent: None.

I hereby certify the foregoing is a true and correct copy of a motion adopted by the Board of Trustees of the Charter Township of Van Buren at a regular meeting held March 4, 2003.



Joannie D. Payne, CMC
Township Clerk

ACKNOWLEDGMENTS

Charter Township of Van Buren Board of Trustees

Cindy C. King, Supervisor
Joannie D. Payne, Clerk
Sharry A. Budd, Treasurer
Walter A. Rochowiak, Trustee
Phillip C. Hart, Trustee
John A. Herman, Trustee
Jeffrey L. Jahr, Trustee

Local Development Finance Authority

Frank Alex, Chair
Kenneth McKanders, Vice-Chair
Dr. Marjorie Oliver, Corresponding Secretary
Jane Millett, Treasurer
Cindy King, Township Supervisor
Douglas Peters
Harlan Davenport
David Di Rita
Michael Prochaska
Lousie Williamson
Charles Covington

Executive Director: Steven E. Pugsley
Bond Counsel: Robert Schwartz
Howard & Howard Attorneys, P.C.
Underwriter: Michael Gormely
Fahnestock & Co., Inc.
Planning Consultant: McKenna Associates, Inc.

Township Administration

Susan Ireland, Assessment Coordinator
Bryce J. Kelley, Director of Planning and Economic Development
Daniel Swallow, Director of Environment
Patti Duha, Director of Water & Sewer Operations
Bruce Ross, Director of Facilities and Recreation
Christopher Elg, Director of Public Safety
Allen Smolen, Deputy Director Fire Division
Linda Combs, Senior Director

Prepared with the Assistance of

McKenna Associates, Incorporated
Fahnestock & Co., Inc.
Howard & Howard Attorneys, P.C.
Plante & Moran, LLP
PMA Consultants, LLC
SmithGroup JJR
Sommers, Schwartz, Silver & Schwartz, P.C.

TABLE OF CONTENTS

Acknowledgments	i
Table of Contents	ii
List of Tables	iii
List of Maps	iii
Executive Summary	1

Development Plan

Section 15 (2) (a)	Boundaries of the District	3
Section 15 (2) (b)	Boundaries of the Property	7
Section 15 (2) (c)	Existing Conditions	8
Section 15 (2) (d)	Acquisition of Public Facilities	9
Section 15 (2) (e)	Development of Public Facilities	10
Section 15 (2) (f)	Construction Staging	16
Section 15 (2) (g)	Conveyance of Project Area Property	17
Section 15 (2) (h)	Zoning and Other Changes	18
Section 15 (2) (i)	Project Budget	19
Section 15 (2) (j)	Designation of Beneficiaries	20
Section 15 (2) (k)	Procedures for Conveying Property	21
Section 15 (2) (l-0)	Relocation	22
Section 15 (2) (p)	Other Information	23

Tax Increment Financing Plan

Section 12 (1) (a)	Reasons that the Plan Will Result in Captured Assessed Value	25
Section 12 (1) (b)	Captured Assessed Value	26
Section 12 (1) (c)	Estimated Tax Increment Revenues	27
Section 12 (1) (d)	The Tax Increment Procedure	28
Section 12 (1) (e)	Maximum Amount of Bonded Indebtedness	30
Section 12 (1) (f)	Amount of Advance Costs	31
Section 12 (1) (g)	Costs of Plan	32
Section 12 (1) (h)	Plan Duration	33
Section 12 (1) (i)	Tax Increment Financing Impact on Taxing Jurisdictions	34
Section 12 (1) (j)	Legal Description of Property	35
Section 12 (1) (k)	Estimated Job Creation	37

LIST OF TABLES

Table 1	Millage Rates, 2003	29
---------	---------------------------	----

LIST OF MAPS

Map 1	LDFA Boundary and Eligible Property	6
-------	---	---

APPENDICES

Appendix A	Detailed Construction Cost Estimates	39
Appendix B	Initial Assessed Property Values	43
Appendix C	Project Construction Schedule	44
Appendix D	Schedule of Projected Captured Assessed Value and Tax Increment Revenues for Each Year of the Plan, and Estimate of Impact to Other Taxing Jurisdictions	46

Executive Summary

This document has been prepared to comply with the requirements of the Local Development Financing Act, Public Act 281 of 1986. Specifically, this Act allows, in part, a properly constituted local development finance authority to capture incremental tax revenues and to use these funds to improve land and prepare sites for buildings with the purposes of creating jobs and promoting economic growth. In order to undertake such activities a local development finance authority is required by the Act to adopt a Development Plan and a Tax Increment Financing Plan.

In July 2002, the Van Buren Charter Township Board of Trustees created the Local Development Finance Authority (LDFA). The resolution that established the LDFA also defined the District in which the LDFA may undertake its activities. This document constitutes the LDFA's Development Plan for the District and the Tax Increment Financing Plan. These plans describe eligible activities to be undertaken by the LDFA and outline the mechanisms to be used in financing these activities.

The Development Plan establishes a program of public improvements to property within the LDFA's District. Completion of these improvements will promote economic growth by facilitating the development of Visteon Corporation's world headquarters in the District. The Visteon improvements will include extensive engineering, research, and development functions. This is the Visteon Village project, in which Visteon Corporation will invest approximately \$270,000,000 to develop its property in the District. Approximately 3,500 people will be employed at this location.

The Development Plan identifies \$36,719,208 in public improvements and facilities that are needed to facilitate the private sector investment. Of this amount, the LDFA may fund up to \$36,054,508. The Tax Increment Financing Plan includes a schedule whereby the LDFA can capture incremental tax revenue to repay bonds that will fund the development activities.

Development Plan

Local Development Finance Authority
of Van Buren Charter Township

Section 15 (2) (a) Boundaries of the District

A description of the property to which the plan applies in relation to the boundaries of the authority district and a legal description of the property.

The boundaries of the Visteon Village Development Area lie within the boundaries of the Local Development Finance Authority (LDFA) District as established by Resolution of the Township Board of Van Buren Charter Township. The relationship of the area to which this plan applies to the entire LDFA District is presented graphically on Map 1, LDFA Boundary and Eligible Property. No other development areas exist within the LDFA District at this time.

Four separate but adjacent parcels constitute the property to which this plan applies. The location of these parcels is shown on Map 1, LDFA Boundary and Eligible Property.

The legal description of the boundaries of the LDFA District and the legal descriptions of the four parcels that constitute the property to which this plan applies are presented below.

THE LEGAL DESCRIPTION OF THE BOUNDARIES OF THE LDFA DISTRICT:

Beginning at the northeast corner of Section 12, T. 3 S., R. 8 E. in Van Buren Township, Wayne County, Michigan; thence southerly along the east boundary line of said Section 12 to the southeast corner of said Section 12; thence southerly along the east boundary line of Section 13, T. 3 S., R. 8 E. approximately 1,920 feet; thence westerly to the west right-of-way line of Hannan Road and the northeast corner of parcel V125-83-049-99-0015-001; thence northwesterly along the south and west right-of-way line of the I-275 Expressway to its intersection with the south right-of-way line of Tyler Road; thence southwesterly along said south right-of-way line of Tyler Road to the northwest corner of parcel V125-83-050-99-0001-000; thence westerly approximately 120 feet to the west right-of-way line of Haggerty Road and the northeast corner of parcel V125-83-053-99-0002-000; thence northerly to the southeast corner of V125-83-044-99-0005-701; thence easterly to the southwest corner of V125-83-047-99-0007-000; thence northeasterly along the north right-of-way line of Tyler Road to its intersection with the west right-of-way line of the I-275 Expressway; thence northwesterly along the west right-of-way of I-275 and east boundary line of parcel V125-83-047-99-0009-000 continuing across Old Tyler Road approximately 100 feet and continuing northwesterly along the east boundary line of parcel V125-83-047-99-0002-700 and the west right-of-way of the I-275 Expressway; thence northwesterly along the west right-of-way line of the I-275 Expressway to its intersection with the south right-of-way line of Ecorse Road; thence westerly along the north boundary of parcel V125-83-046-99-0002-000 and the south right-of-way line of Ecorse Road to the northwest corner of said parcel V125-83-046-99-0002-000; thence westerly approximately 120 feet across Haggerty Road to the northeast corner of parcel V125-83-041-99-0001-001; and continuing north along the easterly boundary of parcel V125-83-041-99-0001-714; thence northerly across

Ecorse Road to the southeast corner of parcel V125-83-008-99-0044-000 thence easterly across Haggerty Road to the southwest corner of parcel V125-83-003-99-0020-000; thence easterly along the north right-of-way line of Ecorse Road to its intersection with the west right-of-way line of the I-275 Expressway; thence northeasterly along said west right-of-way line of the I-275 Expressway to the northeast corner of parcel V125-83-003-99-0007-000; thence east across the right-of-way of the I-275 Expressway to the east right-of-way line of the I-275 Expressway; thence southeasterly along said east right-of-way line of the I-275 Expressway to its intersection with the northwest corner of parcel V125-83-003-99-0051-001; thence easterly along the north boundary line of parcels V125-83-003-99-0051-001, V125-83-003-99-0053-000, V125-83-003-99-0055-000, V125-83-003-99-0057-000; V125-83-004-99-0010-000, V125-83-004-99-0001-000 through V125-83-004-99-0009-000, V125-83-004-99-0020-700 to the northeast corner of said parcel V125-83-004-99-0020-700; thence easterly across parcel V125-83-003-99-0003-702 to the northwest corner of parcel V125-83-004-99-0022-002, thence easterly along the north boundary of parcels V125-83-004-99-0022-002 through V125-83-004-99-0022-004, thence continuing easterly along the north boundary line of parcels V125-83-004-99-0023-000 through V125-83-004-99-0027-000 to the centerline of Hannan Road which is the east boundary of Section 1 T. 3 S., R. 8 E.; thence southerly along said east boundary line of Section 1, T. 3 S., R. 8 E to the south east corner of Section 1, T. 3 S., R. 8 E and northeast corner of Section 12, T. 2 S., R. 8 E, the point of beginning.

