







City of Clawson Downtown Development Authority

Downtown Development & Tax Increment Finance Plan

PREPARED FOR:

The City of Clawson
Downtown Development Authority

August 2020

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Vision, Goals & Objectives

Vision Statement

Downtown Clawson is a vibrant pedestrian-friendly center of commerce. The restored vintage style buildings and compatible architecture house a variety of unique specialty retail stores, restaurants and second story residence. The tree-lined downtown is safe, clean, well maintained and adorned with colorful flowers, street furniture, banners and decorative paving. The main streets are lined with on- street parking and surrounded by well designed public parking in ample lots where patrons access the stores through attractive front and rear entrances. The downtown is a gathering place for people to mingle in outdoor cafés and public spaces for shopping, eating, entertainment, festivals and family fun.

Goals & Objectives

This plan is created to implement projects that are designed to meet certain goals established for the Downtown Development area of the City of Clawson. The goals and objectives are based on the 2015 Downtown Master Plan:

Goal: Regulations. Building and site regulations should produce consistent results and provide clear guidance for development and enforcement.

- Objective: Refine existing development regulations in conjunction with the recommendations and vision of the Downtown Master Plan.
- Objective: Adopt specific text- and graphic-based design guidelines for developers and business owners seeking to develop, expand, or improve a downtown building.

Goal: Downtown expansion. The Downtown area should be expanded to create more opportunities for development and redevelopment in a way that complements the vision of a vibrant, walkable area, while protecting existing residential areas. The expansion area should be distinct from, yet complementary, to the primary core area.

- Objective: Reconsider downtown Clawson as three distinct areas as recommended in the Downtown Clawson Visioning Report and further considered in the 2015 Downtown Master Plan: the Downtown Core, the Core Fringe, and Core Residential.

Goal: Business mix. The business mix of downtown should include both destination and neighborhood businesses that attract visitors from the region while also serving the needs of Clawson residents.

- Objective: Continue marketing activities aimed at bringing visitors to downtown Clawson, while offering support to local business owners to help them grow and succeed.
- Objective: Create development review procedures and building regulations that are clear and easy to understand.
- Objective: Ensure the development review process is efficient and consistent.

Goal: Parking. Parking in the downtown area should be convenient for vehicles and bicycles, allowing visitors to easily find parking both on-street and off-street in well-lit, safe, and attractive parking areas.

- Objective: Enhance public parking areas by maximizing the number of parking spaces while improving circulation and wayfinding.
- Objective: Assist property owners willing to share private spaces to maximize parking areas and improve aesthetics.
- Objective: Improve screening requirements to buffer parking areas from view.
- Objective: Document parking demand during peak hours on at least a yearly basis to assist ongoing efforts to effectively manage parking within the DDA district.

Goal: Physical design. Downtown Clawson should have an authentic and perceptible identity that sets it apart from neighboring downtowns. Public and private improvements that enhance walkability and the pedestrian experience should be encouraged.

- Objective: Utilize physical design elements and building form to a create vibrant, cohesive, and pedestrian-oriented downtown. The ground floor of new buildings should have high ceilings and all street-facing facades should have design elements to foster pedestrian activity.
- Objective: Create opportunities for art throughout the downtown area on both public and private property. Consider ways in which art can serve a function, such as for seating, bicycle parking, screening, and wayfinding.
- Objective: Develop a plan to strategically place visually impactful landscape improvements, such as greenwalls and decorative planter boxes, at locations throughout the downtown districts.
- Objective: Encourage unique signage that expresses business character while respecting the building upon which it is located.

Goal: Historic preservation. Historic structures should be preserved to tell the story of Clawson and how it evolved over time.

- Objective: Explore historic designation at the State, National or local level that helps raise the awareness of the historic resources downtown.
- Objective: Refine development regulations to ensure that additions and improvements respect and complement existing historic structures.

Goal: Vacant lots and buildings. Complete the fabric of Downtown Clawson to provide a continuous streetscape for pedestrians and additional economic opportunity for property owners and businesses.

- Objective: Develop short-term and long-term strategies aimed at ensuring that all parcels in the downtown area contribute to the vitality and economy of downtown.
- Objective: Update and enforce property and blight maintenance standards to improve and maintain the appearance of downtown.

Development Plan

Overview

This Development Plan is based on the 2015 Master Plan for Downtown. Implementation is likely to take 15 years or longer. The implementation strategies in this Development Plan will assist the City in putting the key recommendations of the Master Plan to work. The first section discusses the tools that will allow the City to pursue its goals, then follows with an implementation program. The implementation program sets priorities and correlates specific plan proposals with the appropriate implementation tools. These tools should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over whatever period of time is required to achieve the Plan recommendations. Annual review of the implementation strategies allows the City to adequately budget for needed resources, as well as share and celebrate accomplishments with the community.

Implementation Tools

- Zoning Plan

  Zoning is one of the City's most effective tools for implementing the recommendations of the Master Plan; however, there is not always a direct correlation between the Plan's future land use designations and the City's current zoning districts. The reason for this is that the Future Land Use Map represents the City's preferred long-range land use arrangement for the downtown area, while the Zoning Ordinance regulates specific use and development of property today.

  The Zoning Plan for Downtown is intended to guide short-term implementation of the long-term recommendations illustrated on the Future Land Use Map. The Zoning Plan highlights specific key or priority areas where existing zoning is significantly lacking appropriate standards or would inhibit development in accordance with the Master Plan. Redevelopment envisioned in the Downtown Master Plan required amendments that have been made in the text of the Zoning Ordinance. As shown in the chart at right, the Plan's land use framework considers three areas as part of Downtown Clawson: the Downtown Core, Core Fringe, and Core Residential. As one of the Downtown Master Plan's implementation items, three new zoning districts were adopted to replace the five zoning districts that covered the downtown area. However, while the names of the zoning districts changed, the zoning district boundaries did not change. These boundary changes are still needed to implement the Downtown Master Plan.

Public Input

This Development Plan is based on the 2015 Downtown Master Plan, which was informed by public input that occurred prior to and during the master planning process. In addition, an online survey was conducted in January - February 2020 that generated over 500 responses (see Appendix for a summary of that input). A community open house was conducted prior to the required public hearing (see Appendix for public hearing notice).

2015 Downtown Master Plan Zoning Plan

Future Land Use	Existing Zoning					Future Zoning		
	City Center (CC)	Central Mixed Development-2 (CMD-2)	Multiple Family Residential (Low) RM-1	Local Business (B-1)	Office Service (O-1)	City Core	Central Mixed Use	Central Residential
Downtown Core	◎					❍		
Core Fringe	◎	◎		◎	◎		❍	
Core Residential		◎	◎					❍

- Code Enforcement. Simple code enforcement can often turn the tide with regard to the image of an area. Education and incentives should be the first step to solicit code compliance. When required, however, code enforcement should be consistent in its application throughout downtown, as well as in the issuance of citations and penalties.
- "Development Ready". To attract development and redevelopment in the downtown area, the City should ensure that the review process is efficient and effective. Now is also the appropriate time to review the community's site plan and special land use approval processes and standards. The standards should clearly set forth any discretionary powers the City feels it must reserve, and the administrative processes applied to review should be rigorous but also transparent and efficient. Once such standards are in place, the Planning Commission must adhere to them consistently when reviewing development proposals. In order to maintain the community's vision, consistent application of design criteria and development standards will be essential, and the process for development review should be clear and efficient to all involved (property owners, applicants, staff, and approving bodies). The DDA will assist the City as needed with regards to pursuing Redevelopment Ready Communities® certification from the Michigan Economic Development Corporation.
- Federal and State Grant Programs. Federal and State grants are much smaller and more competitive than in their heyday during the 1950's through the mid-1980's. There are still programs in place, however, particularly for non-motorized transportation enhancements and parks and recreation. Proper planning in advance is generally the key to success in securing these grants. Often, the granting agency is particularly interested in innovative projects that stretch the grant dollars or present a concept that is transferable to other communities.
- Private & Public Funding. The City utilizes tax increment financing (TIF) through its Downtown Development Authority (DDA), allowing for public investment to leverage private investment. The DDA is also able to receive donations and gifts of money and property. In some cases, issuing bonds or special assessments to fund improvements may be appropriate. Local businesses and philanthropic groups may be interested in contributing financially to improvements to the downtown area; many foundations have their own grant application processes. Crowd-funding is a newer resource that may be used to generate interest and financial participation from the community. Community lenders may be able to assist the DDA with the development of revolving loan funds to assist property owners with redevelopment. Additional information on the DDA TIF follows the Development Plan chapter.

GOAL: Regulations. Building and site regulations should produce consistent results and provide clear guidance for development and enforcement.

GOAL: Downtown Expansion. The Downtown area should be expanded to create more opportunities for development and redevelopment in a way that complements the vision of a vibrant, walkable area, while protecting existing residential areas.

Strategies

Zoning Standards: Refine existing development regulations in conjunction with the recommendations and vision of the Downtown Master Plan, using the concepts and models in the plan.

1. Zoning Districts: Align zoning districts with new form-based zoning standards as identified in the 2015 Future Land Use Map.
2. Parking: Review parking standards to ensure they are up-to-date. Adopt flexible parking standards that work within the context of a site plan and mutual agreements to reduce parking requirements where feasible.
3. Landscaping & Screening: Improve screening requirements to buffer parking areas from view.
4. Create online user friendly and interactive ordinance and design guidelines.

Sign Standards: Amend the sign ordinance to encourage unique signage that expresses business character while respecting the building upon which it is located. Consider sign provisions that allow businesses to have a quantity of signs reflective of their location relative to the street.

Cost & Timeline: $5-10,000 to complete rezoning and prepare sign ordinances; $20,000 towards the reformatting of the City's Zoning Ordinance into a user-friendly document in 2021.

GOAL: Business Mix. The business mix of downtown should include both destination and neighborhood businesses that attract visitors from the region while also serving the needs of Clawson residents.

Strategies

Marketing: Continue marketing activities aimed at bringing visitors to downtown Clawson, while offering support to local business owners to help them grow and succeed. Develop online and print tools to promote awareness of downtown businesses, including but not limited to events, website development, sociat media strategies, brochures, advertising and online apps and tools.

Cost & Timeline: $15,000 annually

Business Recruitment Strategy: Develop a business recruitment strategy that includes 1) an inventory of existing buildings, 2) an action plan, and 3) a business recruitment package. Mid- and long-term goal: Develop and maintain funding for grant and incentive programs, including, but not limited to facade grants, business website development, storefront design incentives and private enhancements to the public realm. Update marketing and recruitment materials on an ongoing basis.

Cost & Timeline: $15,000 in 2021; $40,000 annually starting in 2025

GOAL: Parking & Circulation. Parking in the downtown area should be convenient for vehicles and bicycles, allowing visitors to easily find parking both on-street and off-street in well-lit, safe, and attractive parking areas.

Strategies

Public Parking Lot Improvements: Enhance public parking areas by maximizing the number of parking spaces while improving circulation and wayfinding. Enhance public parking areas to include, but not limited to, resurfacing, underground utility lines and landscaping while maximizing the number of parking spaces, improving circuilation and wayfinding.

Bicycle Parking: Partner with businesses to improve secure bicycle parking options; consider a design contest to produce for artful, eye-catching bike racks.

Private Parking Lot Improvements: Assist property owners willing to share private spaces to maximize parking areas and improve aesthetics.

Annual Parking Evaluation: Document parking demand during peak hours on at least a yearly basis to assist ongoing efforts to effectively manage parking within the DDA district.

Long term goal: Installation of parking decks and creation of additional on-street parking

Cost & Timeline: $500,000 in 2022-2024; parking decks and additional on-street parking: $1.5 million in 2035-2040

GOAL: Historic Preservation. Historic structures should be preserved to tell the story of Clawson and how it evolved over time.

Strategies

Historic Designations: Explore historic designation at the state, national or local level that helps raise the awareness of the historic resources downtown.

Database: Create a database of historic properties and elements and provide adequate funding to assist with preservation based grants and other efforts

Cost & Timeline: $20,000 in 2024

GOAL: Physical Design & Appearance. Downtown Clawson should have an authentic and perceptible identity that sets it apart from neighboring downtowns. Public and private improvements that enhance walkability and the pedestrian experience should be encouraged.

Strategies

Art: Develop a Public Art Policy to create opportunites for art throughout the downtown area on both public and private property. Maintain existing public art and continue to add additional art elements with consideration to art that is interactive or can serve a function such as for seating, bicycle parking, screening, and wayfinding.

Streetscape Improvements: Develop a plan to strategically place visually impactful landscape improvements, such as greenwalls and decorative planter boxes, at locations throughout the downtown districts. Maintain existing streetscape elements including planting beds, flowering baskets, banners and public art and develop a plan to add additional strategically placed. Mid term goal: Improve the existing brick paver areas (note: the pavers have dips and heaves that need to be repaired. The same pavers or combination of concrete and pavers should be considered)

Cost & Timeline: $500,000 in 2024-2025; Paver replacement: $500,000 in 2030

Non-Motorized Transportation Improvements: Construct the remaining proposed pedestrian islands on 14 Mile; complement these efforts with signaled crossings on Main closer to 14 Mile. Construct additional pedestrian islands and crossings in the downtown.

Cost & Timeline: $100,000 in 2022-2023; $500,000 in 2030-2035

Wayfinding: Develop a system of in-town wayfinding and directional signage:

1. Inventory the important sites and districts in the City that might benefit from signage guiding visitors to them. Businesses willing to fund the system may be included in this process.
2. Identify locations where wayfinding signs are appropriate and determine the destinations to place on each sign. As a first step, consider using a free service such as walkyourcity.org to gauge the effectiveness of signage locations.
3. Place a map with walking distances in an appropriate location downtown and incorporate online wayfinding tools.

Cost & Timeline: $100,000 in 2025-2026

Code Enforcement: Update and enforce property and blight maintenance standards to improve and maintain the appearance of downtown.

Cost & Timeline: $25,000 annually

GOAL: Vacant Lots and Buildings. Complete the fabric of Downtown Clawson to provide a continuous streetscape for pedestrians and additional economic opportunity for property owners and businesses.

