

ADDENDUM II
to the
Local Development Finance Authority of the Village of Fowlerville
Second Amended and Restated Tax Increment Financing and Development Plan

Determining it necessary for the achievement of the purposes of Act 281, of the Public Acts of Michigan, 1986, as amended, Section MCL 125.2151 – MCL 2175 (the “Act”), the Local Development Finance Authority of the Village of Fowlerville (the “Authority”) has prepared this Addendum II as an amendment to the Second Amended and Restated Tax Increment Financing and Development Plan (the “Plan”). Unless otherwise defined in this Addendum II or unless otherwise inconsistent within the context in which they are used, all defined terms in the Second Amended and Restated Tax Increment Financing and Development Plan dated September 28, 1998, shall apply to this Addendum II.

On September 13 and 14, 1999, the Village of Fowlerville (the “Village”) and the Township of Handy (the “Township”), respectively, approved agreements pursuant to the provisions of Act 425, of the Public Acts of Michigan, 1984, as amended, to conditionally transfer certain property in the Township to the Village for an initial term of 50 years (the “Act 425 Agreements”). After that date the Act 425 Agreements were executed and filed with the appropriate governmental offices, as required to be effective. Pursuant to the Act 425 Agreements, the Village and the Authority approved the extension of the Authority’s district to include the property subject to the Act 425 Agreements and other additional property located within the Village.

On November 8, 1999, the Authority and the Village approved Addendum I to the Plan incorporating the property added to the Authority’s district by the Act 425 Agreements and to the property to which the Plan previously applied. This inclusion of the Addendum I Property to the Plan by the Authority provided that all provisions of the Plan are applicable to the Addendum I Property and as such provisions may be supplemented or amended by this Addendum II. References in the Plan to the amended Authority District shall be construed to include the Addendum I Property.

On August 12, 1993 and August 7, 1998, the Michigan Economic Development Corporation (“MEDC”) designated the property subject to the Plan as a LDFA Certified Industrial Park. On March 1, 2000, MEDC allowed inclusion of the property added to the Authority’s district by Addendum I to the LDFA Certified Industrial Park. By this inclusion, the Authority anticipates utilizing tax increment revenues captured by the Authority from eligible property within the entire certified industrial park for public facilities authorized by the Plan, as amended by Addendum I and this Addendum II.

Development Plan

Pursuant to the Development Plan, Addendum I and this Addendum II to the Plan, the LDFA Certified Industrial Park (the "Park") to which the Plan applies is set forth in the Plan and Addendum I to the Plan. No new property is being added to the Authority District.

Meridian Automotive Systems is expected to build a \$43 million plant in the LDFA Certified Industrial Park on parcel 05-10-300-017 formerly known as the Fowlerville Associates, LLC property and on parcel 05-15-100-001 formerly known as the Dey property. This plant will create approximately 250 jobs. In order to accommodate this automotive supplier, it is intended, pursuant to this Addendum II to the Plan, that Garden Lane which was previously improved to provide a main access road to the Park will be extended west to Gregory Road, Gregory Road will be improved north to East Grand River, and water and sewer improvements will be constructed within the Park to promote and accommodate development.

Current and Proposed Land Uses of Addendum I Property

The property to which the Plan applies is that property set forth in the Plan and in Addendum I to the Plan. The parcels are currently zoned Industrial and Limited Industrial/Research.

All parcels of which are now subject to this Plan and not now used as eligible property are anticipated to be used for eligible property under Act 281.

Meridian Automotive Systems is expected to develop a \$43 million plant on eligible property in the LDFA Certified Industrial Park on parcel 05-10-300-017 formerly known as the Fowlerville Associates, LLC property and on parcel 05-15-100-001 formerly known as the Dey property upon completion of the public facilities and improvements to the eligible property by the Authority.

Public Facilities to be Acquired Pursuant to this Addendum II

Any or all of the public facilities identified in Section IV of the Development Plan portion of the Plan will be completed in conjunction with the development of the Property as eligible property under Act 281.