THE LEGAL DESCRIPTION OF THE FOUR PARCELS THAT CONSTITUTE THE ELIGIBLE PROPERTY TO WHICH THIS PLAN APPLIES:

Parcel South of Edison Corridor and North of Tyler

Land in the Township of Van Buren, Wayne County, Michigan situated in and being part of the NE 1/4, the SE 1/4, the SW 1/4, and the NW 1/4 of Section 12, Town 3 south, range 8 east and particularly described as: Commencing at the north 1/4 corner of said Section 12; thence S. 02° 04' 25" E. 915.18' along its north and south 1/4 line to the point of beginning of this description; thence S. 89° 58' 55" E 244.54'; thence N. 88° 35' 54" E.1115.73'; thence S. 01° 51' 16" E. 1791.79' to the east and west 1/4 line of said Section 12; thence along said 1/4 line S. 89° 32' 06"E.686.58'; thence S. 01° 35' 43" E. 994.54'; thence S. 89° 43' 01" E. 425.27'; thence S. 01° 17' 11" E. 350.00', Thence S. 89° 43' 11" E. 250.00' to the east line of Section 12, also the centerline of Hannon Road; thence along said east line S. 01° 17' 11" E. 175.00'; thence N. 89° 43' 11' W. 250.00'; thence S. 01° 17' 11" E. 125.23'; thence N. 89° 41' 06" W. 421.77'; thence N. 01° 35' 43" W. 245.95; thence N. 89° 44' 06" W. 608.26'; thence N. 89° 42' 18" W. 77.00'; thence S. 00° 58' 08" E. 203.27; thence N. 89° 33' 07" W. 98.01'; thence S. 00° 38' 16" E. 361.37' to the centerline of Tyler Road, thence along said centerline S. 88° 41' 38" W. 736.02'; thence N. 01° 18' 22" W. 55.00' to the northerly right-of-way line of Tyler Road; thence along said northerly line the following six courses; S. 88° 41' 38" W. 699.57' N., N. 89° 44' 33" W. 110.02', N. 41° 27' 22" W. 46.10', S. 89° 08' 43" W. 85.00' S. 54° 49' 19" W. 53.20', and S. 89° 07' 31" W. 283.21' to a point on the easterly right-of-way line of interstate highway I-275, said point being on a curve concave to the north, said curve having a radius of 3716.72' and a long chord bearing N. 13° 32' 09" W. 1255.48'; thence northerly 1261.53' along the

arc of said curve to its non-tangent end point; thence continuing along said easterly right-of-way line of I-275 N. 00° 29' 44" W. 748.25' to the east and west 1/4 line of said Section 12; thence along said 1/4 line S. 89° 32' 03" E. 198.90'; thence continuing along the east line of said highway I-275 the following four courses; N. 00° 35' 01" W. 1112.15', N. 11° 53' 30" E. 341.65', N. 33° 30' 40" E. 344.59', and N. 44° 19' 15" E. 18.29'; thence S. 89° 37' 52" E. 532.50' to the north and south 1/4 line of said Section 12; thence along said 1/4 line N. 02° 04' 25" W. 2.29'; to the point of beginning. Contains 221.4719 acres more or less and is subject to any and all easements, restrictions, or rights-of-way of record.

Parcel North of Edison Corridor and South of Ecorse Road

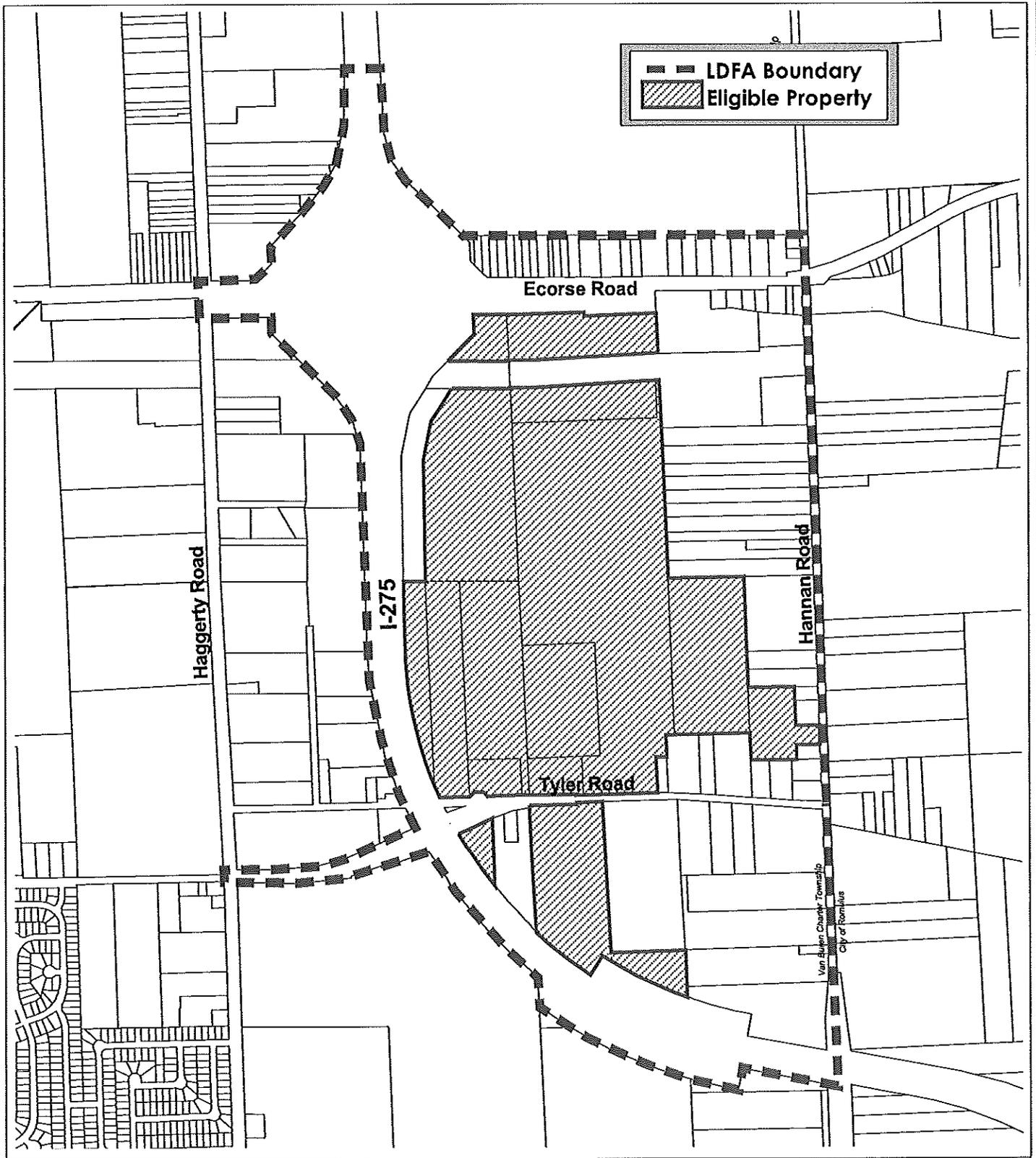
Land in the Township of Van Buren, Wayne County, Michigan situated in and being part of the NE 1/4 of Section 12, and the NW 1/4 of Section 12, Town 3 south, range 8 east and particularly described as: Commencing at the north 1/4 corner of said Section 12; thence S. 02° 04' 25" E. 251.45' along its north and south 1/4 line to the south line of Ecorse Road and the point of beginning of this description; thence along said south line the following three courses, N. 89° 49' 05" E. 711.08', S. 01° 51' 16" E. 30.01', and N. 89° 49' 05" E. 652.14'; thence S. 01° 51' 16" E. 360.76'; thence S. 88° 35' 54" W. 1110.61'; thence N. 89° 58' 55" W. 250.63' to the north and south 1/4 line of said Section 12; thence S. 02° 04' 25" E. 21.04' along said 1/4 line; thence N. 89° 20' 10" W. 574.74' to the southeasterly line of interstate highway I-275; thence along said highway the following two courses; N. 44° 19' 20" E. 355.56' and N. 00° 33' 35" E. 172.51' to the south line of Ecorse Road; thence N. 89° 50' 57" E. 308.86' to the beginning. Contains 16.0914 acres more or less and is subject to any and all easements, restrictions, or rights of way of record.

83-048-99-0004-000

12DD1 13B1 THAT PART OF THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 12 LYING SLY OF THE CEN LINE OF TYLER RD ALSO THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC 13 ALSO THE S 1/2 OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC 13 T3S R8E EXC N 50 FT OF W 428.2 FT THEREOF ADJ TO CEN OF TYLER RD. ALSO EXC SWLY 16.12 AC THEREOF A TOTAL EXC OF 16.61 AC DEEDED TO MICH STATE HWY DEPT IN L 16787 OF DEEDS P 508 WCR 24.85 ACRES

V125-83-047-99-0020-000

12BB1B 13C1C N ELY 2.10 AC OF PT OF SEC 12 AND 13 T3S R8E BEG N89DEG 13M 10S W 361.32 FT FROM CEN 1/4 COR OF SEC 13 TH N89DEG 13 M 10S W 361.32 FT TH N0DEG 39M 10S W 2676.24 TH N0DEG 55M 10S W 654.86 FT TH S89DEG 56M 50S E 358.48 FT TH S1DEG 01M E 662.70 FT TH S0DEG 41 M 10S 2673.24 FT. POB 2.10 AC



Basemap Source: McKenna Associates, Inc.

Map 1
LDFA Boundary and Eligible Property

Section 15 (2) (b) Boundaries of the Property

Designation of the boundaries of the property to which the plan applies in relation to highways, streets, or otherwise.

The property to which the plan applies is bounded on the north by Ecorse Road, on the west by I-275, and on the south by Tyler Road. Hannan Road lies to the east of the property to which the plan applies, however, only a small portion of the eligible property abuts Hannan Road.

The specific boundaries of the property to which the plan applies are indicated on Map 1, LDFA Boundary and Eligible Property.

Section 15 (2) (c) Existing Conditions

The location and extent of existing and other public facilities in the vicinity of the property to which the plan applies.

Public facilities in the vicinity of the property to which the plan applies include transportation, water, sewer, and drainage infrastructure, and a cemetery, fire station and community college.

The location of Ecorse Road, Haggerty Road, I-275, Tyler Road and Hannah Road, relative to the property to which the plan applies, are shown on Map 1, LDFA Boundary and Eligible Property.

Water lines generally run along Ecorse, Haggerty, Tyler, and Hannan Roads. Sewer lines generally run along Ecorse, Haggerty, and Hannan Road. The McClaughry Drain runs along Ecorse Road. The Post-Robson Drain runs from the McClaughry Drain to Grace Lake on the property to which the plan applies.

A Township cemetery and fire station are located on the north side of Tyler Road, just west of the intersection with Hannan Road. Wayne County Community College Western Campus is located west of I-275, south of Tyler Road.