Strategies

Upper Floor Redevelopment: Create a program to promote upper floor redevelopment to downtown property owners, highlighting financial benefits.

Financial Tools: Seek capital to fund matching loans for life safety and other upper floor improvements that enable residential conversions.

Ground Floor Windows: Require appropriate temporary solutions to empty ground floor establishments that create a sense of vibrancy and sense of excitement for what is to come. These solutions may include art, signage, temporary uses, etc.

Vacant Lots: Require appropriate mid- to long-term strategies for vacant lots that allow currently empty spaces to contribute to the streetscape. This may include, but are not limited to, the acquisition of property, the addition of public art, screening, or temporary uses.

Cost & Timeline: $2,000,000 in 2025-2035

GOAL: Provide adequate financing for the administrative and budgeted operations of the DDA

Strategies

Provide resources for staffing: Ensure resources remain available for staff and overhead costs related to overhead, including potential stand-alone office in the downtown.

Cost & Timeline: $100,000 annually, ongoing

PA 57 of 2018 - Development Plan Requirements

The Development Plan and the Tax Increment Financing Plan are two separate plans as required by Act 57. They are presented here as one document. Common elements are contained in appendices and are referenced in both plans. These plans are formatted in a manner that allows amendments to be accomplished by changing or updating the appendices, which contain most of the information that will vary.

The enabling ordinance by which the City Council of the City of Clawson created a Downtown Development Authority (DDA) under P.A. 197 of 1975, as amended, is Ordinance No. 473 (July 5, 1997). In December of 1990, the City Council contracted for the completion of a District Development Plan and Tax Increment financing plan as required under the Act to implement the capture of tax revenues for the DDA. The original plan was adopted in May of 1991. The DDA and Council reviewed the District Boundary in early 1992 and adopted an amended boundary for the District. This amendment was driven by the decreased land value of the cleared Florence Street frontage and the potential revenues generated by the Maplegrove Condominium project. The boundary change and the resulting addition of land parcels to the DDA District were the major reasons for the amendment to the plans. Shortly after the streetscape project referenced in this plan was implemented, the DDA became inactive. In 2002 the DDA was reconstituted. Since 2002 the DDA has prepared several plans and adopted a philosophy that needs to be reflected in the development and tax increment financing plans. The plan was most recently updated in 2006.

In 2018, new legislation was enacted to regulate tax increment financing authorities in Michigan: PA 57 of 2018. Consistent with the new legislation, the city's Downtown Development Authority Board consists of nine (9) members as the managing entity for development and financing activities within this district. It is the purpose of the Development Plan and the Tax Increment Financing Plan to establish a legal basis for the capture and expenditure of tax increment revenues in accordance with PA 57 of 2018, for the purpose of stimulating and encouraging private investment in the Development Area through the provision of public improvements. The following information satisfies the requirements for Development Plans as stated in Section 217 (2) of PA 57:

A. **The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.** The Downtown Development Authority Area District, in general, includes the commercial frontage in the immediate area of the Fourteen Mile Road and Main Street intersection. The 1992 DDA District amendment added land area in the easterly direction along Fourteen Mile. Map 1 shows the boundary of the District. A formal legal description of the district is provided in the appropriate section. The Development Area for DDA purposes is identical to the District Area.

B. **The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.** See Map 2 for Existing Land Use.

Table DP-1. Land Use in the District	
Land Use	Acreage
Commercial/Office	16.69
Multiple Family	2.50
Public/Institutional	2.09
Road Right-of-Way	14.76
Single Family, 14,000 to 43,559 sq. ft.	0.00
Single Family, 8,000 to 13,999 sq. ft.	0.00
Single Family, Less than 8,000 sq. ft.	1.21
Vacant	1.72
Grand Total	38.98

C. **A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.** Estimated time frames for the implementation of the public improvements will be developed and presented within the Downtown Development Plan that will be developed as noted in the TIF portion of this plan.

D. **The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.** A tentative schedule for project components is presented in the TIF Plan. The specific projects and the priority of projects to be covered by this plan will be determined by the Downtown Master Plan as proposed in the TIF Plan. The estimated timing of implementation will be stated within the appendices.

E. **A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.** The tentative schedule for the completion of DDA projects is outlined in Appendix. Circumstances may lead to the grouping or phasing of proposed construction components as funds become available.

F. **A description of any parts of the development area to be left as open space and the use contemplated for the space.** No significant part of the Development is proposed to be dedicated as new open space.

G. **A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.** The Authority is beginning the dialogue to request the city to consider selling, land for private development. Should such an occurrence develop or if there are plans to donate, exchange or lease land from the City of Clawson, terms and conditions of the financial arrangements will be presented in writing, discussed by both the Authority Board and the City Council during duly called public meetings, adopted by resolutions of the Board and the Council and become part of the official public record of each body.

H. **A description of desired zoning changes and changes in streets, street levels, intersections, or utilities.** The Downtown Master Plan outlines zoning changes intended for the downtown district. Ordinance changes were made, but the Zoning Map requires modification to align with the Master Plan. See Map 3 for changes identified in the Downtown Master Plan.

I. **An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.** The implementation of construction related projects is stated in Appendix B. The detailed costs of the various components of DDA approved projects are also referenced in Appendix B. The financing is addressed in the Tax Increment Financing plan. Under PA 57 of 2018, the DDA is empowered to carry out a public improvement program utilizing the funding from the tax increment financing, a levy up to two (2) mills and such other funds that may be obtained from sources approved by the City Council.

J. **Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.** The DDA does not own any property at this time. It is not anticipated that the DDA will lease, own or otherwise control property in its name in the foreseeable future. Should the DDA come to own property in the future and, in turn, offer it for sale, lease or other manner of conveyance, an appropriate formal procedure will be developed and adopted at a regularly scheduled public meeting of the DDA.

K. **The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.** The DDA owns no property at this time, and has no plans to directly lease, sell or otherwise directly convey any property or any portion of a development. Should the DDA purchase, receive a donation, acquire or otherwise come to own property in the development area, the adoption of appropriate procedures for the management and disposition of the property will occur at a regularly scheduled public meeting of the DDA. All DDA conveyance and disposition procedures shall be developed in compliance with Federal, State, and local regulations.

L. **Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter- occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.** To estimate the balance of the people living within the DDA boundaries, the number of other dwelling units identified in the district was multiplied by the 2013-2017 US Census estimates census figure for the average number of persons per household in Clawson. The estimated number of residents is calculated as follows:

10 units*	Single Family Houses	x 2.1 persons/HH	=	21 persons
37 units	Maplegrove Condominiums	x 2.1 persons/HH	=	78 persons

*There are 12 single-family lots but two are vacant and likely to be redeveloped as an office project. Because less than one hundred residents are estimated to live within the DDA District, a Citizen's Advisory Council to the DDA is not required by P.A. 197 of 1975, as amended. The City will formally establish a Citizen's Advisory Council when the population within the District reaches 100. With new mixed use and residential development proposed in the district, it is likely this will be needed in the next three years.

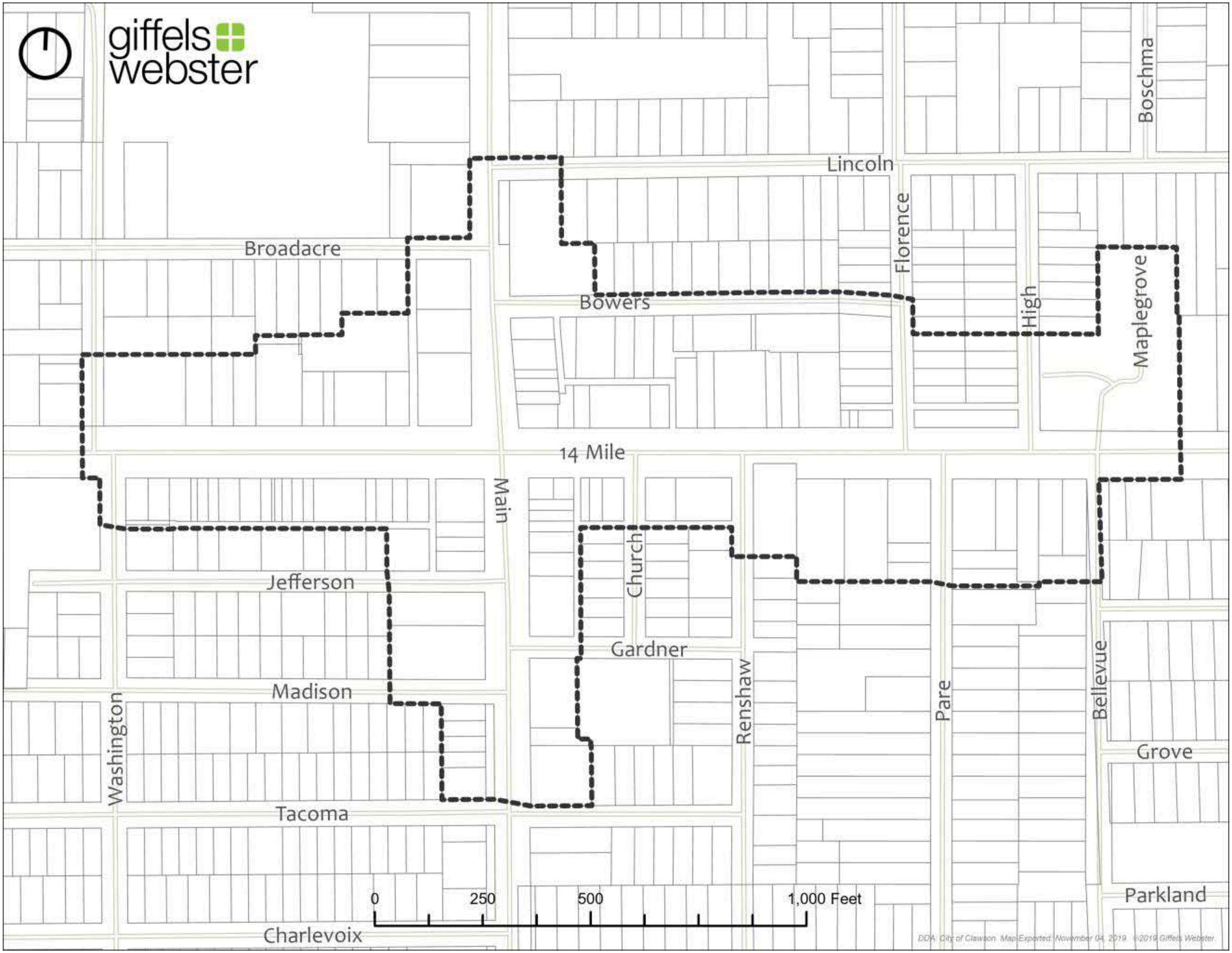
M. **A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.** The DDA has no plans to displace persons through DDA-related development projects. In the event of a relocation of persons or businesses occur. City officials and/or the DDA will institute a formal relocation program as outlined in Appendix.

N. **Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 42 USC 4601**. If acquisition of real property occurs during the life of this plan, the City and the DDA will implement the relocation plan as outlined in the Appendix. The relocation plan requires that certain relocation payments and other assistance be paid to families, individuals, businesses and non-profit organizations when they are displaced or their personal property is moved as a result of DDA activity. Should acquisition of specific properties be authorized, the DDA and or the City will allocate within their budget appropriate relocation assistance in accordance with the Federal Uniform Act of 1970, State Law, and prepare an amended Development Plan as required under State law.

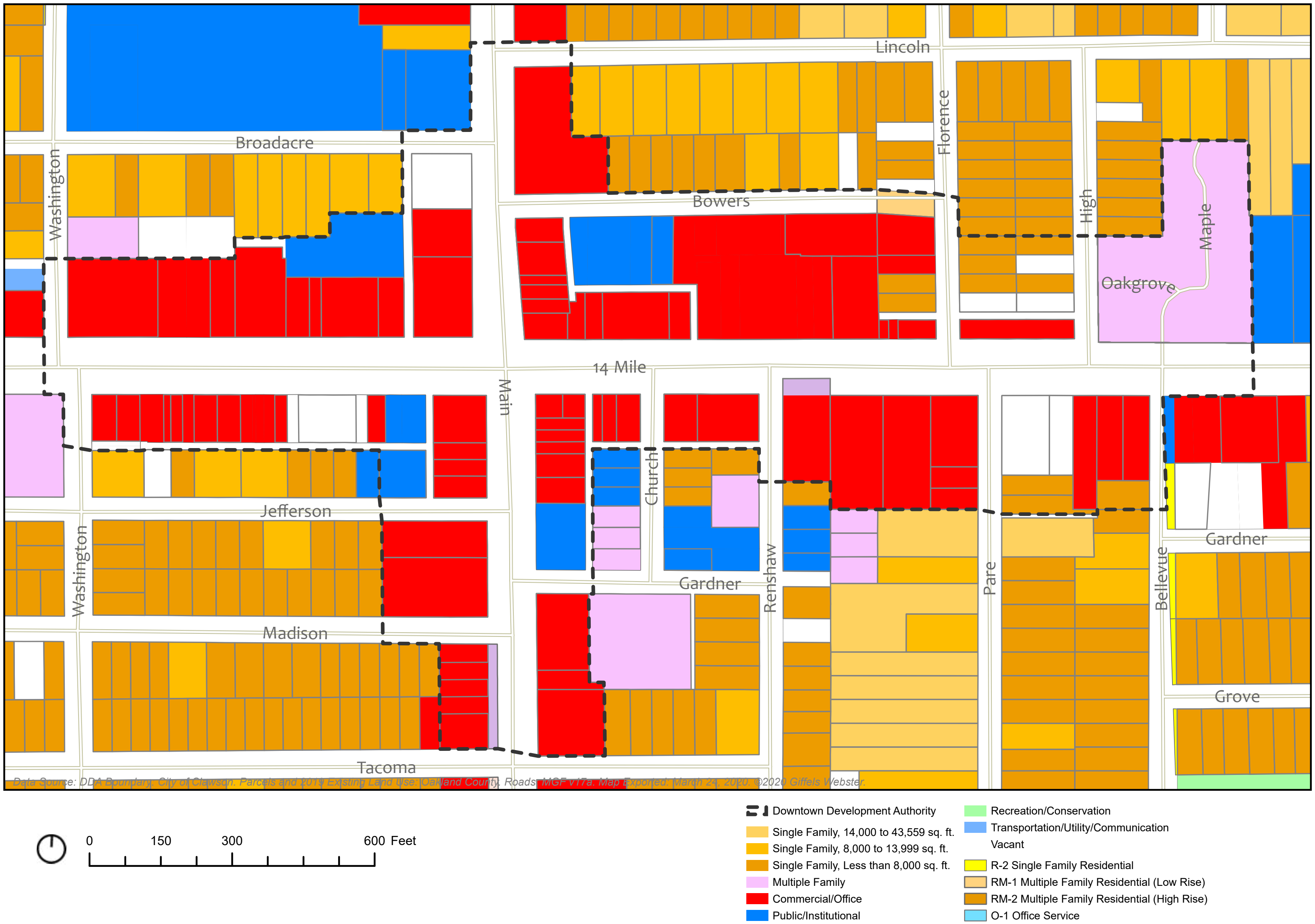
O. **A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332**. If acquisition activities occur, those activities will comply in entirety with Act No. 227 of 1972. Any relocation plan proposed to be adopted will incorporate applicable portions of the Federal Uniform Relocation Assistance and Real Property Acquisition Act procedures as developed by the U.S. Department of Housing and Urban Development. A relocation plan is outlined in the Appendix.