It is anticipated that the public facilities to be acquired pursuant to this Addendum II will include paving, storm and sanitary sewer extension, water main extension, and curb/gutter improvements of Gregory Road northerly to East Grand River; improvements to the CSX Railroad crossing on Gregory Road, acquisition and installation of a water storage tank and a new well.

Other public facilities to be acquired pursuant to this Addendum II will include (i) street, utility and storm sewer upgrades and land acquisition in the Carr, Free and Ann Street areas for

industrial use, building expansion or parking, and (ii) land acquisition from the Village of Fowlerville of certain land owned by the Village in the Park for either development of an industrial site or development of public facilities.

Estimated Costs of Public Facilities for the Addendum I Property

In addition to the estimated costs to provide the types of public facilities to other properties to which the Plan applies, the estimated costs associated with the acquisition of public facilities and other improvements to eligible property, specifically Garden Lane and Gregory Road is approximately \$2,165,000, of which a portion will be paid from a CDBG grant.

Other anticipated development of eligible property and acquisition of public facilities and other improvements in the Carr, Free and Ann Street areas is estimated to be approximately \$630,000. Land purchase costs are unknown and dependent upon future availability of land for purchase and development by the Authority. The Authority has estimated the cost for land purchase at \$300,000. The Authority has estimated the cost for land acquisition from the Village of Fowlerville at \$194,000.

Methods of Financing

The range of methods of financing public facilities for the eligible property are consistent with those methods described in Section IX of the Plan, except that tax increment bonds issued by the Authority for public facilities for the Property are not required to be additionally secured by a limited tax full faith and credit pledge of the Village. Additionally, the Authority may by resolution authorize the establishment of a Project Fund for the purpose of accumulating tax increment revenues to pay all or any portion of the cost of public facilities authorized by this Plan and any other costs as permitted by Act 281. The maximum amount deposited into the Project Fund in any year shall not exceed \$50,000 for the years 2005, 2006 and 2007 and shall not exceed \$100,000 in any year thereafter and the maximum amount accumulated in the Project Fund shall not exceed \$1,000,000.

Tax Increment Financing Plan

Bonded Indebtedness

The maximum additional bonded indebtedness, which shall be in addition to other existing bonded indebtedness supported by tax increment revenues previously authorized by the Tax Increment Financing Plan portion of the Plan is \$3,000,000, excluding costs of issuance, to be incurred by or on behalf of the Authority. This additional bonded indebtedness is for public facilities on eligible property subject to this Addendum II.

Plan Duration

The duration of the Second Amended and Restated Tax Increment Financing and Development Plan is hereby extended to December 31, 2025 or such later date at which all

obligations issued by or on behalf of the Authority payable from tax increment revenues have been paid.

Captured Tax Increment Revenues

An estimated of 2004/2005 captured assessed values for all current eligible property subject to the Plan are set forth in Exhibit B-1 together with an estimate of yearly tax increment revenues.

Tax Increment Revenues to be captured by the Authority shall exclude all taxes levied for the benefit of the Fowlerville Area Fire Authority.

Advances in the anticipation of repayment from tax increment revenues may be made for public facilities for the Property by the Village, the County of Livingston or its instrumentality, the State or its instrumentalities, or an owner or developer of Property.