The location, character, and extent of the categories of public and private land uses then existing and proposed for the property to which the plan applies, including residential, recreational, commercial, industrial, educational, and other uses.

The property to which the plan applies is currently undeveloped and vacant. It was formerly used as a sand and gravel mining operation.

The proposed development calls for the development of 56.5 acres, which is approximately 21.5 percent of the total area (263.0 acres) of the property to which this plan applies. Buildings and parking will occupy 7.5 acres of the property. The proposed development is 9 office and technology use buildings with a total gross square footage of 869,449, and a ground floor area of 327,477 square feet. The current development plan calls for the remainder of the property to which this plan applies to be used for utilities, roads, stormwater management, and open space.

Section 15 (2) (d) Acquisition of Public Facilities

A description of the public facilities to be acquired for the property to which the plan applies, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements.

The only public facility that exists on the property to which the Plan applies is the Post-Robson County Drain. No improvements to this drain are included in this Development Plan. No public facilities will be acquired by the LDFA.

Section 15 (2) (e) Development of Public Facilities

The location, extent, character, and estimated cost of the public facilities for the property to which the plan applies, and an estimate of the time required for completion.

The general location of the following development activities is shown on Map 2 at the end of this section.

A. Engineering fees for the widening and/or reconstruction of Ecorse, Tyler, and Hannan Roads.

Portions of Ecorse, Tyler, and Hannan Roads adjoining the eligible property will be upgraded. This activity includes the engineering fees required to design these road improvements.

Estimated cost: \$550,000: \$500,000 + 10% contingency
Estimated completion date: February 1, 2003

B. Perimeter road entrance improvements.

Improvements, including signals, lane improvements, lighting, and landscaping will be constructed at the intersection of the new interior access road, servicing the eligible property, with Ecorse, Tyler and Hannan roads. Improvements are planned for the intersections at Ecorse Road and at Hannan Road. This project includes design and construction of all intersection improvements.

Estimated cost: \$220,000: \$200,000 + 10% contingency
Estimated completion date: November 1, 2003

C. Construction of access road.

A new access road must be constructed in order to facilitate construction of the private improvements to the eligible property. This road will run on a north-south alignment, from Ecorse Road, and curve to intersect Hannan Road, with a second leg connecting this new road to Tyler Road.

Project elements include engineering and design, grading and site preparation, curb and gutter, edge drain, sidewalks, pathways, landscaping, and street lighting. It is estimated that approximately 5,350 linear feet of access road and associated improvements will be constructed.

Estimated cost: \$2,062,657: \$1,875,143 + 10% contingency
Estimated completion date: October 1, 2003

D. Site preparation.

Removal of trees, brush, and miscellaneous debris will be completed in order to prepare the site for grading and other improvements. Clearing and grubbing activities will be required for approximately 50 acres of the site.

Estimated cost: \$247,500: \$225,000 + 10% contingency
Estimated completion date: December 15, 2002

E. Site earthwork.

The eligible property must be graded and balanced in order to support the improvements proposed by Visteon. Site preparation activities include engineering; erosion control; site cut, fill, and compaction; excavation of the lake area, installation of geo-fabric and stone base, and soil compaction in the lake area; compaction of building and parking areas; and construction of a retaining wall on the north side of the parking lot to minimize grading. Fill will be imported and spoil removed as required.

Estimated cost: \$7,623,074: \$6,930,067 + 10% contingency
Estimated completion date: May 2003

F. Site environmental response activities.

Buried debris and obstructions, and identified areas of soil contamination must be removed and disposed of in a licensed facility. Areas impacted by contaminated soils must be re-tested to ensure all contamination has been addressed.

Estimated cost: \$544,500: \$495,000 + 10% contingency
Estimated completion date: January 15, 2003

G. Lake enhancements.

The lake within the eligible property will be improved to facilitate its use for stormwater management. Improvements include removal of debris, edge stabilization, 3,000 linear feet of shallow water habitat, stone terracing, and 7,180 square yards of rip rap revetment. The Rouge Project Office (RPO) will be responsible for funding in the amount of \$112,500, which is one-half of the costs for shoreline seeding and vegetation intended to create shallow water habitat.

Estimated cost: \$2,630,208: \$2,391,098 + 10% contingency
Estimated completion date: August 2003

H. Building piling and special foundation.

Due to the site geology, pilings and special building foundations will be required in order to develop the property. This work element includes engineering design and construction.

Estimated cost: \$5,272,806: \$4,793,460 + 10% contingency
Estimated completion date: April 2003

I. Wetland mitigation.

Approximately 6 acres of new wetlands will be created within the eligible property to replace other wetlands impacted by other Development Plan activities. This activity will be completed by October 1, 2003, however, periodic monitoring and enhancement may occur for up to five years from the date the new wetlands are created, as required by MDEQ.

Estimated cost: \$770,000: \$700,000 + 10% contingency
Estimated completion date: October 1, 2003

J. Stormwater management system.

Development of the eligible property will require the construction of a stormwater management system. The public facilities to be constructed for this work element include approximately 25,000 linear feet of storm sewers, 35,000 linear feet of edge drains, 9 stormwater filtration structures, other miscellaneous stormwater structures, and other measures required to protect the quality of groundwater impacted by development of the eligible property. The stormwater management system will be completed by November 2003, although measures to protect groundwater quality may be completed as required throughout the term of this LDFA Development Plan.

Estimated cost: \$2,081,485: \$2,289,634 + 10% contingency
Estimated completion date: November 2003

K. Utilities: Sanitary sewer.

Publicly owned sanitary sewer leads will be constructed for all buildings located on the eligible property. This includes construction of approximately 4,730 linear feet of sanitary sewer lines, 35 sewer manholes, 11 clean-outs, and 2 lift stations. The Van Buren Township Department of Water and Sewer will be responsible for constructing approximately 5,400 linear feet of sanitary sewer main in the County road right-of-way. The Department's share of the costs for this work item is \$279,400.

Estimated cost: \$690,162: \$627,420 + 10% contingency
Estimated completion date: December 1, 2003

L. Utilities: Water main.

Approximately 2,200 linear feet of publicly owned water mains will be constructed to all buildings located on the eligible property. Other public facilities for water to be constructed include 5,385 linear feet of water lines for the fire protection loop, and 10 fire hydrants. The Van Buren Township Department of Water and Sewer will be responsible for constructing approximately 5,500 linear feet of water main in the County road right-of-way. The Department's share of the costs for this work item is \$272,800.

Estimated cost: \$884,565: \$804,150 + 10% contingency
Estimated completion date: December 1, 2003

M. Utilities: Gas service.

The project includes the installation of 3,150 linear feet of privately owned natural gas lines within public easements on the eligible property. This project also includes the development of a pressure reducing station.

Estimated cost: \$224,950: \$204,500 + 10%
Estimated completion date: November 1, 2003

N. Utilities: Telecommunications.

Approximately 5,000 linear feet of telephone and cable ductbanks and feeders will be installed within publicly owned easements on the eligible property.

Estimated cost: \$858,653: \$780,594 + 10% contingency
Estimated completion date: November 1, 2003

O. Utilities: Electrical service.

Electrical transmission lines will be installed to service all buildings on the eligible property. These lines will be constructed underground within public easements. An electrical substation will also be constructed within a public easement on the eligible property for the dedicated service of the eligible property.

Estimated cost: \$3,866,500: \$3,515,000 + 10% contingency
Estimated completion date: November 1, 2003

P. Barrier free improvements to buildings.

Improvements to facilities used by the public in order to comply with the State Construction Code Act of 1972 (PA 230 of 1972, MCL 125.1501 to 125.1531) will be funded as a part of the Development Plan. These improvements include 15 elevators, access ramps and automatic doors.

Estimated cost: \$2,292,895: \$2,084,450 + 10% contingency
Estimated completion date: June 2004

Q. Tree replacement.

In order to comply with the Van Buren Township Woodland Ordinance, approximately 2000 trees will be planted on the eligible property to compensate for trees removed for other development activities.

Estimated cost: \$1,100,000: \$1,000,000 + 10% contingency
Estimated completion date: October 2004

R. Geotechnical engineering and design.

In order to develop the eligible property, extensive geotechnical tests, analyses, and design is required. This work item also includes managing and overseeing the LDFA construction work by the construction manager and oversight team.

Estimated cost: \$3,734,204: \$3,394,731 + 10% contingency
Estimated completion date: October 2004

S. Acquisition of land.

Land along Ecorse Road may be purchased by the LDFA to provide additional right-of-way for the widening of the road and for improvements to the intersection. Land will also be purchased for the right-of-way for the access road to cross DTE's right-of-way for transmission lines.

Estimated cost: \$856,900: \$779,000 + 10% contingency
Estimated completion date: November 1, 2003

Section 15 (2) (f) Construction Staging

A statement of the construction or stages of construction planned, and the estimated time for completion of each stage.

The proposed project construction schedule is provided in Appendix C.

Section 15 (2) (g) Conveyance of Project Area Property

A description of any portions of the property to which the plan applies, which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The LDFA has no plans at the present time to sell, donate, exchange, or lease to or from Van Buren Charter Township any land in the development area.

Section 15 (2) (h) Zoning and Other Changes

A description of the desired zoning changes and changes in streets, street levels, intersections, and utilities.

The proposed development and use of the property to which this plan applies is permitted under the current zoning district classification. No change in zoning will be required.

The proposed development will benefit from improvements to the I-275 interchange ramps, and to Ecorse, Tyler, and Hannan Roads. These improvements will be completed by Wayne County and Michigan Department of Transportation.

This Development Plan includes improvements to intersection of the new interior road with Ecorse, Tyler, and Hannan Roads. These improvements include signals, lane improvements, lighting, and landscaping.

Section 15 (2) (i) Project Budget

An estimate of the cost of the public facility or facilities, a statement of the proposed method of financing the public facility or facilities, and the ability of the authority to arrange the financing.

The total estimated cost for the items included in this development plan is \$36,719,208. The detailed cost estimate is included in Appendix A. The LDFA will be responsible for \$36,054,508, RPO will be responsible for \$112,500, and the Van Buren Township Department of Water and Sewer will be responsible for \$552,200.

To fund its share of the development cost, the LDFA will issue bonds directly. Van Buren Charter Township will pledge its limited tax, full faith and credit to the repayment of the bonds. The LDFA will repay the bonds through its tax increment revenue, as described in the Tax Increment Financing Plan. The estimate of incremental tax revenues is provided in Appendix D.