P. **Other material that the authority, local public agency, or governing body considers pertinent.** No other pertinent information to the development of the district is presented at this time.

Map 1: Clawson Downtown Development Authority District Boundary



Map 2: Clawson Downtown Development Authority District Existing Land Use



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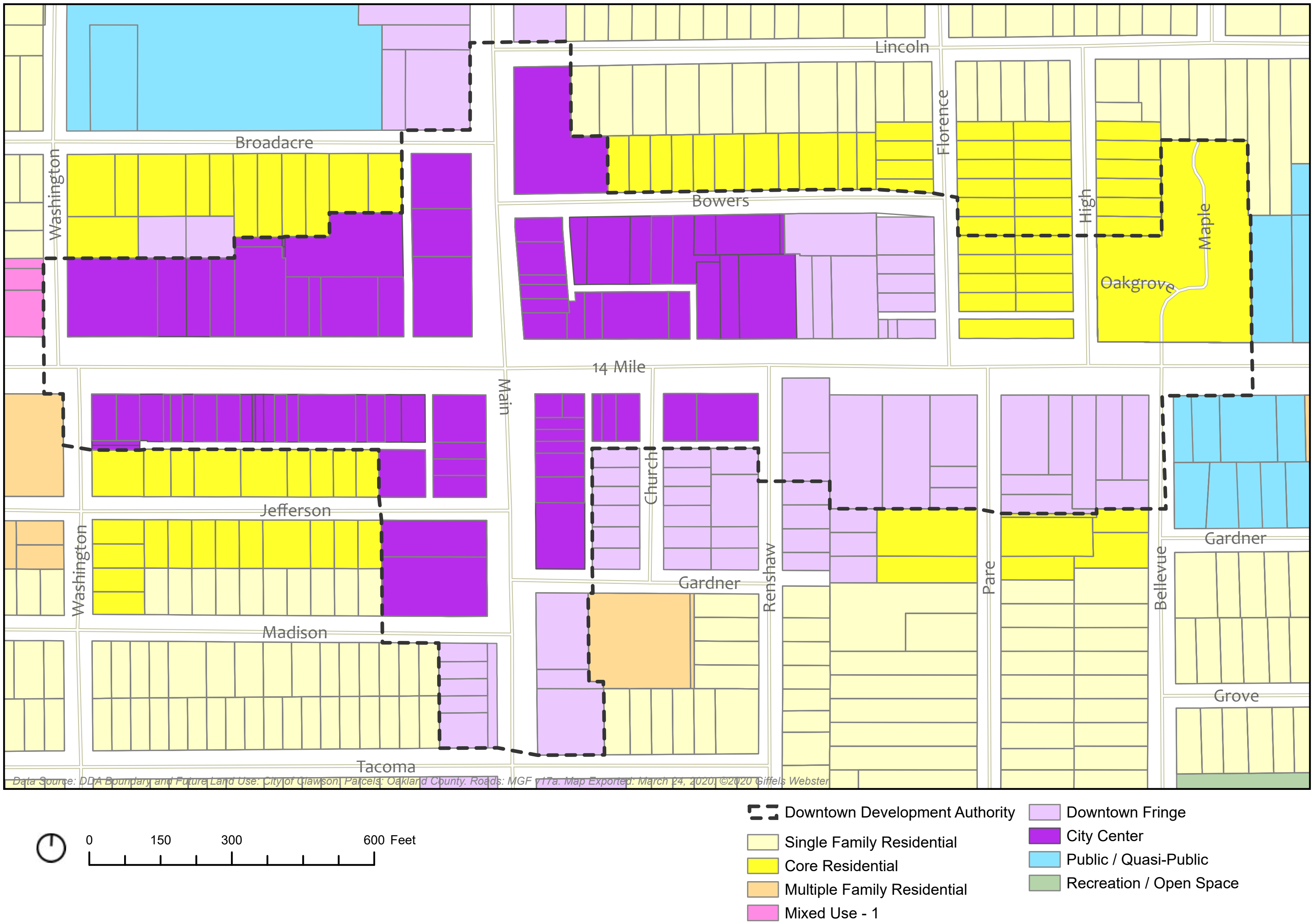
DDA - Existing Land Use

CITY OF CLAWSON

Map 3: Clawson Downtown Development Authority District Future Land Use



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DDA - Future Land Use

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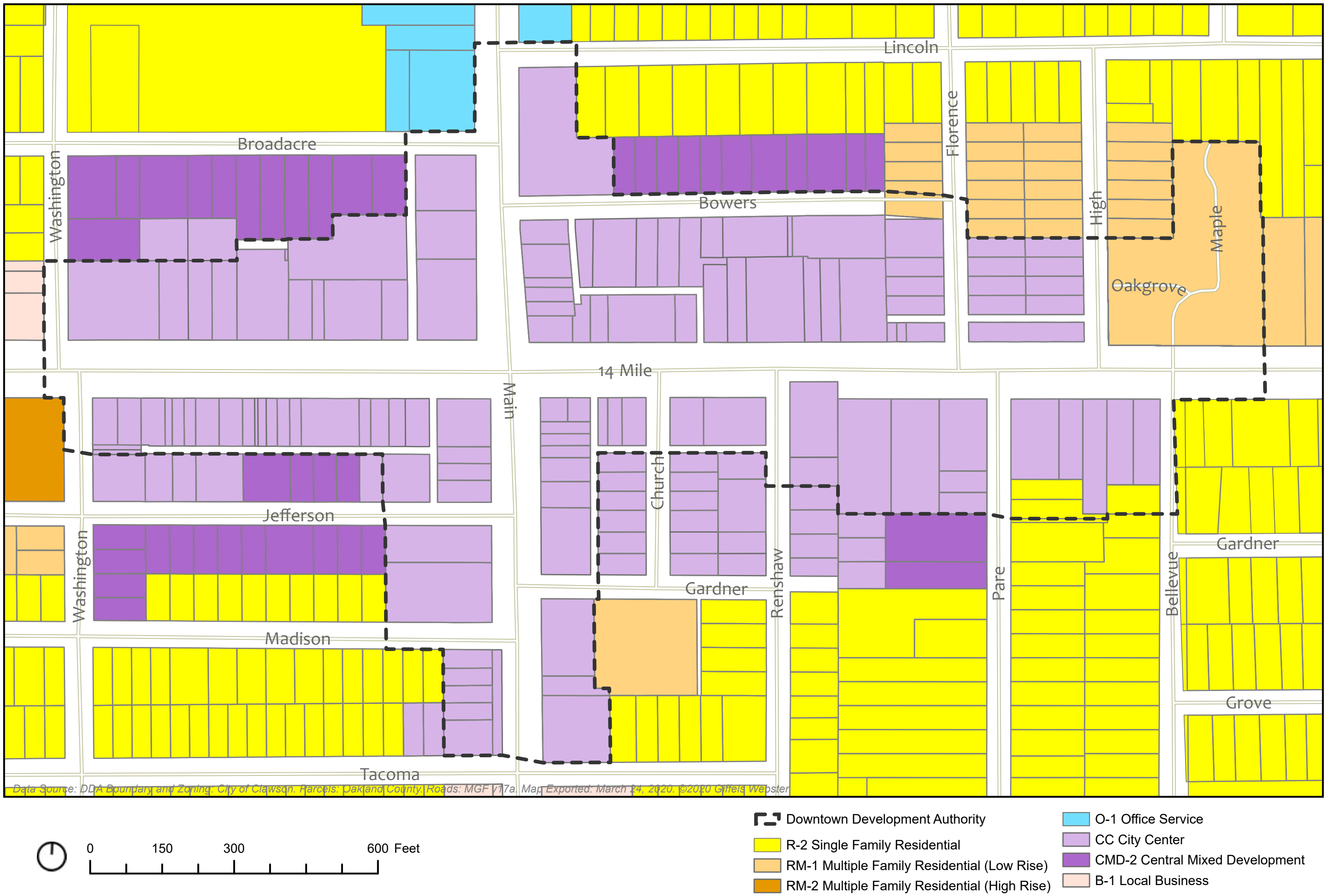
Map 4: Clawson Downtown Development Authority District Zoning Map



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DDA - Zoning

CITY OF CLAWSON

Tax Increment Finance Plan

Tax Increment Financing (TIF) Plan

Tax Increment Financing (TIF) is a tool to facilitate development or redevelopment within Clawson's Downtown District. It permits the Downtown Development Authority to capture tax revenue attributable to increases in the value of real and personal property resulting from implementation of this Downtown Development Plan, as defined in Public Act 57 of 2018. The value of eligible property within the boundaries of the DDA Development Area (the Initial Assessed Value) was established at the time this Plan was initially approved (in 1990 and 1991 as noted on page 11). The Initial Assessed Value is the most recently equalized Taxable Value of the eligible property on the date of the adoption of the Ordinance approving the Plan.

In each subsequent year for the duration of the TIF Plan, the Current Assessed Value of the taxable property is estimated. The Current Assessed Value for each year is the Taxable Value of the taxable property for that year. The amount by which the Current Assessed Value exceeds the Initial Assessed Value in any one year is the Captured Assessed Value.

Under a typical TIF, local taxing jurisdictions continue to receive tax revenues based upon the Initial Assessed Value, and the TIF District receives the incremental increase of tax revenue generated by property value increases. The taxing jurisdictions are, in effect, investing in the district with the expectation of an overall increase in property value - not only within the district but also outside the district. The Estimated Tax Increment Revenues Table presents the schedule for the projection of revenue capture based on this traditional TIF model. TIF revenues are project to total approximately $4,833,597 dollars by the year 2040. This figure includes nearly $1M in revenues over twenty years that would otherwise leave the district. In the estimation, captured values increase by 1% annually. The revenue for each year is calculated by multiplying the Captured Value by the rate of the Millage, then divided by 1,000. Millage rates and the extended value table by parcel is located in the Appendix of this plan.

The DDA has determined that the extension, or amended and restated tax increment financing plan, is necessary for the achievement of the purposes of the Act and it is authorized to prepare and submit said plan to the governing body. This combined TIF and Development Plan includes a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located and a statement of the portion of the captured assessed value to be used by the DDA. The DDA proposes a 20-Year extension and the TIF Projection tables on the following pages contain the base value, current taxable value, and the captured value for every parcel within the DDA District as well as several parcel outside of the DDA District but within the TIF boundaries.

Table TIF-1 Capture by Jurisdiction

Mills	Taxing Jurisdiction	Percentage	Capture
24.46	City Operating	**100%**	24.46
4.04	County Operating	**100%**	4.04
0.23	County Parks	**100%**	0.23
0.21	HCMA	**100%**	0.21
1.53	OCC	**100%**	1.53
TOTAL			**30.48**

Table TIF-1 illustrates the mills assessed by each taxing jurisdiction per $1,000 of taxable value. The Clawson DDA captures 100% of the mills on the incremental revenue over the base year's assessed values. The taxing jurisdictions retain the tax revenue on the taxable value in the base year. This is shown in Table TIF-2 on the following page.

Detailed tables by parcel are found in the Appendix.

Clawson 20-Year TIF Projections By Taxing Jurisdiction

Table TIF-2 TIF Projections by Taxing Jurisdiction - 2021-2040									
Estimated Tax Increment Revenues			City Operating	County Operating	County Parks	HCMA	OCC	TIF Revenue
Year	Total Taxable Value (1990 & 1991 Districts)	TIF Capture (1990 & 1991 Districts)	24.4614	4.04	0.2329	0.2117	1.5303	
2021	$13,598,701	$6,557,301	$160,401	$26,491	$1,527	$1,388	$10,035	$199,842
2022	$13,734,688	$6,693,288	$163,727	$27,041	$1,559	$1,417	$10,243	$203,987
2023	$13,872,034	$6,830,634	$167,087	$27,596	$1,591	$1,446	$10,453	$208,172
2024	$14,010,755	$6,969,355	$170,480	$28,156	$1,623	$1,475	$10,665	$212,400
2025	$14,150,862	$7,109,462	$173,907	$28,722	$1,656	$1,505	$10,880	$216,670
2026	$14,292,371	$7,250,971	$177,369	$29,294	$1,689	$1,535	$11,096	$220,983
2027	$14,435,295	$7,393,895	$180,865	$29,871	$1,722	$1,565	$11,315	$225,339
2028	$14,579,648	$7,538,248	$184,396	$30,455	$1,756	$1,596	$11,536	$229,738
2029	$14,725,444	$7,684,044	$187,962	$31,044	$1,790	$1,627	$11,759	$234,181
2030	$14,872,699	$7,831,299	$191,565	$31,638	$1,824	$1,658	$11,984	$238,669
2031	$15,021,426	$7,980,026	$195,203	$32,239	$1,859	$1,689	$12,212	$243,202
2032	$15,171,640	$8,130,240	$198,877	$32,846	$1,894	$1,721	$12,442	$247,780
2033	$15,323,356	$8,281,956	$202,588	$33,459	$1,929	$1,753	$12,674	$252,403
2034	$15,476,590	$8,435,190	$206,337	$34,078	$1,965	$1,786	$12,908	$257,073
2035	$15,631,356	$8,589,956	$210,122	$34,703	$2,001	$1,818	$13,145	$261,790
2036	$15,787,669	$8,746,269	$213,946	$35,335	$2,037	$1,852	$13,384	$266,554
2037	$15,945,546	$8,904,146	$217,808	$35,973	$2,074	$1,885	$13,626	$271,365
2038	$16,105,001	$9,063,601	$221,708	$36,617	$2,111	$1,919	$13,870	$276,225
2039	$16,266,051	$9,224,651	$225,648	$37,268	$2,148	$1,953	$14,116	$281,133
2040	$16,428,712	$9,387,312	$229,627	$37,925	$2,186	$1,987	$14,365	$286,091
Totals			$3,879,623	$640,751	$36,938	$33,576	$242,708	$4,833,597

Maximum Indebtedness. It is anticipated that the maximum amount of indebtedness to be incurred, if any, based on 2020 costs will not exceed $3,500,000 for projects identified in the Development Plan. A description of the various projects and the actual amounts expected to be financed are as set forth on pages 8-10 of the Development Plan. Revenues captured will be used to accomplish projects in the Development Area.