EXHIBIT A-1

Garden Lane and Gregory Road Improvements

EXHIBIT A-1

ARDEN LANE AND GREGORY ROAD PROJECT and CARR, FREE AND ANN STREET AREA PROJECT

PUBLIC FACILITY	ESTIMATED COST	ESTIMATED DATE OF COMMENCEMENT	ESTIMATED DATE OF COMPLETION
Water Improvements, 500,000 g. water tower, well house, 16 inch well, 5,000 lineal feet of 12 inch main (from Garden Lane north along Gregory Road to Grand River)	\$660,000 – water tower \$225,000 – well house \$115,000 16 inch well \$300,000 watermain \$1,300,000 total	Tower, well and well house April 1, 2006 Watermain April 1, 2005	Tower and well house December 1, 2006 Watermain August 1, 2005
Sanitary Sewer, 1,800 lineal feet of 10 inch sanitary sewer (from Garden Lane north along Gregory Road to Grand River)	\$150,000	April 1, 2005	August 1, 2005
Gregory Road, 1,800 lineal feet of storm sewer, curb/gutter from end of existing Arden Lane north along Gregory Road to Grand River	\$450,000	April 1, 2005	August 1, 2005
Gregory Road, 2,300 lineal feet of paving and ditching; railroad crossing improvements	\$425,000	April 1, 2005	August 1, 2005
Street, utility and storm sewer upgrades in the Carr, Free and Ann Street areas.	\$630,000	April 1, 2006	August 1, 2006
Acquisition of certain land currently located within the LDFA District in the Carr, Free and Ann Street areas for industrial use, building expansion or parking.	\$300,000	2005	To be acquired over time as property becomes available for purchase.
Acquisition of property (Livingston Industrial Properties – Lot 6, 995 Garden Lane) for industrial expansion/prospect.	\$194,000	2005	2005
Property is currently owned by the Village of Cowleville.			

Total does not include engineering, contingency and financing costs, etc

EXHIBIT B-1

Determine of 2004/2005 Captured Assessed Values

And

Estimates of Captured Assessed Value and Tax Increment Revenues

VILLAGE OF POWERSVILLE LDFA TAX CAPTURE: 2003 LEVIES									
AD VALOREM TAXES									
	AD VALOREM	AD VALOREM	AD VALOREM	AD VALOREM	AD VALOREM	AD VALOREM	AD VALOREM	AD VALOREM	AD VALOREM
	MILLAGE RATE	CURRENT VALUE	INITIAL VALUE	CAPTURED VALUE	TAX CAPTURE	TAX CAPTURE	TOTAL		
VILLAGE	15.17860	\$ 12,531,480	\$ 4,765,730	\$ 8,140,720	\$ 123,565	\$ 414,595			
OWNERSHIP	0.92910	\$ 12,531,480	\$ 4,765,730	\$ 8,140,720	\$ 7,564	\$ 25,378			
LIBRARY	0.42690	\$ 12,531,480	\$ 4,765,730	\$ 8,140,720	\$ 3,475	\$ 11,661			
COUNTY	4.14540	\$ 12,531,480	\$ 4,765,730	\$ 8,140,720	\$ 33,747	\$ 113,229			
TOTALS	20.68000	\$ 12,531,480	\$ 4,765,730	\$ 8,140,720	\$ 168,350	\$ 564,863			
VILLAGE OF POWERSVILLE LDFA CAPTURE: 2003 LEVIES									
198 TAXES									
	198	198	198	198	198	198	MAXIMUM		
	MILLAGE RATE	CURRENT VALUE	INITIAL VALUE	CAPTURED VALUE	TAX CAPTURE	TAX CAPTURE			
VILLAGE	7.56930	\$ 38,347,450	\$ -	\$ 38,347,450	\$ 291,030	\$ 17,814			
OWNERSHIP	0.46455	\$ 38,347,450	\$ -	\$ 38,347,450	\$ 8,185	\$ 79,483			
LIBRARY	0.21345	\$ 38,347,450	\$ -	\$ 38,347,450	\$ 396,513	\$ -			
COUNTY	2.07270	\$ 38,347,450	\$ -	\$ 38,347,450	\$ -	\$ -			
TOTALS	10.34000	\$ 38,347,450	\$ -	\$ 38,347,450	\$ 396,513	\$ -			
NOTES:									
Includes initial and current values of the TRW Automotive, Thermofil, May & Scofield, American Chemical, Thyssenkrupp, Ledford Manufacturing, and Hatch Stamping properties.									
Initial assessed value of each property is assumed to be taxable value of the property as of December 31 of the year immediately preceding the date the property is considered eligible property.									
Ad valorem initial value and ad valorem captured value reflect total values for all ad valorem property included in calculations.									
Ad valorem captured value is calculated per property ID. Properties that depreciated between the IAV and the 2003 value are calculated at zero capture.									

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