Section 15 (2) (j) Designation of Beneficiaries

Designation of the person or persons, natural or corporate, to whom all or a portion of the public facility or facilities is to be leased, sold, or conveyed, and for whose benefit the project is being undertaken, if that information is available to the authority.

The real property to which the plan applies is currently owned by Oasis Holdings Trust, LLC, and is leased to Visteon Corporation. Although the entity owning the property may change in the future, Visteon Corporation will remain the lessee.

The stormwater management system will be owned by either Visteon Corporation or Oasis Holdings Trust, LLC. The sewer and water infrastructure will be owned by Van Buren Charter Township. The gas lines and electrical lines will be owned by DTE Energy Company, coming onto the property, and will be owned by either Visteon Corporation or Oasis Holdings Trust, LLC, connecting to individual buildings on the property. The electrical substation will be owned by DTE Energy Company. The telephone and cable lines will be owned by SBC Communications, Incorporated, (formerly Ameritech), coming onto the property, and will be owned by either Visteon Corporation or Oasis Holdings Trust, LLC, running to the individual buildings.

The project is being undertaken for the benefit of Visteon Corporation, which will construct its corporate headquarters on the property to which the plan applies, as described elsewhere in this document.

Section 15 (2) (k) Procedures for Conveying Property

The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the public facility or facilities upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased sold, or conveyed to those persons.

The Authority currently owns no real property and has no plans to own real property in the future.

The Development Plan provides for the Authority to purchase additional right-of-way along Ecorse Road to allow for the widening of and improvements to the road. The Authority will also purchase land from the access road right-of-way to cross the right-of-way for DTE Energy's transmission lines. These road rights-of-way will be conveyed to Wayne County upon the completion of construction.

There will be an express agreement between the Authority and Van Buren Charter Township for the conveyance of the water and sewer infrastructure. There will be an express agreement between the Authority and DTE Energy Company for the conveyance of the gas lines and electrical lines. There will be an express agreement between the Authority and SBC Communications, Incorporated, for the conveyance of the telephone and cable lines.

Section 15 (2) (I-0) Relocation

Estimates of the number of persons residing on the property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

A plan for establishing priority for the relocation of persons displaced by the development.

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 federal uniform relocation assistance and real property acquisition policies act of 1970, 42 U.S.C. 4601 to 4655.

A plan for compliance with Act 277 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

The property to which the plan applies is currently vacant and unused. There are no residents on the property and thus there will be no relocations. The above provisions of the Local Development Financing Act are not applicable to this Development Plan.

Section 15 (2) (p) Other Information

Other material or information which the authority or governing body considers pertinent.

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

Tax Increment Financing Plan

Local Development Finance Authority
of Van Buren Charter Township

Section 12 (1) (a) Reasons that the Plan Will Result in Captured Assessed Value

A statement of the reasons that the plan will result in the development of captured assessed value that could not otherwise be expected. The reasons may include, but are not limited to, activities of the municipality, authority, or others undertaken before formulation or adoption of the plan in reasonable anticipation that the objectives of the plan would be achieved by some other means.

Tax increment financing will be used to finance public improvements on and adjacent to the property to which the plan applies. The financing will be accomplished by capturing, for a specified period of time, the increased tax revenues generated as a result of the development planned for the subject property. As private investments add to the tax base on eligible properties, the *increased* tax revenues will be captured by the Authority and used for the purposes outlined in this Plan and the Development Plan.

The subject property was formerly used for a sand and gravel mining operation. In the early 1990's high value, single family residential development was proposed for the subject property. Much of the Township has experienced significant single family residential development since then. The proposed development for the subject property never materialized, due to the costs of mitigating environmental constraints on the subject property.

The proposed Development Plan is necessary in order to make private development and use of the subject property financially feasible. Without the proposed development plan, funded through tax increment financing, it is unlikely that private development of the subject property will occur in the foreseeable future.

Visteon Corporation has indicated its willingness to invest approximately \$270,000,000 to develop the subject property for its corporate headquarters, if, among other things, the Authority implements the proposed Development Plan.

Thus, it is unlikely that the subject property will be developed without implementation of the Development Plan, and therefore there would be no significant increase in tax revenues. However, implementation of the Development Plan, funded through tax increment financing, will leverage significant private investment and result in a substantial increase in tax revenues.

Section 12 (1) (b) Captured Assessed Value

An assessment of the captured assessed value for each year of the plan. The plan may provide for the use of part or all of the captured assessed value or, subject to subsection (3), of the tax increment revenues attributable to the levy of any taxing jurisdiction, but the portion intended to be used shall be clearly stated in the plan. The board or the municipality creating the authority may exclude from captured assessed value a percentage of captured assessed value as specified in the plan or growth in property values resulting solely from inflation. If excluded, the plan shall set forth the method for excluding growth in property value resulting solely from inflation.

A schedule of the projected captured assessed value for each year of the Plan is provided in Appendix D. Additional increases beyond the projected amounts may result from additional construction, appreciation in property values, site improvements, additional development, and inflation.

This Plan includes the capture of one-hundred percent (100%) of the assessed value. This Plan does not exclude from captured assessed value any growth in property values resulting solely from inflation.

Section 12 (1) (c) Estimated Tax Increment Revenues

The estimated tax increment revenues for each year of the plan.

The projected tax increment revenues for each year of the Plan are provided in Appendix D.

Section 12 (1) (d) The Tax Increment Procedure

A Detailed Explanation of the Tax Increment Procedure

The first step in the tax increment financing procedure is establishing the base year that will serve as the point of reference for determining future tax increments. Adoption of a tax increment financing plan establishes the “initial assessed value”, which is defined in the Local Development Financing Act as follows:

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

For this Tax Increment Financing Plan, the initial assessed value is based on the assessment roll in place on December 31, 2001, for which equalization was completed in May of 2002. The initial assessed value for all real and personal property to which this plan applies are provided in Appendix B.

As the Development Plan is implemented, private sector investment on eligible properties will result in additions of real and personal property value to the tax base. Each year that this Plan is in effect, the total current assessed value of the eligible properties will be compared to the initial assessed value. The captured assessed value is the amount by which the current assessed value exceeds the initial assessed value.

The tax increment revenues are determined for each year by applying the current millage rate for all taxing jurisdictions to the captured assessed value. Throughout the duration of this Plan, the taxing jurisdictions will continue to collect property taxes based on the initial assessed value. In other words, none of the taxing jurisdictions will see a decrease in property tax revenues due to the implementation of this Tax Increment Financing Plan.

The tax increment revenues to be collected by the Authority will be based on the *operating millage* of the taxing jurisdictions, rather than the *total millage*. The *debt millage* will be unaffected by this Plan and will continue to generate tax revenue for the taxing jurisdictions based on the current assessed value. Millage rates at the time of the adoption of this Plan are provided in Table 1.

**Table 1
Millage Rates, 2003**

Jurisdiction and Type of Millage	Total Millage Rate	LDFA Millage Rate
<u>Van Buren Township</u>		
Township Tax - Operating	0.9245	0.9245
Public Safety - Operating	2.9397	2.9397
Water/Sewer - Operating	5.9000	5.900
Sub-Total	9.7642	9.7642
<u>Wayne County</u>		
Wayne County Taxes - Operating	6.6556	6.6556
Wayne County Jail - Operating	0.9432	0.9432
Wayne County Parks - Operating	0.2473	0.2473
Wayne County Community College - Operating	2.4995	2.4995
Huron County Metro Park - Operating	0.2186	0.2186
Sub-Total	10.5642	10.5642

The Township will collect the tax increment revenues in accordance with the normal property tax collection processes and schedules, and will distribute the revenues to the Authority.

Section 12 (1) (e) Maximum Amount of Bonded Indebtedness

The maximum amount of note or bonded indebtedness to be incurred, if any.

The Authority intends to issue tax increment bonds to finance the proposed public improvements as described in the Development Plan. The maximum amount of bonded indebtedness shall be \$40,000,000.00.

Section 12 (1) (f) Amount of Advance Costs

The amount of operating and planning expenditures of the authority and municipality, the amount of advances extended by or indebtedness incurred by the municipality, and the amount of advances by others to be repaid from tax increment revenues.

The start-up costs of the LDFA, including costs for attorney fees, plan preparation costs, publishing, and other miscellaneous Township expenditures made on behalf of the LDFA are estimated not to exceed \$289,000.00. All costs associated with the LDFA that are incurred by the Township, including start-up and operating costs, shall be reimbursed to the Township by the LDFA.

No other advances have been made by other entities to or on behalf of the Authority.

Section 12 (1) (g) Costs of Plan

The costs of the plan anticipated to be paid from tax increment revenues as received.

Future operating and planning expenditures of the LDFA, including legal and professional fees, administrative costs, auditing and accounting fees, promotional, and other operational costs will be paid from annual revenues. The development of public facilities included in the Development Plan may be paid from annual revenues of the LDFA. Annual budgets will be presented and approved according to the procedures described in the Local Development Financing Act, Public Act 281 of 1986.

Section 12 (1) (h) Plan Duration

The duration of the development plan and the tax increment financing plan.

This Tax Increment Financing Plan and the Development Plan will commence upon adoption by the Van Buren Charter Township Board in 2003, and will end December 31, 2032, for a term of 30 years. This Plan may be amended to extend or shorten its duration.

Section 12 (1) (i) Tax Increment Financing Impact on Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is or is anticipated to be located.

Currently the property to which this plan applies is vacant and undeveloped. Thus, the previous year-to-year increases in value of the eligible properties generated small increases in property tax revenues for the taxing jurisdictions. Since this Tax Increment Financing Plan affects only the *increase* in property values, it follows logically that the Tax Increment Financing Plan will have a negligible impact on property tax revenues that would have been anticipated by and available to the taxing jurisdictions had this Tax Increment Financing Plan not been adopted and, consequently, the development of the Visteon Village project not occurred.

Furthermore, as stated previously, debt millage will be left totally unaffected by this Plan. Debt millage will continue to generate tax revenue for the taxing jurisdictions. The debt millage will be based on the full current State Equalized Value of the developed project, not just the initial assessed value. Thus, the taxing jurisdictions will see an increase in tax revenue from debt millage that would not have been realized if the Tax Increment Financing Plan were not implemented and, consequently, the development of the eligible properties did not occur.

Completion of the Development Plan and the Tax Increment Financing Plan will produce substantial increases in property tax revenues for all taxing jurisdictions. By the year 2032, the first year after the projected termination of this Plan, it is estimated that the total taxable value of the eligible properties will be \$241,702,790, about 300 times greater than the initial taxable value. Based on this increase, the tax revenue generated by the eligible properties is expected to increase by the year 2032 to \$3,474,681. Thus, upon completion of the Plan, the fiscal integrity of all jurisdictions will be strengthened due to the increase in value of taxable property.