Use of Captured Revenues. Revenues captured through this TIF Plan will be used to finance those improvements outlined on pages 8-10 of the Development Plan. Further, captured revenues can be used for the following:

- Finance current financial obligations of DDA;
- Maintenance of streetscape, public parking lots, parks, and pedestrian plazas;
- Pay for costs incurred by the City/DDA in implementing both the Development Plan and the Tax Increment Financing Plan;
- Funding for DDA administrative staff and associated office expenses;
- Marketing, promotions and events costs;
- Special purpose grant and loan programs; and
- Pay for costs associated with the administration and operation of the Development and Tax Increment Plan and its associated projects and programs.

Duration of the Program. As noted previously, the Development Plan and TIF Plan shall extend through December 31, 2040 or the completion of the projects described in the Development Plan, whichever is earlier.

Plan Impact on Local Taxing Jurisdictions. The DDA recognizes that future development in the City's business district will not be likely in the absence of tax increment financing. As noted earlier, the DDA also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the effected local taxing jurisdictions will not experience a gain in property tax revenues from the Development Area during the duration of the plan and should realize increased property tax revenues thereafter as a result of activities financed by the plan. It should be noted that tax increment revenues captured from this plan will not be used to offset normal City operations.

Release of Captured Revenues. Upon completion of the Development and TIF Plans, the captured revenues will be released and the local taxing jurisdictions shall receive all the taxes levied from that point forward.

Operating Agreement between Downtown Development Authority and Local Unit of Government Regarding Use of Tax Increment Revenues. The DDA willl not spend any funds outside of those annually approved through the budget process and shall not commit to any loans, leases, or purchases without sufficient evidence of adequate revenue source to support the proposal.

Relationship of the Tax Increment Financing Plan with Other Funding Programs. As discussed in the Development Plan, the revitalization of the downtown business district will include tax increment financing and other forms of intergovernmental financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage public funds and private financing in order to implement the planned program.

Relationship to Community Master Plan. As noted in the Development Plan, it is based on the Downtown Master Plan of 2015, which was adopted as a component of the city's Master Plan pursuant to Section 39 of Act 33 of 2008; the Michigan Planning Enabling Act.

Submission of an Annual Report to Governing Body and State Tax Commission. The DDA shall comply with all reporting requirements of the Public Act 57 of 2018.

Appendix

Public Input

The City of Clawson Downtown Development Authority conducted a plan survey amongst community residents to determine streetscape preferences. The survey was open to the public from January 19th to February 7th and received 540 total responses. The survey asked residents to consider downtown elements and select options they liked best. Respondents were given the option to skip questions, choose multiple feature options, and leave general comments. Below are the results from Clawson respondents:

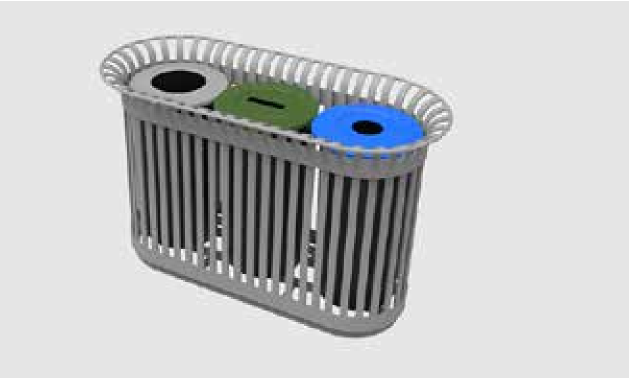
Bicycle Racks		
Feature	% of the Vote	# of Votes
Contemporary	52.83%	280
Stand Alone with City Logo	36.04%	191
Half Circle	27.74%	147
Recycled Plastic Standard	24.34%	129
Squared	22.08%	117
Bike Rack	19.43%	103
Artistic	14.34%	76
Form and Function	9.62%	51

Contemporary

Stand-alone with city logo

Waste Receptacles		
Feature	% of the Vote	# of Votes
Recycled Material Receptacles	55.16%	294
Contemporary Separated Containers	48.03%	256
Contemporary Separated Single	39.21%	209
Three Separate Containers	27.20%	145
Single Purpose	13.70%	73
Simple Single Purpose	10.69%	57
Mixed Material Container	8.07%	43

Recycled material receptacles



Recycled material receptacles

Contemporary

Stand Alone with City Logo

Pavement Techniques		
Feature	% of the Vote	# of Votes
Colored Stamped Concrete	50.19%	261
Stained Concrete	45.96%	239
Brick Pavers	40.00%	208
Paver stones – different sizes	34.81%	181
Mixed Textures	30.00%	156
Painted Pavement	8.46%	44

Colored stamped concrete

Stained concrete

Landscaping		
Feature	% of the Vote	# of Votes
Planter Pots with Seating	60.00%	321
Contemporary planter pot/seating	51.59%	276
Planter Pots	39.81%	213
Raised Concrete planter/bed	36.07%	193
Stormwater Landscape Bed	35.70%	191
Meandering Sidewalk Bed	35.70%	191
Raised Curb Bed	27.29%	146
Modern	20.93%	112

Contemporary planter/pot seating

Planter pots with seating

Pavement Techniques		
Feature	% of the Vote	# of Votes
Illuminated Art	68.51%	359
Painted Pavement in Alley	47.90%	251
Mural	46.76%	245
Backdoor Mural	44.27%	232
Historic Display	38.55%	202
Sculpture	30.92%	162
Mural on fence/screen	27.67%	145
Temporary Sculpture	26.91%	141
Painted Pavement-corner	25.38%	133
Cultural Sculpture	21.56%	113

Illuminated art

Painted pavement in alley

Additional Downtown Elements		
Feature	% of the Vote	# of Votes
Fireplace Plaza	67.58%	346
Fireplace on the street	52.73%	270
Firepit	49.41%	253
Giant Checkers (games)	38.67%	198
Painted Pavement Games	34.18%	175
Charging Station	25.78%	132
Bike Repair Station	25.39%	130

Fireplace on the street

Fireplace plaza

Thoughts on Clawson

The survey also asked residents to give their general thoughts on Downtown Clawson. Of the 540 total survey respondents, 176 residents added comments of their own about the downtown.

- Residents genuinely appreciated the outreach effort and were encouraged by the fact that they were asked to participate in the survey.
- A commonality amongst respondents was the need for public gathering spaces large or small.
- Respondents cautioned that large developments may disrupt the small-town character of Clawson.
- Respondents felt strongly that filling vacant businesses is a priority for the downtown. Comments reflected a general concern for the recent loss of downtown businesses.
- Upkeep of businesses and general façade improvements were a significant concern for respondents as well.
- Several respondents cautioned that pavers or bricks are too challenging too maneuver with wheelchairs and strollers.

Resident Comments

> "We absolutely love the direction that Clawson is heading in! The idea of having modern amenities but still retaining its unique friendly character and artsy charm make it an inviting place to live. Having an eco-friendly, walkable community that is environmentally conscious (good start with on-street recycling receptacles) would set Clawson apart from the surrounding cities. It would be awesome to see more use of natural, sustainable, solar, and/or LEED certified building materials. Also, would be cool if there was a designated day of Community Clean Up - to keep our city from blight and looking good. It would be a great way to instill caring about the earth/community for the younger generations and neighbors, in general."

> "Whatever elements we add, we should make sure that there are elements that provide interest both during the day and the night. Clawson should be a great place to be all the time."

> "We could really benefit from a downtown outdoor gathering space. People on the streets make the town feel alive and therefore draw more people to the area. Unfortunately, it will be tough for downtown to ever look nice without the FabriCare cleaners fixing up their exterior and replacing the trashy awning. But many very positive updates have been done in the last few years! Keep it going!"

Relocation Plan

GENERAL PROCEDURES

The Relocation of residents or businesses is not anticipated until formal action if authorized on a particular parcel. This plan is prepared to provide guidelines for relocation should acquisition occur, pursuant to the procedures of PA 57 of 2018. In order to implement the intent of the above regulations, the following subparts from the U.S. Department of Housing and Urban Development (HUD) relocation manual (version 9/79) are adopted by reference as part of the relocation plan.

Subpart D. Moving and Related Expenses-Actual Costs

Subpart E. Moving and Related Expenses-Fixed Payments

Subpart F. Replacement Housing Payments for the 180 Day Homeowner/Occupants

Subpart G. Replacement Housing Payments for Tenants and Certain Others

1. Administrative Organization
   a. The City of Clawson, on behalf of Clawson Downtown Development Authority, shall be the agency responsible for administering relocation operations, for families, individuals and business concerns.
   b. Should a DDA sponsored project require acquisition and relocation, City staff shall constitute the relocation staff. Specific duties will be assigned at the time that a decision to proceed with the project is made.
   c. All relocations may be handled under contract with a qualified firm, if deemed necessary or advisable by the City.
2. Relocation Standards
   a. Physical and Occupancy Standards: The City will insure that any relocation housing is decent, safe, and sanitary. The following requirements have been determined to meet at least minimum standards for replacement housing: Relocation housing will confirm with all applicable provisions toward existing structures that have been established under State or local building, plumbing, fire prevention, mechanical, electrical, housing and occupancy codes.
   b. Standards for Displaced Individual's Ability to Pay: When a person or family is directly displaced by an activity under these Development Plans, assistance in determining the ability of a displaced individual to pay shall be worked out as follows:
      1) When the displaced individual desired to purchase a home; the gross mortgage or contract payment, or total housing cost that include utilities, shall be no more than thirty (30) percent of the total income of the displaced individuals.
      2) When the displaced individual goes into rental quarters, the ability to pay shall be determined by applying a gross rent figure, which includes utilities, as a percentage of income. The gross rent shall not exceed thirty (30) percent of the total income of the displaced individual.

c. Location Standards: Relocation housing will be reasonably accessible to places of employment of displaced individuals and in areas not less desirable in regard to public utilities and commercial facilities than areas in which they currently reside. Relocation housing will be as accessible and convenient to a displaced individual's place of employment as it has been with the current location of the displaced individual's housing.

3. Obtaining Relocation Housing

a. Sources of Existing Private and Public Housing: The City has no public housing.

1) Notification of Vacancies – Arrangements for housing in the private market will rely upon information obtained from such sources as current sales and real estate listings as obtained from local newspaper classifieds, telephone calls and personal contacts with owners who have property to sell or rent, and real estate brokers who have property listings that meet the criteria for relocation housing. In addition, property management firms, builders, utility companies, moving companies, welfare agencies, church organizations, and civic groups having knowledge of available vacancies will be regularly canvasses to obtain needed listings.

2) Listing of Vacancies – Listings obtained by City staff will be indexed by location, type, size, location within structures, rent or sales price, date of availability, utilities and facilities included in rent or sales price. Listings will include the names and addressed of real estate personnel that deal in property that may be appropriate as a relocation resource and available on a non-discriminatory basis. Listings will not be maintained for, nor referrals made to, housing that is schedules for clearance by any public action. Dwellings will be inspected prior to referral by the City Building Department.

b. Existing Housing Supply: It is anticipated that a constant supply of appropriate properties will be available in the City and surrounding localities for displaces should relocation be required. Relocation will contact local realtors, agencies and brokers, reviews of local newspapers have indicated Housing sales within the City is expected to be within the purchase ability of all displaced individuals. The City Staff will provide information regarding any applicable housing financing programs, and a referral service to those agencies most qualified to handle the particular problems of each displaced family (e.g., FHA, VA, MSHDA and Local Banks or Savings and Loan Associations).

c. Subsidies, Rent Supplements and Special Problems: The City does not propose to subsidize or supplement the family income for rental purposes, since it appears that there will be sufficient standard housing available for families and individuals of all incomes. Also, special housing problems of large families, individuals or handicapped or elderly displaced individuals will be addressed as they become apparent.

4. Obligation to Site Occupants

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

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

c. Location and Business Hours of Relocation Office: The Relocation Office may be contacted through the City's Manager's Office with the physical offices located in the City Hall, convenient to the project residents. Regular City business hours will be used.

d. Referrals: Those families seeking relocation in the private housing market will be referred to local realtors or to developers of appropriate new housing, is they later express a desire for new housing. Referrals will also be made to appropriate lending agencies, together with information regarding the types of financing arrangements that may be available. Those persons seeking rental accommodations on the private market will be referred to landlords with appropriate units, meeting the Relocation Standards set forth herein.

e. Inspection of Relocation Housing: Before a property is referred to any person or family under this Relocation Program, it will be inspected to ascertain that all criteria of standard housing are met. The Certificate of Inspection will be signed by said Relocation Officer. If established housing standards are not met, the dwelling will be classified as unsuitable for relocation and any arrangements for its use with realtors or landlords will be canceled. Housing that is approved by FHA or VA for mortgage insurance will be automatically considered Standard Relocation Housing, and the inspection in these instances will be waived. It is the responsibility of the City, through the Relocation staff, to provide safe, sanitary and decent housing for all families relocated from the area.

   Self-relocation of families entitled to relocation services will not cancel this obligation. Housing obtained by relocated individuals will be inspected for compliance with minimum standards. If knowledge of self-relocation is received after the move has been made, inspection will take place as soon thereafter as is reasonably feasible. Dwellings found to comply with relocation standards will require no further action.

   If the dwelling does not meet the relocation standards, it will be considered as a temporary relocation and the services of the relocation staff to secure standard accommodations for the family will be offered. If a family declines an offer of a standard dwelling unit, the local code enforcement agency or agencies, will be informed, with the objective of bringing the unit to a minimum housing standard through local code enforcement. Every effort will be made to trace those families who may move without notifying the City.

f. Referrals to Social Agencies: City staff will be responsible for the coordination of social services available to displaced families, as needed.

g. Assistance to Home Buyers: All possible assistance will be given to prospective buyers to enables them to obtain financing most suitable in each particular case. Information regarding the various FHA and conventional financing programs will be available at the City Offices.

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

   a. Failure to pay rent, if any rent is charged.

   b. Maintenance of a nuisance of use of the premises for illegal purposes.

   c. A material breach of a residency or continued occupancy agreement.

   d. Refusal to consider accommodations meeting relocation standards.

   e. Refusal to admit a relocation interviewer.

   f. Situations requiting eviction under State or local laws.

6. Relocation Payments: Relocation payments will be made in accordance with the relocation payments as prescribed by HUD. Relocation payments will be made to all eligible site occupants within the Development Area. Processing: In order to obtain a relocation payment, a written claim will be required in accordance with U.S. Department of Housing and Urban Development guidelines. Claims for relocation payments shall be submitted to the relocation staff for processing. A statement of the conditions under which various types of relocation payments will be made to displaced families, individuals and business concerns will be posted at the City offices. Each site occupant displaced or anticipated to be displaced as a result of project activities will also be informed in writing of the availability of the various types of relocation payments and the conditions governing eligibility for these relocation payments, including the time limit for submitting claims. Each site occupant will also be provided with the necessary forms for filing claims for relocation payments and, on request, will be assisted by the relocation staff in preparing such claims. All claims for relocation payments shall be recommended for approval by the Relocation Specialist and signed by the City Manager before payment is made to or on behalf of the claimant.
7. Development of an Informational Program. The relocation staff will deliver to all business concerns to be displaced informational material that:
   a. describes the project and indicates the project boundaries;
   b. describes the relocation services and aids to be made available to business concerns;
   c. indicates the availability of relocation payments to business concerns, states the type of payments to be made, the eligibility criteria for such payments, the procedures to be followed in filing claims for the various types of payments, and the procedure to be followed in processing claims.
8. Interviews with Business Concerns. A survey of the businesses to be displaced will be conducted to determine the feasibility of relocating each establishment to another location.
   a. Listing of Commercial Space: In the event of the acquisition of relocation of commercial land uses, listings of vacant commercial facilities and anticipated vacancies will be developed and maintained by staff and will include information on the size, location and accessibility of the site, most suitable commercial uses for the building, amount of rent, lease or sale, terms regarding length of occupancy, date the site will be available, special equipment or facilities to be provided and other pertinent characteristics necessary to determine the suitability of the site to the needs of businesses to be displaced. The relocation staff will relate the needs of businesses to be displaced to existing vacant commercial space and space to become available in the future, through close contact with local real estate agencies and brokers dealing in commercial space, interested business associations, development corporations and similar organizations. Listings will also include the names and addresses of real estate agencies, brokers and boards in the City, to which business concerns may be referred for assistance in obtaining commercial space.
   b. Services to Individuals and Business Concerns: Information regarding the technical and financial services of the Small business Administration will be made available to businesses. In addition to advisory services, business concerns will be entitled to Relocation Payments as prescribed in HUD guidelines.
9. Requirements of State of Local Law. This Relocation Program, together with supplemental information specifically pertaining to the peculiar conditions of the Development Area, as required, satisfies the requirements of the law in respect to a feasible method of relocation. This program, with the referenced HUD procedures, is designed to make the effected partied economically while as a result of the payments and other consideration shown to those parties.

Clawson DDA Review 1990

Parcel Number	Tax Billing Code	Base Value	Taxable Value	Captured Value	P.R.E. %
16-20-33-454-030	16-D1-CLAW-1990	-	-	-	0
16-20-33-477-016	16-D1-CLAW-1990	-	-	-	0
16-20-33-477-021	16-D1-CLAW-1990	16,600	47,390	30,790	0
16-20-33-477-022	16-D1-CLAW-1990	109,200	178,030	68,830	0
16-20-33-477-024	16-D1-CLAW-1990	65,400	117,000	51,600	0
16-20-33-477-025	16-D1-CLAW-1990	42,000	94,120	52,120	0
16-20-33-477-034	16-D1-CLAW-1990	84,100	42,980	(41,120)	0
16-20-33-477-035	16-D1-CLAW-1990	126,400	215,000	88,600	0
16-20-33-477-042	16-D1-CLAW-1990	60,800	99,100	38,300	0
16-20-33-477-044	16-D1-CLAW-1990	135,100	165,250	30,150	0
16-20-33-477-046	16-D1-CLAW-1990	197,200	305,150	107,950	0
16-20-33-477-047	16-D1-CLAW-1990	22,400	45,100	22,700	0
16-20-33-477-050	16-D1-CLAW-1990	139,000	242,510	103,510	0
16-20-33-477-052	16-D1-CLAW-1990	-	-	-	0
16-20-33-477-053	16-D1-CLAW-1990	-	-	-	0
16-20-33-477-054	16-D1-CLAW-1990	6,438	-	(6,438)	0
16-20-33-477-055	16-D1-CLAW-1990	163,862	282,690	118,828	0
16-20-34-354-001	16-D1-CLAW-1990	-	-	-	0
16-20-34-354-002	16-D1-CLAW-1990	527,900	691,100	163,200	0
16-20-34-354-030	16-D1-CLAW-1990	-	-	-	0
16-20-34-355-001	16-D1-CLAW-1990	40,400	62,420	22,020	0
16-20-34-355-004	16-D1-CLAW-1990	28,300	47,830	19,530	0
16-20-34-355-005	16-D1-CLAW-1990	44,500	73,530	29,030	0
16-20-34-355-006	16-D1-CLAW-1990	45,100	71,120	26,020	0
16-20-34-355-007	16-D1-CLAW-1990	-	-	-	0
16-20-34-355-008	16-D1-CLAW-1990	-	-	-	0
16-20-34-355-009	16-D1-CLAW-1990	-	-	-	0
16-20-34-355-010	16-D1-CLAW-1990	21,600	-	(21,600)	0
16-20-34-355-019	16-D1-CLAW-1990	72,000	122,800	50,800	0
16-20-34-355-020	16-D1-CLAW-1990	44,600	91,540	46,940	0
16-20-34-355-021	16-D1-CLAW-1990	48,500	93,170	44,670	0
16-20-34-355-037	16-D1-CLAW-1990	9,600	27,670	18,070	0
16-20-34-355-038	16-D1-CLAW-1990	10,900	23,620	12,720	100

Parcel Number	Tax Billing Code	Base Value	Taxable Value	Captured Value	P.R.E. %
16-20-34-355-039	16-D1-CLAW-1990	28,200	53,220	25,020	0
16-20-34-355-040	16-D1-CLAW-1990	24,700	31,580	6,880	0
16-20-34-355-041	16-D1-CLAW-1990	2,200	6,030	3,830	0
16-20-34-355-042	16-D1-CLAW-1990	38,400	54,260	15,860	0
16-20-34-355-045	16-D1-CLAW-1990	57,300	87,920	30,620	0
16-20-34-355-047	16-D1-CLAW-1990	13,600	22,790	9,190	0
16-20-34-355-048	16-D1-CLAW-1990	222,900	319,110	96,210	0
16-20-34-355-050	16-D1-CLAW-1990	91,500	115,510	24,010	0
16-20-34-355-051	16-D1-CLAW-1990	136,500	191,960	55,460	50
16-20-34-355-052	16-D1-CLAW-1990	24,000	73,120	49,120	0
16-20-34-355-053	16-D1-CLAW-1990	528,100	901,650	373,550	0
16-25-03-101-001	16-D1-CLAW-1990	99,500	144,790	45,290	0
16-25-03-101-002	16-D1-CLAW-1990	89,100	132,320	43,220	0
16-25-03-101-003	16-D1-CLAW-1990	40,900	86,750	45,850	0
16-25-03-101-004	16-D1-CLAW-1990	50,000	84,460	34,460	0
16-25-03-101-005	16-D1-CLAW-1990	53,400	87,070	33,670	0
16-25-03-101-013	16-D1-CLAW-1990	54,300	108,600	54,300	0
16-25-03-101-014	16-D1-CLAW-1990	34,000	20,290	(13,710)	0
16-25-03-101-015	16-D1-CLAW-1990	74,600	125,670	51,070	0
16-25-03-101-024	16-D1-CLAW-1990	-	-	-	0
16-25-03-101-026	16-D1-CLAW-1990	54,100	96,780	42,680	0
16-25-03-101-027	16-D1-CLAW-1990	75,700	106,830	31,130	0
16-25-03-102-001	16-D1-CLAW-1990	22,900	34,570	11,670	0
16-25-03-102-002	16-D1-CLAW-1990	161,200	198,310	37,110	0
16-25-03-103-007	16-D1-CLAW-1990	134,600	264,270	129,670	0
16-25-03-103-010	16-D1-CLAW-1990	119,800	170,370	50,570	0
16-25-03-103-011	16-D1-CLAW-1990	5,500	19,810	14,310	0
16-25-03-103-012	16-D1-CLAW-1990	25,200	11,070	(14,130)	0
16-25-03-103-016	16-D1-CLAW-1990	133,100	185,570	52,470	0
16-25-03-103-017	16-D1-CLAW-1990	99,700	205,070	105,370	0

Clawson DDA Review 1990

Parcel Number	Tax Billing Code	Base Value	Taxable Value	Captured Value	P.R.E.%
16-25-04-228-001	16-D1-CLAW-1990	54,200	87,490	33,290	0
16-25-04-228-002	16-D1-CLAW-1990	39,200	64,670	25,470	0
16-25-04-228-003	16-D1-CLAW-1990	-	-	-	0
16-25-04-228-004	16-D1-CLAW-1990	-	-	-	0
16-25-04-228-006	16-D1-CLAW-1990	15,300	30,590	15,290	0
16-25-04-228-007	16-D1-CLAW-1990	34,400	32,430	(1,970)	0
16-25-04-228-008	16-D1-CLAW-1990	39,600	67,440	27,840	0
16-25-04-228-009	16-D1-CLAW-1990	6,800	14,590	7,790	0
16-25-04-228-010	16-D1-CLAW-1990	14,000	29,610	15,610	0
16-25-04-228-013	16-D1-CLAW-1990	7,200	11,810	4,610	0
16-25-04-228-017	16-D1-CLAW-1990	6,000	18,490	12,490	0
16-25-04-228-020	16-D1-CLAW-1990	6,000	10,000	4,000	0
16-25-04-228-021	16-D1-CLAW-1990	35,900	53,280	17,380	0
16-25-04-228-022	16-D1-CLAW-1990	-	-	-	0
16-25-04-228-023	16-D1-CLAW-1990	-	-	-	0
16-25-04-228-032	16-D1-CLAW-1990	-	-	-	0
16-25-04-228-033	16-D1-CLAW-1990	268,500	325,810	57,310	0
16-25-04-228-034	16-D1-CLAW-1990	46,000	101,920	55,920	0
16-25-04-228-035	16-D1-CLAW-1990	12,200	128,050	115,850	0
16-25-04-228-036	16-D1-CLAW-1990	48,700	125,680	76,980	0
16-25-04-228-038	16-D1-CLAW-1990	61,900	88,460	26,560	0
16-25-04-228-039	16-D1-CLAW-1990	93,200	54,520	(38,680)	0
16-25-04-228-040	16-D1-CLAW-1990	6,600	18,450	11,850	0
16-25-04-228-041	16-D1-CLAW-1990	43,900	50,600	6,700	0
16-25-04-228-042	16-D1-CLAW-1990	2,000	3,180	1,180	0
16-25-04-228-043	16-D1-CLAW-1990	4,900	13,840	8,940	0
16-25-04-229-035	16-D1-CLAW-1990	103,300	246,560	143,260	0
16-25-04-229-036	16-D1-CLAW-1990	113,600	246,520	132,920	0
16-99-00-000-035	16-D1-CLAW-1990	-	5,550	5,550	100
16-99-00-001-021	16-D1-CLAW-1990	-	-	-	100
16-99-00-002-024	16-D1-CLAW-1990	-	-	-	100
16-99-00-003-024	16-D1-CLAW-1990	-	-	-	100
16-99-00-003-050	16-D1-CLAW-1990	-	-	-	100