The projected tax increment revenues generated by the millage for each of the taxing jurisdictions for each year of the Plan are provided in Appendix D.

Section 12 (1) (j) Legal Description of Property

A legal description of the eligible property to which the tax increment financing plan applies or shall apply upon qualification as an eligible property.

The legal description of the eligible property to which this plan applies is:

Parcel South of Edison Corridor and North of Tyler

Land in the Township of Van Buren, Wayne County, Michigan situated in and being part of the NE 1/4, the SE 1/4, the SW 1/4, and the NW 1/4 of Section 12, Town 3 south, range 8 east and particularly described as: Commencing at the north 1/4 corner of said Section 12; thence S. 02° 04' 25" E. 915.18' along its north and south 1/4 line to the point of beginning of this description; thence S. 89° 58' 55" E 244.54'; thence N. 88° 35' 54" E. 1115.73'; thence S. 01° 51' 16" E. 1791.79' to the east and west 1/4 line of said Section 12; thence along said 1/4 line S. 89° 32' 06" E. 686.58'; thence S. 01° 35' 43" E. 994.54'; thence S. 89° 43' 01" E. 425.27'; thence S. 01° 17' 11" E. 350.00'; Thence S. 89° 43' 11" E. 250.00' to the east line of Section 12, also the centerline of Hannon Road; thence along said east line S. 01° 17' 11" E. 175.00'; thence N. 89° 43' 11" W. 250.00'; thence S. 01° 17' 11" E. 125.23'; thence N. 89° 41' 06" W. 421.77'; thence N. 01° 35' 43" W. 245.95'; thence N. 89° 44' 06" W. 608.26'; thence N. 89° 42' 18" W. 77.00'; thence S. 00° 58' 08" E. 203.27'; thence N. 89° 33' 07" W. 98.01'; thence S. 00° 38' 16" E. 361.37' to the centerline of Tyler Road, thence along said centerline S. 88° 41' 38" W. 736.02'; thence N. 01° 18' 22" W. 55.00' to the northerly right-of-way line of Tyler Road; thence along said northerly line the following six courses; S. 88° 41' 38" W. 699.57' N., N. 89° 44' 33" W. 110.02', N. 41° 27' 22" W. 46.10', S. 89° 08' 43" W. 85.00' S. 54° 49' 19" W. 53.20', and S. 89° 07' 31" W. 283.21' to a point on the easterly right-of-way line of interstate highway I-275, said point being on a curve concave to the north, said curve having a radius of 3716.72' and a long chord bearing N. 13° 32' 09" W. 1255.48'; thence northerly 1261.53' along the arc of said curve to its non-tangent end point; thence continuing along said easterly right-of-way line of I-275 N. 00° 29' 44" W. 748.25' to the east and west 1/4 line of said Section 12; thence along said 1/4 line S. 89° 32' 03" E. 198.90'; thence continuing along the east line of said highway I-275 the following four courses; N. 00° 35' 01" W. 1112.15', N. 11° 53' 30" E. 341.65', N. 33° 30' 40" E. 344.59', and N. 44° 19' 15" E. 18.29'; thence S. 89° 37' 52" E. 532.50' to the north and south 1/4 line of said Section 12; thence along said 1/4 line N. 02° 04' 25" W. 2.29'; to the point of beginning. Contains 221.4719 acres more or less and is subject to any and all easements, restrictions, or rights-of-way of record.

Parcel North of Edison Corridor and South of Ecorse Road

Land in the Township of Van Buren, Wayne County, Michigan situated in and being part of the NE 1/4 of Section 12, and the NW 1/4 of Section 12, Town 3 south, range 8 east and particularly described as: Commencing at the north 1/4 corner of said Section 12; thence S. 02° 04' 25" E. 251.45' along its north and south 1/4 line to the south line of Ecorse Road and the point of beginning of this description; thence along said south line the following three courses, N. 89° 49' 05" E. 711.08', S. 01° 51' 16" E. 30.01', and N. 89° 49' 05" E. 652.14'; thence S. 01° 51' 16" E. 360.76'; thence S. 88° 35' 54" W. 1110.61'; thence N. 89° 58' 55" W. 250.63' to the north and south 1/4 line of said Section 12; thence S. 02° 04' 25" E. 21.04' along said 1/4 line; thence N. 89° 20' 10" W. 574.74' to the southeasterly line of interstate highway I-275; thence along said highway the following two courses; N. 44° 19' 20" E. 355.56' and N. 00° 33' 35" E. 172.51' to the south line of Ecorse Road; thence N. 89° 50' 57" E. 308.86' to the beginning. Contains 16.0914 acres more or less and is subject to any and all easements, restrictions, or rights of way of record.

83-048-99-0004-000

12DD1 13B1 THAT PART OF THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 12 LYING SLY OF THE CEN LINE OF TYLER RD ALSO THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC 13 ALSO THE S 1/2 OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC 13 T3S R8E EXC N 50 FT OF W 428.2 FT THEREOF ADJ TO CEN OF TYLER RD. ALSO EXC SWLY 16.12 AC THEREOF A TOTAL EXC OF 16.61 AC DEEDED TO MICH STATE HWY DEPT IN L 16787 OF DEEDS P 508 WCR 24.85 ACRES

V125-83-047-99-0020-000

12BB1B 13C1C NELY 2.10 AC OF PT OF SEC 12 AND 13 T3S R8E BEG N89DEG 13M 10S W 361.32 FT FROM CEN 1/4 COR OF SEC 13 TH N89DEG 13 M 10S W 361.32 FT TH N0DEG 39M 10S W 2676.24 TH N0DEG 55M 10S W 654.86 FT TH S89DEG 56M 50S E 358.48 FT TH S1DEG 01M E 662.70 FT TH S0DEG 41 M 10S 2673.24 FT. POB 2.10 AC

Section 12 (1) (k) Estimated Job Creation

An estimate of the number of jobs to be created as a result of the implementation of the tax increment financing plan.

Implementation of this Tax Increment Financing Plan will facilitate the completion of the Development Plan and, consequently, the development of the Visteon Village project. Visteon Corporation has estimated that upon the completion of the development, the total increase in employment will be 3,500 jobs in Van Buren Charter Township.

Appendices

APPENDIX A DETAILED CONSTRUCTION COST ESTIMATES

LDFA / Development Plan - Cost Estimate for Eligible Projects Jan. 8, 2003					
Activity	Plan Category	Unit of Measure	Est. Quantity	Estimated Cost	Subtotal
Engineering for Ecorse, Tyler, Hannan Road Upgrades	A	LS	1	\$ 500,000	\$ 500,000
Perimeter Road Entrance Improvements	B	LS	1	\$ 200,000	\$ 200,000
County Road - Ecorse to Hannan to Tyler					\$ 1,875,143
Design	C	LS	1	\$ 60,000	
Road	C	SY	20,511	\$ 860,100	
Edge Drain	C	LF	20,000	\$ 115,200	
Sidewalks/Bikepath	C	SF	34,000	\$ 49,843	
Landscaping (Trees)	C	EACH	268	\$ 100,500	
Street Lighting	C	Allow	1	\$ 448,000	
Provision for 3 lanes	C	Allow	1	\$ 94,500	
Additional sidewalk, concrete in lieu of asphalt	C	Allow	1	\$ 147,000	
Site Earthwork					\$ 6,930,067
Design	E	LS	1	\$ 225,000	
County Road Areas:					
Clearing & Grubbing	E			\$ -	incl. w/ F
Soil Erosion Control	E			\$ 15,000	
Filter Fabric	E			\$ 12,250	
Mass Site Cut	E			\$ 146,150	
Mass Site Fill	E			\$ 45,968	
Imported Fill	E			\$ 89,100	
Remaining Site	E			\$ -	
Clearing & Grubbing	E			\$ -	incl. w/ F
Soil Erosion Control	E			\$ 90,000	
Dynamic Compaction	E			\$ 557,280	
Filter Fabric	E			\$ 207,000	
Mass Site Cut	E			\$ 1,850,074	
Mass Site Fill	E			\$ 882,845	
Imported Fill	E			\$ 16,450	
Exposed unsuitable Haul Offsite	E			\$ 149,250	
5000 CY Unsuitable allowance	E			\$ 67,500	
Dewatering	E			\$ 25,000	
Lake Edge Treatment	E			\$ 216,450	
Protective Fencing (silt)	E			\$ 34,000	
Control Seed / Mulch	E			\$ 140,000	
Sed Basin structures & outlets	E			\$ 33,000	
Added Structural Exc	E			\$ 68,750	
Added Structural Backfill	E			\$ 56,250	
Associated Subcontract General Conditions	E			\$ 475,000	
Additional topsoil stripping	E	Allow	1	\$ 130,000	
Grading Revision	E	Allow	1	\$ 350,000	
Geofabric	E	SY	164,500	\$ 150,000	
Imported Engineering Fill	E	Allow	1	\$ 540,000	
Place Foundation Excavation Spoil	E	CY	50,000	\$ 148,750	
Site Retaining Walls	E	LS	1	\$ 209,000	