Parcel Number	Tax Billing Code	Base Value	Taxable Value	Captured Value	P.R.E.%
16-99-00-004-001	16-D1-CLAW-1990	-	-	-	100
16-99-00-006-004	16-D1-CLAW-1990	-	1,060	1,060	100
16-99-00-007-011	16-D1-CLAW-1990	-	12,060	12,060	100
16-99-00-007-016	16-D1-CLAW-1990	-	57,880	57,880	100
16-99-00-009-024	16-D1-CLAW-1990	-	6,190	6,190	100
16-99-00-009-033	16-D1-CLAW-1990	-	7,920	7,920	100
16-99-00-010-010	16-D1-CLAW-1990	-	-	-	100
16-99-00-011-009	16-D1-CLAW-1990	-	-	-	100
16-99-00-012-002	16-D1-CLAW-1990	-	-	-	100
16-99-00-012-008	16-D1-CLAW-1990	-	-	-	100
16-99-00-012-009	16-D1-CLAW-1990	-	-	-	100
16-99-00-013-005	16-D1-CLAW-1990	-	-	-	100
16-99-00-014-004	16-D1-CLAW-1990	-	40,760	40,760	100
16-99-00-015-002	16-D1-CLAW-1990	-	-	-	100
16-99-00-015-003	16-D1-CLAW-1990	-	-	-	100
16-99-00-015-009	16-D1-CLAW-1990	-	2,610	2,610	100
16-99-00-015-023	16-D1-CLAW-1990	-	-	-	100
16-99-00-015-025	16-D1-CLAW-1990	-	2,690	2,690	100
16-99-00-016-006	16-D1-CLAW-1990	-	50,530	50,530	100
16-99-00-016-012	16-D1-CLAW-1990	-	10,000	10,000	100
16-99-00-016-013	16-D1-CLAW-1990	-	-	-	100
16-99-00-016-018	16-D1-CLAW-1990	-	-	-	100
16-99-00-016-020	16-D1-CLAW-1990	-	-	-	100
16-99-00-017-003	16-D1-CLAW-1990	-	-	-	100
16-99-00-017-004	16-D1-CLAW-1990	-	-	-	100
16-99-00-017-006	16-D1-CLAW-1990	-	2,660	2,660	100
16-99-00-017-007	16-D1-CLAW-1990	-	-	-	100
16-99-00-017-017	16-D1-CLAW-1990	-	-	-	100
16-99-00-018-003	16-D1-CLAW-1990	-	-	-	100
16-99-00-018-004	16-D1-CLAW-1990	-	-	-	100
16-99-00-019-006	16-D1-CLAW-1990	-	-	-	100
16-99-00-019-009	16-D1-CLAW-1990	-	-	-	100
16-99-00-019-011	16-D1-CLAW-1990	-	2,550	2,550	100

Clawson DDA Review 1990

Parcel Number	Tax Billing Code	Base Value	Taxable Value	Captured Value	P.R.E.%
16-99-00-019-012	16-D1-CLAW-1990	-	136,140	136,140	100
16-99-00-019-014	16-D1-CLAW-1990	-	-	-	100
16-99-00-020-008	16-D1-CLAW-1990	-	-	-	100
16-99-00-020-009	16-D1-CLAW-1990	-	1,000	1,000	100
16-99-00-020-010	16-D1-CLAW-1990	-	191,240	191,240	100
16-99-00-020-023	16-D1-CLAW-1990	-	1,000	1,000	100
16-99-00-020-025	16-D1-CLAW-1990	-	1,000	1,000	100
16-99-00-020-026	16-D1-CLAW-1990	-	-	-	100
16-99-00-020-028	16-D1-CLAW-1990	-	1,500	1,500	100
16-99-00-020-052	16-D1-CLAW-1990	-	201,990	201,990	100
16-99-00-300-050	16-D1-CLAW-1990	31,850	-	(31,850)	100
16-99-00-300-060	16-D1-CLAW-1990	2,300	-	(2,300)	100
16-99-00-300-110	16-D1-CLAW-1990	2,000	-	(2,000)	100
16-99-00-300-130	16-D1-CLAW-1990	650	-	(650)	100
16-99-00-300-132	16-D1-CLAW-1990	1,050	-	(1,050)	100
16-99-00-300-145	16-D1-CLAW-1990	27,650	254,500	226,850	100
16-99-00-300-220	16-D1-CLAW-1990	5,250	-	(5,250)	100
16-99-00-300-240	16-D1-CLAW-1990	14,800	47,410	32,610	100
16-99-00-300-260	16-D1-CLAW-1990	20,100	-	(20,100)	100
16-99-00-300-320	16-D1-CLAW-1990	21,400	50,950	29,550	100
16-99-00-305-025	16-D1-CLAW-1990	38,800	-	(38,800)	100
16-99-00-305-081	16-D1-CLAW-1990	3,850	-	(3,850)	100
16-99-00-305-090	16-D1-CLAW-1990	1,300	-	(1,300)	100
16-99-00-305-122	16-D1-CLAW-1990	17,550	-	(17,550)	100
16-99-00-305-150	16-D1-CLAW-1990	28,050	-	(28,050)	100
16-99-00-305-220	16-D1-CLAW-1990	25,500	-	(25,500)	100
16-99-00-305-230	16-D1-CLAW-1990	68,600	-	(68,600)	100
16-99-00-400-010	16-D1-CLAW-1990	750	-	(750)	100
16-99-00-400-040	16-D1-CLAW-1990	1,600	-	(1,600)	100
16-99-00-400-080	16-D1-CLAW-1990	35,950	-	(35,950)	100
16-99-00-405-130	16-D1-CLAW-1990	13,550	67,760	54,210	100
16-99-00-405-140	16-D1-CLAW-1990	6,100	-	(6,100)	100
16-99-00-405-175	16-D1-CLAW-1990	12,300	-	(12,300)	100
16-99-00-405-211	16-D1-CLAW-1990	20,100	-	(20,100)	100
16-99-00-405-220	16-D1-CLAW-1990	4,600	-	(4,600)	100
16-99-00-405-242	16-D1-CLAW-1990	6,150	-	(6,150)	100
16-99-00-860-006	16-D1-CLAW-1990	2,650	-	(2,650)	100
16-99-00-870-000	16-D1-CLAW-1990	450	-	(450)	100
16-99-00-870-003	16-D1-CLAW-1990	1,500	-	(1,500)	100
16-99-00-870-004	16-D1-CLAW-1990	850	-	(850)	100
16-99-00-870-062	16-D1-CLAW-1990	20,150	4,840	(15,310)	100
16-99-00-880-003	16-D1-CLAW-1990	1,100	-	(1,100)	100
16-99-00-890-008	16-D1-CLAW-1990	2,050	-	(2,050)	100
16-99-00-910-014	16-D1-CLAW-1990	-	96,500	96,500	100
16-99-00-910-016	16-D1-CLAW-1990	-	6,100	6,100	100
16-99-00-930-038	16-D1-CLAW-1990	-	-	-	100
16-99-00-940-029	16-D1-CLAW-1990	-	-	-	100
16-99-00-960-009	16-D1-CLAW-1990	-	-	-	100
16-99-00-960-016	16-D1-CLAW-1990	-	1,620	1,620	100
16-99-00-960-032	16-D1-CLAW-1990	-	12,350	12,350	100
16-99-00-980-046	16-D1-CLAW-1990	-	55,930	55,930	100
16-99-00-990-005	16-D1-CLAW-1990	-	-	-	100
16-99-00-990-018	16-D1-CLAW-1990	-	75,220	75,220	100
16-99-99-201-090	16-D1-CLAW-1990	344,900	-	(344,900)	100
	TOTALS:	6,405,750	10,312,370	3,906,620	

Clawson DDA Review 1991

Parcel Number	Tax Billing Code	Base Value	Taxable Value	Captured Value	P.R.E. %
16-20-34-356-012	16-D1-CLAW-1991	15,800	31,870	16,070	0
16-20-34-356-013	16-D1-CLAW-1991	20,000	51,130	31,130	100
16-20-34-356-014	16-D1-CLAW-1991	19,600	36,240	16,640	0
16-20-34-356-015	16-D1-CLAW-1991	12,500	10,410	(2,090)	0
16-20-34-356-023	16-D1-CLAW-1991	21,500	35,190	13,690	0
16-20-34-356-024	16-D1-CLAW-1991	18,100	17,390	(710)	0
16-20-34-356-035	16-D1-CLAW-1991	101,000	177,080	76,080	0
16-20-34-356-036	16-D1-CLAW-1991	17,800	72,040	54,240	100
16-20-34-356-037	16-D1-CLAW-1991	4,600	8,650	4,050	0
16-20-34-378-092	16-D1-CLAW-1991	5,200	73,410	68,210	0
16-20-34-378-093	16-D1-CLAW-1991	5,200	51,250	46,050	100
16-20-34-378-094	16-D1-CLAW-1991	5,200	37,220	32,020	100
16-20-34-378-095	16-D1-CLAW-1991	5,200	34,040	28,840	100
16-20-34-378-096	16-D1-CLAW-1991	5,200	37,020	31,820	100
16-20-34-378-097	16-D1-CLAW-1991	5,300	82,070	76,770	100
16-20-34-378-098	16-D1-CLAW-1991	5,300	75,630	70,330	100
16-20-34-378-099	16-D1-CLAW-1991	5,300	41,540	36,240	0
16-20-34-378-100	16-D1-CLAW-1991	5,300	75,370	70,070	100
16-20-34-378-101	16-D1-CLAW-1991	5,300	41,630	36,330	100
16-20-34-378-102	16-D1-CLAW-1991	5,300	44,860	39,560	0
16-20-34-378-103	16-D1-CLAW-1991	5,300	41,650	36,350	100
16-20-34-378-104	16-D1-CLAW-1991	5,300	41,630	36,330	0
16-20-34-378-105	16-D1-CLAW-1991	5,300	67,090	61,790	100
16-20-34-378-106	16-D1-CLAW-1991	5,300	41,380	36,080	100
16-20-34-378-107	16-D1-CLAW-1991	5,300	82,180	76,880	100
16-20-34-378-108	16-D1-CLAW-1991	5,300	40,900	35,600	100
16-20-34-378-109	16-D1-CLAW-1991	5,300	40,920	35,620	0
16-20-34-378-110	16-D1-CLAW-1991	5,300	40,900	35,600	100
16-20-34-378-111	16-D1-CLAW-1991	5,200	82,700	77,500	100
16-20-34-378-112	16-D1-CLAW-1991	5,200	34,500	29,300	100
16-20-34-378-113	16-D1-CLAW-1991	5,200	60,780	55,580	100
16-20-34-378-114	16-D1-CLAW-1991	5,200	40,510	35,310	100
16-20-34-378-115	16-D1-CLAW-1991	5,200	41,490	36,290	100

Parcel Number	Tax Billing Code	Base Value	Taxable Value	Captured Value	P.R.E.%
16-20-34-378-116	16-D1-CLAW-1991	5,200	41,520	36,320	100
16-20-34-378-117	16-D1-CLAW-1991	5,200	37,320	32,120	100
16-20-34-378-118	16-D1-CLAW-1991	5,200	37,330	32,130	0
16-20-34-378-119	16-D1-CLAW-1991	5,200	74,980	69,780	100
16-20-34-378-120	16-D1-CLAW-1991	5,200	41,490	36,290	100
16-20-34-378-121	16-D1-CLAW-1991	5,200	41,590	36,390	100
16-20-34-378-122	16-D1-CLAW-1991	5,200	36,970	31,770	100
16-20-34-378-123	16-D1-CLAW-1991	5,200	36,970	31,770	100
16-20-34-378-124	16-D1-CLAW-1991	5,200	41,590	36,390	100
16-20-34-378-125	16-D1-CLAW-1991	5,200	43,980	38,780	100
16-20-34-378-126	16-D1-CLAW-1991	5,200	40,920	35,720	100
16-20-34-378-127	16-D1-CLAW-1991	5,200	40,920	35,720	100
16-20-34-378-128	16-D1-CLAW-1991	5,200	40,990	35,790	100
16-25-03-104-001	16-D1-CLAW-1991	38,100	18,000	(20,100)	0
16-25-03-104-002	16-D1-CLAW-1991	18,300	29,810	11,510	0
16-25-03-104-003	16-D1-CLAW-1991	36,500	44,020	7,520	0
16-25-03-104-004	16-D1-CLAW-1991	23,800	36,170	12,370	0
16-25-03-104-005	16-D1-CLAW-1991	24,500	374,840	350,340	0
16-25-03-104-006	16-D1-CLAW-1991	20,900	61,890	40,990	0
16-25-03-104-007	16-D1-CLAW-1991	19,300	42,120	22,820	100
16-25-03-104-009	16-D1-CLAW-1991	28,000	43,340	15,340	100
16-99-00-003-046	16-D1-CLAW-1991	-	84,420	84,420	100
16-99-00-020-014	16-D1-CLAW-1991	-	120,350	120,350	100
16-99-00-300-326	16-D1-CLAW-1991	1,550	-	(1,550)	100
16-99-00-605-310	16-D1-CLAW-1991	-	49,490	49,490	100
16-99-99-201-091	16-D1-CLAW-1991	-	-	-	100
	TOTALS:	635,650	3,151,690	2,516,040	

Clawson DDA Review

Parcel Number	Tax Billing Code	Taxable Value	P.R.E. %
16-25-03-105-001	16-DA-CLAW	168,630	0
16-25-03-105-002	16-DA-CLAW	196,670	0
16-25-03-105-003	16-DA-CLAW	80,350	0
16-25-04-230-033	16-DA-CLAW	46,050	0
16-25-04-230-034	16-DA-CLAW	16,830	0
16-25-04-230-035	16-DA-CLAW	50,690	0
16-25-04-230-036	16-DA-CLAW	15,020	0
16-25-04-230-037	16-DA-CLAW	98,670	0
16-25-04-230-038	16-DA-CLAW	-	0
16-99-00-005-026	16-DA-CLAW	-	100
16-99-00-009-011	16-DA-CLAW	-	100
16-99-00-014-001	16-DA-CLAW	-	100
16-99-00-020-029	16-DA-CLAW	1,500	100
16-99-00-405-280	16-DA-CLAW	-	100
16-99-00-405-290	16-DA-CLAW	13,270	100
16-99-00-405-310	16-DA-CLAW	-	100
	TOTALS:	**687,680**	

Although these parcels are within the Authority Boundaries they are NOT within the Plan Boundaries therefore no TIF capture benefit. However, these properties are subject to the DDA Millage.