L DFA / Development Plan - Cost Estimate for Eligible Projects Jan. 8, 2003

Activity	Plan Category	Unit of Measure	Est. Quantity	Estimated Cost	Subtotal
Site Preparation					
Site Preparation: clearing, grubbing, tree removal	D	ACR	50	\$ 225,000	\$ 225,000
Site Environmental					\$ 495,000
Design	F			\$ 45,000	
Remove buried debris & obstructions	F	Allow	1	\$ 350,000	
Remove contaminated soils	F	Allow	1	\$ 100,000	
Lake edge stabilization					\$ 2,391,098
Design	G			\$ 50,000	
Lake Edge Sheet Piling for stabilization (Center / East)	G	LS	1	\$ 587,298	
Concrete Cap at Sheet Piling	G	SF	9,600	\$ 28,800	
Additional Sheet Piling / stabilization	G	LS	1	\$ 500,000	
Stone treatment at lake edge	G	Allow	1	\$ 1,000,000	
Shallow water habitat (Shoreline seeding & Vegetation)	G	LF	3,000	\$ 225,000	
Building Piling & Special Foundations (Phase I)					\$ 4,793,460
Design	H	Allow	1	\$ 360,000	
Construction	H	Allow	1	\$ 4,433,460	
Wetland mitigation - within LDFA boundaries only					\$ 700,000
Design	I	Allow		\$ 50,000	
6 Acres within property	I	ACR	6	\$ 450,000	
Additional acreage, Consultant, Compliance	I	Allow	1	\$ 200,000	
Stormwater mgmt system					\$ 2,081,485
Stormwater design	J			\$ 100,000	
6" Storm sewer lines	J	LF	330	\$ 9,900	
12" Storm sewer lines	J	LF	6,185	\$ 197,920	
15" Storm sewer lines	J	LF	2,990	\$ 107,640	
18" Storm sewer lines	J	LF	3,775	\$ 188,750	
21" Storm sewer lines	J	LF	2,990	\$ 179,400	
18" CMP	J	LF	60	\$ 1,680	
18" Metal end sections	J	EA	2	\$ 600	
24" Storm sewer lines	J	LF	1,200	\$ 84,000	
27" Storm sewer lines	J	LF	210	\$ 16,800	
30" Storm sewer lines	J	LF	700	\$ 61,600	
36" Storm sewer lines	J	LF	685	\$ 76,720	
42" Storm sewer lines	J	LF	1,255	\$ 156,875	
Storm catch basin	J	EA	130	\$ 182,000	
Storm manhole	J	EA	58	\$ 127,600	
Stormwater filtration structure	J	EA	9	\$ 315,000	
Misc Structures	J	LS	6	\$ 30,000	
Edge Drain including islands	J	LF	35,000	\$ 245,000	

LDFA / Development Plan - Cost Estimate for Eligible Projects Jan. 8, 2003

Activity	Plan Category	Unit of Measure	Est. Quantity	Estimated Cost	Subtotal
Utilities: Sanitary Sewer					\$ 627,420
Design of Sanitary Sewer in County Road (by VBT)	K				
Construction of Sanitary Sewer in County Road (by VBT)	K			\$ 254,000	
Sanitary Sewer Design	K			\$ 40,000	
Sanitary Sewer Leads to 5' of building	K	LF	255	\$ 9,690	
Sanitary Sewer Mains to 5' of building	K	LF	3,995	\$ 215,730	
Sanitary Manholes	K	EACH	35	\$ 63,000	
Sanitary Cleanout	K	EACH	11	\$ 11,000	
Lift Station	K	EACH	2	\$ 34,000	
Utilities: Water Main					\$ 804,150
Design of Water Main in County Road (by VBT)	L				
Construction of Water Main in County Road (by VBT)	L			\$ 248,400	
Water System design	L			\$ 40,000	
Water main connection to 5' of buildings	L	LF	125	\$ 7,500	
Gate Valves	L	EACH	10	\$ 35,000	
Sectional Control Valves, Post Indicator Valves	L	EACH	19	\$ 51,400	
Fire protection loop	L	LF	5,385	\$ 350,025	
Fire Hydrants, leads	L	LF	750	\$ 39,825	
Fire Hydrants	L	EACH	10	\$ 24,000	
Tapping to water main	L	EACH	1	\$ 8,000	
Utilities: Gas Service					\$ 204,500
Gas Service Design	M			\$ 25,000	
6" Gas Line to 5' of buildings	M	LF	3,150	\$ 94,500	
Tapping 4" to 6" Line	M	EACH	1	\$ 20,000	
Pressure Reducing Station	M	Allow	1	\$ 65,000	
Utilities: Phone / Cable					\$ 780,594
Phone/Cable Design	N			\$ 25,000	
Phone / Cable Ductbank to 5' of buildings	N	LS	1	\$ 319,000	
Phone / Cable Feeders	N	Allow	1	\$ 436,594	
Utilities: Electricity					\$ 3,515,000
Electrical transmission Design	O			\$ 35,000	
Electrical Substation (Utility Switchyard)	O	Allow	1	\$ 1,800,000	
Electrical Transmission system to 5' of building	O			\$ 680,000	
2nd Electrical Feed (VE)	O	Allow	1	\$ 1,000,000	
Barrier Free Improvements to buildings					\$ 2,084,450
Elevator Design	P			\$ 200,000	
Elevators - Phase I	P	EACH	13	\$ 1,712,450	
Elevators - Phase II		EACH	2		
Access Ramps	P	Allow	1	\$ 12,000	
Automatic operating doors	P	Allow	1	\$ 50,000	
Access Ramps Phase II		Allow	1		
Automatic operating doors Phase II		Allow	1		
Additional elevator	P	Allow	1	\$ 110,000	

L DFA / Development Plan - Cost Estimate for Eligible Projects Jan. 8, 2003

Activity	Plan Category	Unit of Measure	Est. Quantity	Estimated Cost	Subtotal
Woodlands Ordinance Tree Replacement (Partial)	Q				\$ 1,000,000
Tree Replacement	Q			\$ 970,000	
Tree Replacement Design	Q			\$ 30,000	
Geotechnical Design and Engineering					\$ 3,394,731
Geotechnical & Environmental Engineering & Testing (non-SG)	R	Allow	1	\$ 370,731	
Geotechnical Investigation (SG consultant Somat)	R	Allow	1	\$ 150,000	
Walbridge Test piles, excavations	R	Allow	1	\$ 170,000	
Walbridge LDFA Portion of GC's & Fee	R	Allow	1	\$ 1,645,000	
PMA LDFA Portion of cost (excl. direct site)	R	Allow	1	\$ 759,000	
Quality Assurance Testing (soil, geotech only)	R	Allow	1	\$ 300,000	
Acquisition of Land (for rights-of-way)	S	Allow	1	\$ 779,000	\$ 779,000
Subtotal				\$ 33,381,098	\$ 33,381,098
10 percent Contingency					\$ 3,338,110
TOTAL					\$ 36,719,208

Source: PMA Consultants, LLC.

APPENDIX B
INITIAL ASSESSED PROPERTY VALUES

Parcel South of Edison Corridor and North of Tyler

Taxable Value: \$880,486.00
Assessed Value: \$2,297,500.00

Parcel North of Edison Corridor and South of Ecorse Road

Taxable Value: \$61,578.00
Assessed Value: \$436,600.00

Parcel 83-048-0004-000

Taxable Value: \$42,415.00
Assessed Value: \$106,300.00

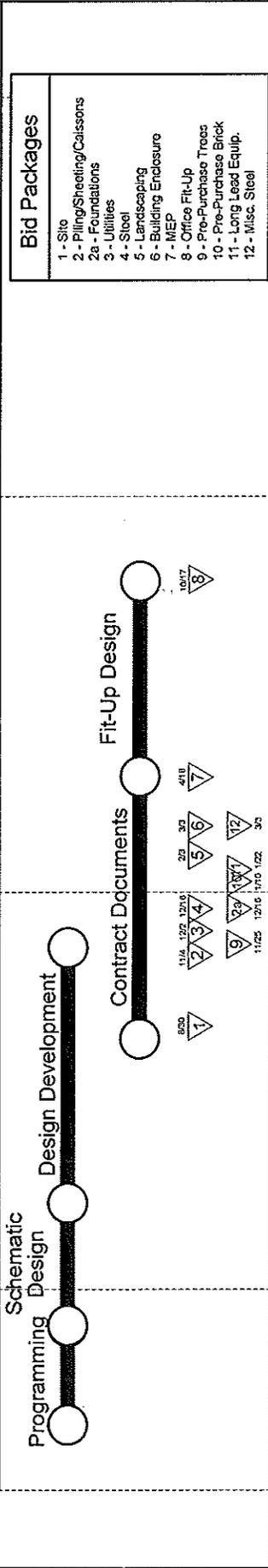
Parcel V125-83-047-99-0020-000

Taxable Value: \$1,968.00
Assessed Value: \$30,500.00

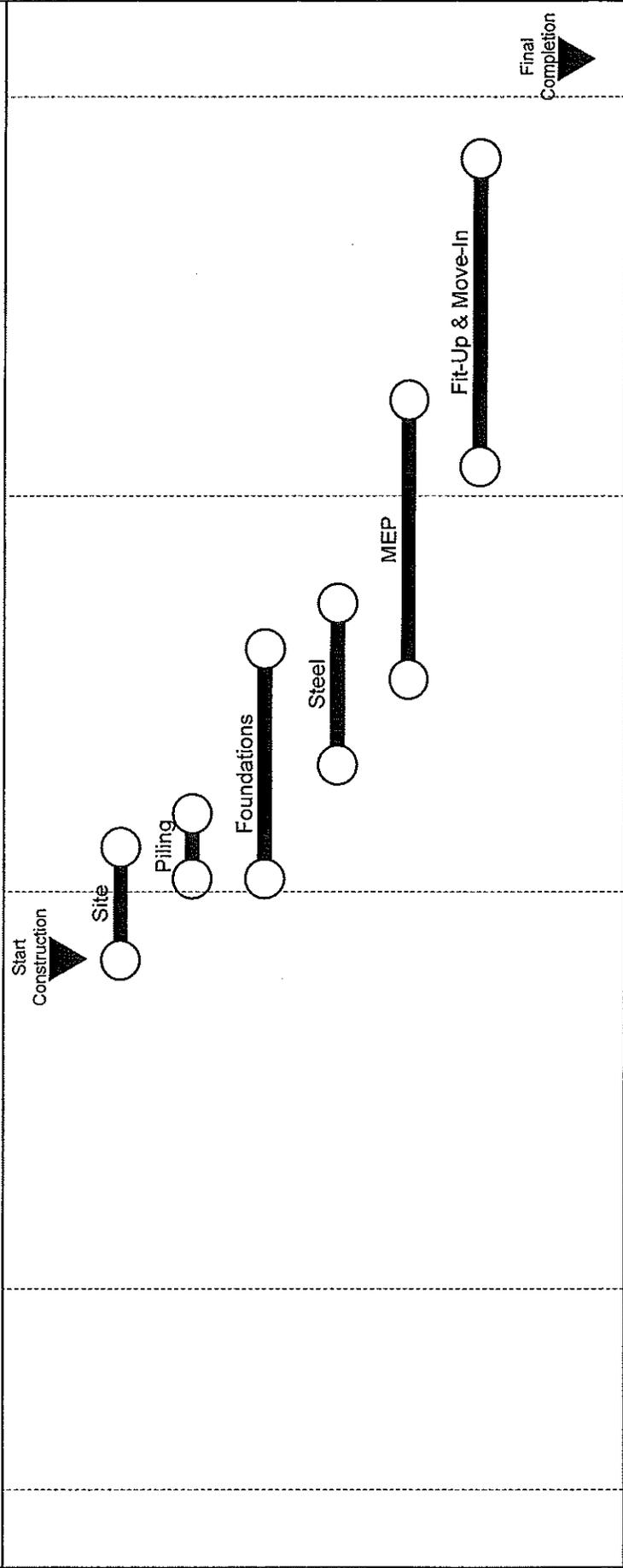
APPENDIX C
PROJECT CONSTRUCTION SCHEDULE

2001				2002				2003				2004				2005	
Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2		

Design



Construction





Visteon Village Project
Phase I - Program Schedule





APPENDIX D
SCHEDULED OF PROJECTED CAPTURED ASSESSED VALUE
AND TAX INCREMENT REVENUES FOR EACH YEAR OF THE
PLAN, AND ESTIMATE OF IMPACT TO OTHER TAXING
JURISDICTIONS

Assumptions Utilized in Analysis

- Taxable Value figures for the Building have been provided by Visteon Corporation.
- Taxable Value figures for Land have been provided by the Township Assessor.
- Taxable Value figures for personal property have been provided by the Township Assessor and Visteon Corporation.
- Captured millage rates have been provided by the Township Assessor and assume millages are not rolled back due to Headlee Amendment or eliminated due to non-renewal except for the Water and Sewer Millage of 5.90 mills which expires in 2009.
- Proposed Tax Increment Bond issues assume the Township pledges its Limited Tax General Obligation Full Faith and Credit, to the Bonds.
- Assumes current market rates as of February 26, 2003.

**Local Development Finance Authority of the Charter Township of Van Buren
County of Wayne, State of Michigan
Tax Increment Bonds, Series 2003
(Limited Tax General Obligation)**

Taxable Value Set Dec. 31	Fiscal Year Ended Dec. 31	Taxable Value			Taxable Value			Non Personal IFT Real	Non Personal IFT	Total Taxable Value	Base Year Value	Total Captured Taxable Value	Captured Millage Rates	Wayne County 7,8461	Van Buren Township 3,8642	Wayne County Community College 2,4995	Water & Sewer Millage 5,9000	Huron Clinton Metro Park 0,2186	Total												
		Building 198 Roll	Land	Personal 198 Roll	Personal	IFT	IFT													IFT	IFT										
2001	2002	\$0	\$774,828	\$0	\$0	\$105,658	\$0	\$0	\$880,486	\$880,486	\$0	0.0000	0.0000	0.0000	0.0000	0.0000	0.2186	0.0000	20,3284												
2002	2003	0	2,588,100	0	0	0	0	0	2,588,100	880,486	1,707,614	20.3284	13,398	0.0000	4,268	0.0000	10,075	0.373	34,713												
2003	2004	47,250,000	2,660,700	0	0	0	0	0	49,910,700	880,486	49,030,214	20.3284	384,696	189,463	122,551	289,278	10,718	996,706													
2004	2005	67,500,000	2,713,780	18,026,500	0	0	0	0	88,240,280	880,486	87,359,794	20.3284	685,434	337,576	218,356	515,423	19,097	1,775,885													
2005	2006	68,850,000	2,768,056	15,376,000	0	0	0	0	86,994,056	880,486	86,113,570	20.3284	675,656	332,760	215,241	508,070	18,824	1,750,551													
2006	2007	70,227,000	2,823,417	13,189,500	0	0	0	0	86,239,917	880,486	85,359,431	20.3284	669,739	329,846	213,356	503,621	18,660	1,735,221													
2007	2008	71,631,540	2,879,885	11,585,000	0	0	0	0	86,096,425	880,486	85,215,939	20.3284	668,613	329,291	212,997	502,774	18,628	1,733,304													
2008	2009	73,064,171	2,937,483	10,161,500	0	0	0	0	86,163,154	880,486	85,282,668	20.3284	669,136	329,549	213,164	503,168	18,643	1,733,660													
2009	2010	74,525,454	2,996,232	9,044,000	0	0	0	0	86,565,687	880,486	85,085,201	14.4284	672,295	331,105	214,170	-	18,731	1,236,300													
2010	2011	76,015,963	3,056,157	8,007,500	0	0	0	0	87,079,620	880,486	86,199,134	14.4284	676,327	333,091	215,455	-	18,843	1,243,716													
2011	2012	77,536,283	3,117,280	7,282,000	0	0	0	0	88,935,563	880,486	87,055,077	14.4284	683,043	336,398	217,594	-	19,030	1,256,065													
2012	2013	79,087,008	3,179,626	6,568,000	0	0	0	0	88,834,634	880,486	87,954,148	14.4284	690,715	339,872	219,841	-	19,227	1,269,038													
2013	2014	80,668,748	3,243,218	6,021,000	0	0	0	0	89,952,967	880,486	89,052,481	14.4284	698,715	344,117	222,587	-	19,467	1,284,885													
2014	2015	82,282,123	3,308,083	5,580,500	0	0	0	0	91,170,706	880,486	90,290,220	14.4284	708,426	348,899	225,587	-	19,737	1,302,743													
2015	2016	25,178,330	3,374,244	5,128,500	0	0	0	0	151,179,946	880,486	150,299,460	14.4284	1,179,265	580,787	375,674	-	32,855	2,168,581													
2016	2017	0	3,441,729	0	0	171,212,643	10,143,000	0	184,797,372	880,486	183,916,886	14.4284	1,443,030	710,692	459,700	-	40,204	2,653,626													
2017	2018	0	3,510,564	0	0	174,636,896	8,806,000	0	186,953,460	880,486	186,072,974	14.4284	1,459,947	719,023	465,089	-	40,676	2,684,755													
2018	2019	0	3,580,775	0	0	178,129,634	6,641,000	0	188,351,409	880,486	187,470,923	14.4284	1,470,916	724,425	468,584	-	40,981	2,704,905													
2019	2020	0	3,652,391	0	0	181,692,226	6,641,000	0	191,985,617	880,486	191,105,131	14.4284	1,499,430	738,468	477,667	-	41,776	2,757,341													
2020	2021	0	3,725,438	0	0	185,326,071	6,641,000	0	195,692,509	880,486	194,812,023	14.4284	1,528,515	752,793	486,933	-	42,586	2,810,826													
2021	2022	0	3,799,947	0	0	189,032,592	6,641,000	0	199,475,540	880,486	198,593,054	14.4284	1,558,181	767,403	496,383	-	43,412	2,865,380													
2022	2023	0	3,875,946	0	0	192,813,244	6,641,000	0	203,330,190	880,486	202,449,704	14.4284	1,588,441	782,306	506,023	-	44,256	2,921,025													
2023	2024	0	3,953,465	0	0	196,669,509	6,641,000	0	207,263,974	880,486	206,383,488	14.4284	1,619,305	797,507	515,856	-	45,115	2,977,784													
2024	2025	0	4,032,534	0	0	200,602,899	6,641,000	0	211,276,434	880,486	210,395,948	14.4284	1,650,788	813,012	525,885	-	45,995	3,035,677													
2025	2026	0	4,113,185	0	0	204,614,957	6,641,000	0	215,369,142	880,486	214,488,656	14.4284	1,682,899	828,827	536,114	-	46,887	3,094,728													
2026	2027	0	4,195,449	0	0	208,707,256	6,641,000	0	219,543,705	880,486	218,665,219	14.4284	1,715,653	844,958	546,549	-	47,800	3,154,960													
2027	2028	0	4,279,358	0	0	212,881,402	6,641,000	0	223,801,759	880,486	223,921,273	14.4284	1,749,063	861,412	557,192	-	48,731	3,216,397													
2028	2029	0	4,364,945	0	0	217,139,030	6,641,000	0	228,144,974	880,486	227,264,488	14.4284	1,783,140	878,195	568,048	-	49,680	3,279,063													
2029	2030	0	4,452,244	0	0	221,481,810	6,641,000	0	232,575,054	880,486	231,694,568	14.4284	1,817,899	895,314	579,121	-	50,648	3,342,982													
2030	2031	0	4,541,289	0	0	225,911,446	6,641,000	0	237,093,735	880,486	236,213,249	14.4284	1,853,353	912,775	590,415	-	51,636	3,408,179													
2031	2032	0	4,632,114	0	0	230,429,675	6,641,000	0	241,702,790	880,486	240,822,304	14.4284	1,889,516	930,586	601,955	-	52,644	3,474,681													
													\$35,384,913	\$17,427,051	\$11,272,427	\$2,832,408	\$983,858	\$67,902,658													

* Figures in blue assume a 2.00% annual inflationary growth.

Scenario 1 — Aaa/AAA Bonds

Taxable Value Set Dec. 31	Fiscal Year Ended Dec. 31	Year	Estimated Tax Increment Revenues	Estimated Principal on the Bonds	Coupon Rates Serial CABS	Estimated Interest on the Bonds	Estimated Debt Service on the Bonds	Capitalized Interest on the Bonds	Annual Excess Cash Flow	Cumulative Excess Cash Flow	Debt Service Coverage
2001	2002		\$0			\$271,663	\$271,663	\$271,663	\$0	\$0	
2002	2003	1	34,713	\$355,000	1.22%	812,824	1,167,824	\$271,663	34,713	34,713	
2003	2004	2	996,706	665,000	1.43%	805,903	1,470,903	339,579	168,461	203,174	
2004	2005	3	1,775,885	655,000	1.80%	795,254	1,450,254		304,982	508,156	1.21 x
2005	2006	4	1,750,551	660,000	2.22%	782,033	1,442,033		300,298	808,453	1.21
2006	2007	5	1,735,221	670,000	2.66%	765,796	1,435,796		293,188	1,101,641	1.20
2007	2008	6	1,732,304	690,000	3.04%	746,397	1,436,397		296,508	1,398,150	1.21
2008	2009	7	1,733,660	295,000	3.34%	730,982	1,025,982		297,264	1,695,413	1.21
2009	2010	8	1,236,300	310,000	3.57%	720,522	1,030,522		210,318	1,905,732	1.20
2010	2011	9	1,243,716	335,000	3.75%	708,707	1,043,707		213,194	2,118,925	1.21
2011	2012	10	1,256,065	355,000	3.87%	695,557	1,050,557		212,358	2,331,283	1.20
2012	2013	11	1,269,038	385,000	4.00%	680,988	1,065,988		218,481	2,549,764	1.21
2013	2014	12	1,284,885	415,000	4.12%	664,739	1,079,739		218,897	2,768,662	1.21
2014	2015	13	1,302,743	1,165,000	4.23%	631,550	1,796,550		223,005	2,991,667	1.21
2015	2016	14	2,168,581	1,630,000	4.32%	571,702	2,201,702		372,031	3,363,698	1.21
2016	2017	15	2,653,626	1,730,000	4.40%	498,434	2,228,434		451,924	3,815,622	1.21
2017	2018	16	2,684,735	1,825,000	4.49%	419,403	2,244,403		456,301	4,271,923	1.20
2018	2019	17	2,704,905	1,955,000	4.57%	333,760	2,288,760		460,503	4,732,426	1.21
2019	2020	18	2,757,341	2,090,000	4.65%	240,496	2,330,496		468,582	5,201,007	1.20
2020	2021	19	2,810,826	1,480,382	4.73%	897,161	2,377,544		480,330	5,681,338	1.21
2021	2022	20	2,865,380	1,205,268	4.81%	1,218,486	2,423,754		487,837	6,169,174	1.21
2022	2023	21	2,921,025	1,195,216	4.84%	1,274,588	2,469,804		497,271	6,666,446	1.21
2023	2024	22	2,977,784	1,197,651	4.76%	1,318,353	2,516,004		507,980	7,174,425	1.21
2024	2025	23	3,035,677	1,162,586	4.88%	1,404,986	2,567,572		519,673	7,694,098	1.21
2025	2026	24	3,094,728	1,152,690	4.90%	1,466,520	2,619,210		527,156	8,221,254	1.21
2026	2027	25	3,154,960	713,047	5.38%	1,951,953	2,665,000		535,750	8,757,005	1.20
2027	2028	26	3,216,397	688,405	5.39%	2,031,595	2,720,000		551,397	9,308,402	1.21
2028	2029	27	3,279,063	663,027	5.40%	2,106,973	2,770,000		559,063	9,867,465	1.21
2029	2030	28	3,342,982	639,354	5.41%	2,185,646	2,825,000		572,982	10,440,447	1.21
2030	2031	29	3,408,179	616,205	5.42%	2,263,795	2,880,000		583,179	11,023,626	1.21
2031	2032	29	3,474,681	\$26,898,831		\$29,996,762	\$56,895,593	\$611,242	594,681	11,618,306	1.21
			\$67,902,658								