Clawson 2019 Millage Rates

Millage Purpose	2019 Rate
County - Operating	4.04
County - Parks & Recreation	0.23
City of Clawson - Operating	9.78
City of Clawson - Operating	3.85
City of Clawson - Library Fund	0.90
City of Clawson - Library Voted	0.30
City of Clawson - Rubbish	1.96
City of Clawson - Rubbish	0.77
City of Clawson - Bonded Debt	3.69
City of Clawson - Drain/Sewer Debt	1.74
City of Clawson - Library Bonded Debt	0.52
City of Clawson - Parks Debt	0.72
City of Clawson - Sidewalk Debt	0.23
City of Clawson D.D.A.	1.94
H.C.M.A.	0.21
Oakland Community College	1.53
OCPTA	0.99
Zoo Authority	0.10
Art Institute Authority	0.19
State Education Tax (S.E.T.)	6.00
Clawson Public Schools - Operating Non-Hmstd.	18.00
Clawson Public Schools - Debt RB	5.78
Clawson Public Schools - Debt Tech	1.43
Clawson Public Schools - Debt CP	1.81
Oakland Schools - Allocated	0.19
Oakland Schools - Voted	3.06

Key/Considerations:

PRE properties subject to Clawson Public Schools Debt

Non-Hmstd. Properties subject to Clawson Public Schools - Operating Non-Hmstd. and Debt

All properties within the Authority boundaries
subject to the D.D.A. Millage

Clawson DDA Bond 2020

Date	DDA RZED 248	Value
5/1/2020	$70,000.00	$14,188.63
11/1/2020		$13,206.88
5/1/2021	$70,000.00	$13,206.88
11/1/2021		$12,148.13
5/1/2022	$75,000.00	$12,148.13
11/1/2022		$11,013.75
5/1/2023	$75,000.00	$11,013.75
11/1/2023		$9,879.38
5/1/2024	$80,000	$9,879.38
11/1/2024		$8,625.38
5/1/2025	$80,000	$8,625.38
11/1/2025		$7,371.38
5/1/2026	$85,000.00	$7,371.38
11/1/2026		$6,039.00
5/1/2027	$85,000.00	$6,039.00
11/1/2027		$4,613.13
5/1/2028	$90,000.00	$4,613.13
11/1/2028		$3,103.38
5/1/2029	$90,000.00	$3,103.38
11/1/2029		$1,593.63
5/1/2030	$95,000.00	$1,593.63

Clawson 20-Year TIF Projections 1990

Parcel Number	Base Value	2020 Taxable Value	2020 captured Value	P.R.E. %	Projected Value																			
	1990	2020	2020		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
16-20-33-454-030	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-33-477-016	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-33-477-021	16,600	47,390	30,790	0	47,864	48,343	48,826	49,314	49,807	50,305	50,808	51,317	51,830	52,348	52,872	53,400	53,934	54,474	55,018	55,569	56,124	56,685	57,252	57,825
16-20-33-477-022	109,200	178,030	68,830	0	179,810	181,608	183,424	185,259	187,111	188,982	190,872	192,781	194,709	196,656	198,622	200,609	202,615	204,641	206,687	208,754	210,842	212,950	215,080	217,230
16-20-33-477-024	65,400	117,000	51,600	0	118,170	119,352	120,545	121,751	122,968	124,198	125,440	126,694	127,961	129,241	130,533	131,839	133,157	134,488	135,833	137,192	138,564	139,949	141,349	142,762
16-20-33-477-025	42,000	94,120	52,120	0	95,061	96,012	96,972	97,942	98,921	99,910	100,909	101,918	102,938	103,967	105,007	106,057	107,117	108,189	109,270	110,363	111,467	112,581	113,707	114,844
16-20-33-477-034	84,100	42,980	(41,120)	0	43,410	43,844	44,282	44,725	45,172	45,624	46,080	46,541	47,007	47,477	47,951	48,431	48,915	49,404	49,898	50,397	50,901	51,410	51,925	52,444
16-20-33-477-035	126,400	215,000	88,600	0	217,150	219,322	221,515	223,730	225,967	228,227	230,509	232,814	235,142	237,494	239,869	242,267	244,690	247,137	249,608	252,104	254,625	257,172	259,743	262,341
16-20-33-477-042	60,800	99,100	38,300	0	100,091	101,092	102,103	103,124	104,155	105,197	106,249	107,311	108,384	109,468	110,563	111,668	112,785	113,913	115,052	116,203	117,365	118,538	119,724	120,921
16-20-33-477-044	135,100	165,250	30,150	0	166,903	168,572	170,257	171,960	173,679	175,416	177,170	178,942	180,731	182,539	184,364	186,208	188,070	189,951	191,850	193,769	195,706	197,663	199,640	201,636
16-20-33-477-046	197,200	305,150	107,950	0	308,202	311,284	314,396	317,540	320,716	323,923	327,162	330,434	333,738	337,075	340,446	343,851	347,289	350,762	354,270	357,812	361,390	365,004	368,654	372,341
16-20-33-477-047	22,400	45,100	22,700	0	45,551	46,007	46,467	46,931	47,401	47,875	48,353	48,837	49,325	49,818	50,317	50,820	51,328	51,841	52,360	52,883	53,412	53,946	54,486	55,031
16-20-33-477-050	139,000	242,510	103,510	0	244,935	247,384	249,858	252,357	254,880	257,429	260,004	262,604	265,230	267,882	270,561	273,266	275,999	278,759	281,547	284,362	287,206	290,078	292,979	295,908
16-20-33-477-052	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-33-477-053	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-33-477-054	6,438	-	(6,438)	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-33-477-055	163,862	282,690	118,828	0	285,517	288,372	291,256	294,168	297,110	300,081	303,082	306,113	309,174	312,266	315,388	318,542	321,728	324,945	328,194	331,476	334,791	338,139	341,520	344,936
16-20-34-354-001	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-34-354-002	527,900	691,100	163,200	0	698,011	704,991	712,041	719,161	726,353	733,617	740,953	748,362	755,846	763,404	771,038	778,749	786,536	794,402	802,346	810,369	818,473	826,658	834,924	843,273
16-20-34-354-030	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-34-355-001	40,400	62,420	22,020	0	63,044	63,675	64,311	64,955	65,604	66,260	66,923	67,592	68,268	68,951	69,640	70,336	71,040	71,750	72,468	73,192	73,924	74,664	75,410	76,164
16-20-34-355-004	28,300	47,830	19,530	0	48,308	48,791	49,279	49,772	50,270	50,773	51,280	51,793	52,311	52,834	53,362	53,896	54,435	54,979	55,529	56,084	56,645	57,212	57,784	58,362
16-20-34-355-005	44,500	73,530	29,030	0	74,265	75,008	75,758	76,516	77,281	78,054	78,834	79,622	80,419	81,223	82,035	82,855	83,684	84,521	85,366	86,220	87,082	87,953	88,832	89,721
16-20-34-355-006	45,100	71,120	26,020	0	71,831	72,550	73,275	74,008	74,748	75,495	76,250	77,013	77,783	78,561	79,346	80,140	80,941	81,751	82,568	83,394	84,228	85,070	85,921	86,780
16-20-34-355-007	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-34-355-008	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-34-355-009	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-34-355-010	21,600	-	(21,600)	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-20-34-355-019	72,000	122,800	50,800	0	124,028	125,268	126,521	127,786	129,064	130,355	131,658	132,975	134,305	135,648	137,004	138,374	139,758	141,155	142,567	143,993	145,433	146,887	148,356	149,839
16-20-34-355-020	44,600	91,540	46,940	0	92,455	93,380	94,314	95,257	96,209	97,172	98,143	99,125	100,116	101,117	102,128	103,150	104,181	105,223	106,275	107,338	108,411	109,495	110,590	111,696
16-20-34-355-021	48,500	93,170	44,670	0	94,102	95,043	95,993	96,953	97,923	98,902	99,891	100,890	101,899	102,918	103,947	104,986	106,036	107,097	108,167	109,249	110,342	111,445	112,560	113,685
16-20-34-355-037	9,600	27,670	18,070	0	27,947	28,226	28,508	28,794	29,081	29,372	29,666	29,963	30,262	30,565	30,871	31,179	31,491	31,806	32,124	32,445	32,770	33,097	33,428	33,763
16-20-34-355-038	10,900	23,620	12,720	100	23,856	24,095	24,336	24,579	24,825	25,073	25,324	25,577	25,833	26,091	26,352	26,616	26,882	27,151	27,422	27,696	27,973	28,253	28,536	28,821
16-20-34-355-039	28,200	53,220	25,020	0	53,752	54,290	54,833	55,381	55,935	56,494	57,059	57,630	58,206	58,788	59,376	59,970	60,569	61,175	61,787	62,405	63,029	63,659	64,296	64,939

Clawson 20-Year TIF Projections 1990

16-20-34-355-040	24,700	31,580	6,880	0	31,896	32,215	32,537	32,862	33,191	33,523	33,858	34,197	34,539	34,884	35,233	35,585	35,941	36,300	36,663	37,030	37,400	37,774	38,152	38,534
16-20-34-355-041	2,200	6,030	3,830	0	6,090	6,151	6,213	6,275	6,338	6,401	6,465	6,530	6,595	6,661	6,727	6,795	6,863	6,931	7,001	7,071	7,141	7,213	7,285	7,358
16-20-34-355-042	38,400	54,260	15,860	0	54,803	55,351	55,904	56,463	57,028	57,598	58,174	58,756	59,343	59,937	60,536	61,142	61,753	62,370	62,994	63,624	64,260	64,903	65,552	66,208
16-20-34-355-045	57,300	87,920	30,620	0	88,799	89,687	90,584	91,490	92,405	93,329	94,262	95,205	96,157	97,118	98,090	99,070	100,061	101,062	102,072	103,093	104,124	105,165	106,217	107,279
16-20-34-355-047	13,600	22,790	9,190	0	23,018	23,248	23,481	23,715	23,953	24,192	24,434	24,678	24,925	25,174	25,426	25,680	25,937	26,197	26,458	26,723	26,990	27,260	27,533	27,808
16-20-34-355-048	222,900	319,110	96,210	0	322,301	325,524	328,779	332,067	335,388	338,742	342,129	345,550	349,006	352,496	356,021	359,581	363,177	366,809	370,477	374,182	377,923	381,703	385,520	389,375
16-20-34-355-050	91,500	115,510	24,010	0	116,665	117,832	119,010	120,200	121,402	122,616	123,842	125,081	126,332	127,595	128,871	130,160	131,461	132,776	134,104	135,445	136,799	138,167	139,549	140,944
16-20-34-355-051	136,500	191,960	55,460	50	193,880	195,818	197,777	199,754	201,752	203,769	205,807	207,865	209,944	212,043	214,164	216,305	218,468	220,653	222,860	225,088	227,339	229,612	231,909	234,228
16-20-34-355-052	24,000	73,120	49,120	0	73,851	74,590	75,336	76,089	76,850	77,618	78,395	79,178	79,970	80,770	81,578	82,393	83,217	84,050	84,890	85,739	86,596	87,462	88,337	89,220
16-20-34-355-053	528,100	901,650	373,550	0	910,667	919,773	928,971	938,261	947,643	957,120	966,691	976,358	986,121	995,983	1,005,942	1,016,002	1,026,162	1,036,423	1,046,788	1,057,256	1,067,828	1,078,506	1,089,291	1,100,184
16-25-03-101-001	99,500	144,790	45,290	0	146,238	147,700	149,177	150,669	152,176	153,698	155,234	156,787	158,355	159,938	161,538	163,153	164,785	166,432	168,097	169,778	171,475	173,190	174,922	176,671
16-25-03-101-002	89,100	132,320	43,220	0	133,643	134,980	136,329	137,693	139,070	140,460	141,865	143,284	144,716	146,164	147,625	149,101	150,593	152,098	153,619	155,156	156,707	158,274	159,857	161,456
16-25-03-101-003	40,900	86,750	45,850	0	87,618	88,494	89,379	90,272	91,175	92,087	93,008	93,938	94,877	95,826	96,784	97,752	98,730	99,717	100,714	101,721	102,738	103,766	104,803	105,851
16-25-03-101-004	50,000	84,460	34,460	0	85,305	86,158	87,019	87,889	88,768	89,656	90,553	91,458	92,373	93,296	94,229	95,172	96,123	97,085	98,055	99,036	100,026	101,027	102,037	103,057
16-25-03-101-005	53,400	87,070	33,670	0	87,941	88,820	89,708	90,605	91,511	92,427	93,351	94,284	95,227	96,179	97,141	98,113	99,094	100,085	101,086	102,096	103,117	104,149	105,190	106,242
16-25-03-101-013	54,300	108,600	54,300	0	109,686	110,783	111,891	113,010	114,140	115,281	116,434	117,598	118,774	119,962	121,162	122,373	123,597	124,833	126,081	127,342	128,615	129,902	131,201	132,513
16-25-03-101-014	34,000	20,290	(13,710)	0	20,493	20,698	20,905	21,114	21,325	21,538	21,754	21,971	22,191	22,413	22,637	22,863	23,092	23,323	23,556	23,792	24,030	24,270	24,513	24,758
16-25-03-101-015	74,600	125,670	51,070	0	126,927	128,196	129,478	130,773	132,080	133,401	134,735	136,083	137,443	138,818	140,206	141,608	143,024	144,454	145,899	147,358	148,832	150,320	151,823	153,341
16-25-03-101-024	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-25-03-101-026	54,100	96,780	42,680	0	97,748	98,725	99,713	100,710	101,717	102,734	103,761	104,799	105,847	106,905	107,974	109,054	110,145	111,246	112,359	113,482	114,617	115,763	116,921	118,090
16-25-03-101-027	75,700	106,830	31,130	0	107,898	108,977	110,067	111,168	112,279	113,402	114,536	115,682	116,838	118,007	119,187	120,379	121,583	122,798	124,026	125,267	126,519	127,784	129,062	130,353
16-25-03-102-001	22,900	34,570	11,670	0	34,916	35,265	35,618	35,974	36,333	36,697	37,064	37,434	37,809	38,187	38,569	38,954	39,344	39,737	40,135	40,536	40,941	41,351	41,764	42,182
16-25-03-102-002	161,200	198,310	37,110	0	200,293	202,296	204,319	206,362	208,426	210,510	212,615	214,741	216,889	219,058	221,248	223,461	225,695	227,952	230,232	232,534	234,859	237,208	239,580	241,976
16-25-03-103-007	134,600	264,270	129,670	0	266,913	269,582	272,278	275,000	277,750	280,528	283,333	286,167	289,028	291,918	294,838	297,786	300,764	303,772	306,809	309,877	312,976	316,106	319,267	322,460
16-25-03-103-010	119,800	170,370	50,570	0	172,074	173,794	175,532	177,288	179,061	180,851	182,660	184,486	186,331	188,194	190,076	191,977	193,897	195,836	197,794	199,772	201,770	203,788	205,826	207,884
16-25-03-103-011	5,500	19,810	14,310	0	20,008	20,208	20,410	20,614	20,821	21,029	21,239	21,451	21,666	21,883	22,101	22,322	22,546	22,771	22,999	23,229	23,461	23,696	23,933	24,172
16-25-03-103-012	25,200	11,070	(14,130)	0	11,181	11,293	11,405	11,519	11,635	11,751	11,869	11,987	12,107	12,228	12,350	12,474	12,599	12,725	12,852	12,980	13,110	13,241	13,374	13,508
16-25-03-103-016	133,100	185,570	52,470	0	187,426	189,300	191,193	193,105	195,036	196,986	198,956	200,946	202,955	204,985	207,035	209,105	211,196	213,308	215,441	217,595	219,771	221,969	224,189	226,431
16-25-03-103-017	99,700	205,070	105,370	0	207,121	209,192	211,284	213,397	215,531	217,686	219,863	222,061	224,282	226,525	228,790	231,078	233,389	235,723	238,080	240,461	242,865	245,294	247,747	250,224
16-25-04-228-001	54,200	87,490	33,290	0	88,365	89,249	90,141	91,042	91,953	92,872	93,801	94,739	95,687	96,643	97,610	98,586	99,572	100,567	101,573	102,589	103,615	104,651	105,697	106,754
16-25-04-228-002	39,200	64,670	25,470	0	65,317	65,970	66,630	67,296	67,969	68,649	69,335	70,028	70,729	71,436	72,150	72,872	73,600	74,336	75,080	75,831	76,589	77,355	78,128	78,910
16-25-04-228-003	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-25-04-228-004	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-25-04-228-006	15,300	30,590	15,290	0	30,896	31,205	31,517	31,832	32,150	32,472	32,797	33,125	33,456	33,790	34,128	34,470	34,814	35,162	35,514	35,869	36,228	36,590	36,956	37,326
16-25-04-228-007	34,400	32,430	(1,970)	0	32,754	33,082	33,413	33,747	34,084	34,425	34,769	35,117	35,468	35,823	36,181	36,543	36,908	37,277	37,650	38,027	38,407	38,791	39,179	39,571
16-25-04-228-008	39,600	67,440	27,840	0	68,114	68,796	69,483	70,178	70,880	71,589	72,305	73,028	73,758	74,496	75,241	75,993	76,753	77,521	78,296	79,079	79,869	80,668	81,475	82,290