* Figures in Blue assume a 2.00% annual inflationary growth.

TIC: 4.96%

Assumes Capital Appreciation Bonds are non callable

Scenario 2 — Baa/BBB Bonds

Year	Estimated Tax Increment Revenues	Estimated Principal on the Bonds	Coupon Rates	Estimated Interest on the Bonds	Estimated Debt Service on the Bonds	Capitalized Interest on the Bonds	Annual Excess Cash Flow	Cumulative Excess Cash Flow	Debt Service Coverage
Fiscal Year Ended Dec. 31	Year	Estimated Tax Increment Revenues	Serial CABS	Estimated Interest on the Bonds	Estimated Debt Service on the Bonds	Capitalized Interest on the Bonds	Annual Excess Cash Flow	Cumulative Excess Cash Flow	Debt Service Coverage
2001	2002	\$0		\$288,644	\$288,644	\$0	\$0	\$0	
2002	2003	34,713		862,633	1,192,633	\$288,644	34,713	34,713	
2003	2004	996,706	2.00%	852,056	1,482,056	360,805	164,879	199,592	
2004	2005	1,775,885	2.31%	836,405	1,461,405		293,829	493,420	
2005	2006	1,750,551	2.68%	818,296	1,448,296		289,147	782,567	1.20 x
2006	2007	1,735,221	3.09%	797,123	1,447,123		286,925	1,069,492	1.20
2007	2008	1,732,304	3.52%	772,554	1,447,554		285,181	1,354,673	1.20
2008	2009	1,733,660	3.89%	753,559	1,033,559		286,106	1,640,779	1.20
2009	2010	1,236,300	4.19%	741,063	1,041,063		202,741	1,843,521	1.20
2010	2011	1,243,716	4.42%	727,089	1,047,089		202,653	2,046,173	1.19
2011	2012	1,256,065	4.59%	711,520	1,061,520		208,976	2,255,150	1.20
2012	2013	1,269,038	4.70%	694,137	1,074,137		207,518	2,462,667	1.20
2013	2014	1,284,885	4.82%	674,749	1,089,749		210,748	2,673,415	1.20
2014	2015	1,302,743	4.93%	634,968	1,809,968		212,994	2,886,409	1.20
2015	2016	2,168,581	5.03%	563,049	2,218,049		358,612	3,245,022	1.20
2016	2017	2,653,626	5.12%	474,661	2,244,661		435,577	3,680,599	1.20
2017	2018	2,684,735	5.20%	378,915	2,258,915		440,074	4,120,673	1.20
2018	2019	2,704,905	5.29%	274,684	2,304,684		445,990	4,566,664	1.20
2019	2020	2,757,341	5.37%	1,021,266	2,345,653		452,658	5,019,322	1.20
2020	2021	2,810,826	5.45%	1,320,971	2,391,335		465,173	5,484,494	1.20
2021	2022	2,865,380	5.53%	1,398,427	2,441,957		474,045	5,958,539	1.20
2022	2023	2,921,025	5.61%	1,463,028	2,487,822		479,069	6,437,608	1.20
2023	2024	2,977,784	5.65%	1,517,269	2,534,044		489,962	6,927,570	1.20
2024	2025	3,035,677	5.58%	1,612,175	2,585,993		501,633	7,429,203	1.20
2025	2026	3,094,728	5.70%	1,682,867	2,633,585		508,736	7,937,938	1.20
2026	2027	3,154,960	5.72%	2,127,326	2,685,000		521,375	8,459,314	1.20
2027	2028	3,216,397	6.43%	2,207,152	2,740,000		531,397	8,990,711	1.20
2028	2029	3,279,063	6.44%	2,282,081	2,790,000		539,063	9,529,774	1.20
2029	2030	3,342,982	6.45%	2,360,212	2,845,000		552,982	10,082,756	1.20
2030	2031	3,408,179	6.46%	2,437,595	2,900,000		563,179	10,645,935	1.20
2031	2032	3,474,681	6.47%				574,681	11,220,616	1.20
2032	2033								
		\$67,902,658		\$33,286,471	\$57,331,491	\$649,449	\$11,220,616		

* Figures in Blue assume a 2.00% annual inflationary growth.

TIC: 5.74%

Assumes Capital Appreciation Bonds are non callable

2003 Fixed Rate Aaa/AAA Bonds
(Includes Personal Property at 1.20x coverage)

Estimated Uses of Funds	
Project Fund Deposits	
Project Fund Deposit	\$22,688,905.03
LDFA Planner	160,000.00
LDFA Engineer	54,000.00
Township Administrative Expenses	75,000.00
Project Fund Total	\$22,977,905.03
Other Fund Deposits	
Capitalized Interest Fund	\$603,853.89
Debt Service Reserve Fund (1)	2,466,571.95
Other Fund Deposits Total	\$3,070,425.84
Delivery Date Expenses (2)	
Underwriter's Discount	\$268,988.31
Bond Insurance (75 Basis Points)	426,716.95
Bond Counsel	95,000.00
Auditor	30,000.00
Fitch Rating	17,000.00
S&P Rating	17,000.00
Moody's Rating	14,150.00
OS & POS Printing & Mailing	8,000.00
Treasury	2,000.00
Paying Agent	350.00
MAC	200.00
Delivery Date Expenses Total	\$879,405.26
Total Sources of Funds	\$26,927,736.13

2003 Fixed Rate Baa/BBB Bonds
(Includes Personal Property at 1.20x coverage)

Estimated Uses of Funds	
Project Fund Deposits	
Project Fund Deposit	\$20,311,818.40
LDFA Planner	160,000.00
LDFA Engineer	54,000.00
Township Administrative Expenses	75,000.00
Project Fund Total	\$20,600,818.40
Other Fund Deposits	
Capitalized Interest Fund	\$641,599.72
Debt Service Reserve Fund (1)	2,404,502.04
Other Fund Deposits Total	\$3,046,101.76
Delivery Date Expenses (2)	
Underwriter's Discount	\$240,450.20
Bond Insurance	0.00
Bond Counsel	95,000.00
Auditor	30,000.00
Fitch Rating	17,000.00
S&P Rating	17,000.00
Moody's Rating	14,150.00
OS & POS Printing & Mailing	8,000.00
Treasury	2,000.00
Paying Agent	350.00
MAC	200.00
Delivery Date Expenses Total	\$424,150.20
Total Sources of Funds	\$24,071,070.36

Dated Date	6/1/03
Delivery Date	6/1/03
First Coupon	10/1/03
First Principal	4/1/04
Capitalized Interest Through	3/1/04
Capitalized Interest Type	Net
Capitalized Interest Rate	2.00%

Dated Date	6/1/03
Delivery Date	6/1/03
First Coupon	10/1/03
First Principal	4/1/04
Capitalized Interest Through	3/1/04
Capitalized Interest Type	Net
Capitalized Interest Rate	2.00%

Par Amount	\$26,898,831
Interest Income on Project Fund	\$28,905
Total Interest Cost	\$29,996,762
Maximum Annual Debt Service	\$2,880,000
Average Annual Debt Service	\$1,973,258
Debt Service Reserve Requirement	\$2,466,572
True Interest Cost (TIC) (3)	4.96%

Par Amount	\$24,045,020
Interest Income on Project Fund	\$26,050
Total Interest Cost	\$33,286,471
Maximum Annual Debt Service	\$2,900,000
Average Annual Debt Service	\$1,988,375
Debt Service Reserve Requirement	\$2,414,722
True Interest Cost (TIC) (3)	5.74%

- (1) Deposit to the Debt Service Reserve which equals 100% of the reserve requirement.
- (2) Estimated.
- (3) Estimated True Interest Cost (TIC) based upon current market rates as of February 26, 2003 and Serial/CAB structure.

- (1) Deposit to the Debt Service Reserve which equals 100% of the reserve requirement.
- (2) Estimated.
- (3) Estimated True Interest Cost (TIC) based upon current market rates as of February 26, 2003 and Serial/CAB structure.

PLANNING CONSULTANT ACKNOWLEDGMENT

McKENNA ASSOCIATES, INCORPORATED
Community Planning ■ Urban Design
Landscape Architecture
235 East Main Street, Suite 105
Northville, Michigan 48167
(248) 596-0920

Sara J. Hodges, AICP Vice President, Community Manager
Al McFadyen Vice President - Economic Development, Project Manager
Stephen Gunnells, AICP Principal Planner, Project Planner
Sabah Aboody Keer Senior Urban Designer/Graphics Supervisor
Kacy Smith Senior Administrative Assistant, Text Production