Clawson 20-Year TIF Projections 1990

16-25-04-228-009	6,800	14,590	7,790	0	14,736	14,883	15,032	15,182	15,334	15,488	15,642	15,799	15,957	16,116	16,278	16,440	16,605	16,771	16,939	17,108	17,279	17,452	17,626	17,803
16-25-04-228-010	14,000	29,610	15,610	0	29,906	30,205	30,507	30,812	31,120	31,432	31,746	32,063	32,384	32,708	33,035	33,365	33,699	34,036	34,376	34,720	35,067	35,418	35,772	36,130
16-25-04-228-013	7,200	11,810	4,610	0	11,928	12,047	12,168	12,290	12,412	12,537	12,662	12,789	12,916	13,046	13,176	13,308	13,441	13,575	13,711	13,848	13,987	14,127	14,268	14,410
16-25-04-228-017	6,000	18,490	12,490	0	18,675	18,862	19,050	19,241	19,433	19,628	19,824	20,022	20,222	20,424	20,629	20,835	21,043	21,254	21,466	21,681	21,898	22,117	22,338	22,561
16-25-04-228-020	6,000	10,000	4,000	0	10,100	10,201	10,303	10,406	10,510	10,615	10,721	10,829	10,937	11,046	11,157	11,268	11,381	11,495	11,610	11,726	11,843	11,961	12,081	12,202
16-25-04-228-021	35,900	53,280	17,380	0	53,813	54,351	54,894	55,443	55,998	56,558	57,123	57,695	58,272	58,854	59,443	60,037	60,638	61,244	61,856	62,475	63,100	63,731	64,368	65,012
16-25-04-228-022	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-25-04-228-023	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-25-04-228-032	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-25-04-228-033	268,500	325,810	57,310	0	329,068	332,359	335,682	339,039	342,430	345,854	349,312	352,806	356,334	359,897	363,496	367,131	370,802	374,510	378,255	382,038	385,858	389,717	393,614	397,550
16-25-04-228-034	46,000	101,920	55,920	0	102,939	103,969	105,008	106,058	107,119	108,190	109,272	110,365	111,468	112,583	113,709	114,846	115,994	117,154	118,326	119,509	120,704	121,911	123,130	124,362
16-25-04-228-035	12,200	128,050	115,850	0	129,331	130,624	131,930	133,249	134,582	135,928	137,287	138,660	140,046	141,447	142,861	144,290	145,733	147,190	148,662	150,149	151,650	153,167	154,698	156,245
16-25-04-228-036	48,700	125,680	76,980	0	126,937	128,206	129,488	130,783	132,091	133,412	134,746	136,093	137,454	138,829	140,217	141,619	143,036	144,466	145,911	147,370	148,843	150,332	151,835	153,353
16-25-04-228-038	61,900	88,460	26,560	0	89,345	90,238	91,140	92,052	92,972	93,902	94,841	95,790	96,747	97,715	98,692	99,679	100,676	101,682	102,699	103,726	104,764	105,811	106,869	107,938
16-25-04-228-039	93,200	54,520	(38,680)	0	55,065	55,616	56,172	56,734	57,301	57,874	58,453	59,037	59,628	60,224	60,826	61,435	62,049	62,669	63,296	63,929	64,568	65,214	65,866	66,525
16-25-04-228-040	6,600	18,450	11,850	0	18,635	18,821	19,009	19,199	19,391	19,585	19,781	19,979	20,178	20,380	20,584	20,790	20,998	21,208	21,420	21,634	21,850	22,069	22,290	22,513
16-25-04-228-041	43,900	50,600	6,700	0	51,106	51,617	52,133	52,655	53,181	53,713	54,250	54,793	55,340	55,894	56,453	57,017	57,588	58,163	58,745	59,332	59,926	60,525	61,130	61,742
16-25-04-228-042	2,000	3,180	1,180	0	3,212	3,244	3,276	3,309	3,342	3,376	3,409	3,443	3,478	3,513	3,548	3,583	3,619	3,655	3,692	3,729	3,766	3,804	3,842	3,880
16-25-04-228-043	4,900	13,840	8,940	0	13,978	14,118	14,259	14,402	14,546	14,691	14,838	14,987	15,137	15,288	15,441	15,595	15,751	15,909	16,068	16,228	16,391	16,555	16,720	16,887
16-25-04-229-035	103,300	246,560	143,260	0	249,026	251,516	254,031	256,571	259,137	261,728	264,346	266,989	269,659	272,356	275,079	277,830	280,608	283,414	286,249	289,111	292,002	294,922	297,871	300,850
16-25-04-229-036	113,600	246,520	132,920	0	248,985	251,475	253,990	256,530	259,095	261,686	264,303	266,946	269,615	272,311	275,035	277,785	280,563	283,368	286,202	289,064	291,955	294,874	297,823	300,801
16-99-00-000-035	-	5,550	5,550	100	5,606	5,662	5,718	5,775	5,833	5,891	5,950	6,010	6,070	6,131	6,192	6,254	6,316	6,380	6,443	6,508	6,573	6,639	6,705	6,772
16-99-00-001-021	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-002-024	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-003-024	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-003-050	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-004-001	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-006-004	-	1,060	1,060	100	1,071	1,081	1,092	1,103	1,114	1,125	1,136	1,148	1,159	1,171	1,183	1,194	1,206	1,218	1,231	1,243	1,255	1,268	1,281	1,293
16-99-00-007-011	-	12,060	12,060	100	12,181	12,302	12,425	12,550	12,675	12,802	12,930	13,059	13,190	13,322	13,455	13,590	13,725	13,863	14,001	14,141	14,283	14,426	14,570	14,715
16-99-00-007-016	-	57,880	57,880	100	58,459	59,043	59,634	60,230	60,832	61,441	62,055	62,676	63,303	63,936	64,575	65,221	65,873	66,532	67,197	67,869	68,548	69,233	69,925	70,625
16-99-00-009-024	-	6,190	6,190	100	6,252	6,314	6,378	6,441	6,506	6,571	6,637	6,703	6,770	6,838	6,906	6,975	7,045	7,115	7,186	7,258	7,331	7,404	7,478	7,553
16-99-00-009-033	-	7,920	7,920	100	7,999	8,079	8,160	8,242	8,324	8,407	8,491	8,576	8,662	8,749	8,836	8,924	9,014	9,104	9,195	9,287	9,380	9,473	9,568	9,664
16-99-00-010-010	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-011-009	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-012-002	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-012-008	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-012-009	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Clawson 20-Year TIF Projections 1990

16-99-00-013-005	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-014-004	-	40,760	40,760	100	41,168	41,579	41,995	42,415	42,839	43,268	43,700	44,137	44,579	45,024	45,475	45,929	46,389	46,853	47,321	47,794	48,272	48,755	49,243	49,735
16-99-00-015-002	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-015-003	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-015-009	-	2,610	2,610	100	2,636	2,662	2,689	2,716	2,743	2,771	2,798	2,826	2,855	2,883	2,912	2,941	2,970	3,000	3,030	3,060	3,091	3,122	3,153	3,185
16-99-00-015-023	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-015-025	-	2,690	2,690	100	2,717	2,744	2,772	2,799	2,827	2,855	2,884	2,913	2,942	2,971	3,001	3,031	3,061	3,092	3,123	3,154	3,186	3,218	3,250	3,282
16-99-00-016-006	-	50,530	50,530	100	51,035	51,546	52,061	52,582	53,108	53,639	54,175	54,717	55,264	55,817	56,375	56,938	57,508	58,083	58,664	59,250	59,843	60,441	61,046	61,656
16-99-00-016-012	-	10,000	10,000	100	10,100	10,201	10,303	10,406	10,510	10,615	10,721	10,829	10,937	11,046	11,157	11,268	11,381	11,495	11,610	11,726	11,843	11,961	12,081	12,202
16-99-00-016-013	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-016-018	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-016-020	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-017-003	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-017-004	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-017-006	-	2,660	2,660	100	2,687	2,713	2,741	2,768	2,796	2,824	2,852	2,880	2,909	2,938	2,968	2,997	3,027	3,058	3,088	3,119	3,150	3,182	3,214	3,246
16-99-00-017-007	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-017-017	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-018-003	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-018-004	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-019-006	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-019-009	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-019-011	-	2,550	2,550	100	2,576	2,601	2,627	2,654	2,680	2,707	2,734	2,761	2,789	2,817	2,845	2,873	2,902	2,931	2,960	2,990	3,020	3,050	3,081	3,111
16-99-00-019-012	-	136,140	136,140	100	137,501	138,876	140,265	141,668	143,085	144,515	145,961	147,420	148,894	150,383	151,887	153,406	154,940	156,489	158,054	159,635	161,231	162,844	164,472	166,117
16-99-00-019-014	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-020-008	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-020-009	-	1,000	1,000	100	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094	1,105	1,116	1,127	1,138	1,149	1,161	1,173	1,184	1,196	1,208	1,220
16-99-00-020-010	-	191,240	191,240	100	193,152	195,084	197,035	199,005	200,995	203,005	205,035	207,086	209,156	211,248	213,360	215,494	217,649	219,825	222,024	224,244	226,486	228,751	231,039	233,349
16-99-00-020-023	-	1,000	1,000	100	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094	1,105	1,116	1,127	1,138	1,149	1,161	1,173	1,184	1,196	1,208	1,220
16-99-00-020-025	-	1,000	1,000	100	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094	1,105	1,116	1,127	1,138	1,149	1,161	1,173	1,184	1,196	1,208	1,220
16-99-00-020-026	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-020-028	-	1,500	1,500	100	1,515	1,530	1,545	1,561	1,577	1,592	1,608	1,624	1,641	1,657	1,674	1,690	1,707	1,724	1,741	1,759	1,776	1,794	1,812	1,830
16-99-00-020-052	-	201,990	201,990	100	204,010	206,050	208,110	210,192	212,294	214,416	216,561	218,726	220,913	223,123	225,354	227,607	229,883	232,182	234,504	236,849	239,218	241,610	244,026	246,466
16-99-00-300-050	31,850	-	(31,850)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-300-060	2,300	-	(2,300)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-300-110	2,000	-	(2,000)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-300-130	650	-	(650)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-300-132	1,050	-	(1,050)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Clawson 20-Year TIF Projections 1990

16-99-00-300-145	27,650	254,500	226,850	100	257,045	259,615	262,212	264,834	267,482	270,157	272,858	275,587	278,343	281,126	283,938	286,777	289,645	292,541	295,467	298,421	301,405	304,420	307,464	310,538
16-99-00-300-220	5,250	-	(5,250)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-300-240	14,800	47,410	32,610	100	47,884	48,363	48,847	49,335	49,828	50,327	50,830	51,338	51,852	52,370	52,894	53,423	53,957	54,497	55,042	55,592	56,148	56,709	57,276	57,849
16-99-00-300-260	20,100	-	(20,100)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-300-320	21,400	50,950	29,550	100	51,460	51,974	52,494	53,019	53,549	54,084	54,625	55,172	55,723	56,280	56,843	57,412	57,986	58,566	59,151	59,743	60,340	60,944	61,553	62,169
16-99-00-305-025	38,800	-	(38,800)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-305-081	3,850	-	(3,850)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-305-090	1,300	-	(1,300)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-305-122	17,550	-	(17,550)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-305-150	28,050	-	(28,050)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-305-220	25,500	-	(25,500)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-305-230	68,600	-	(68,600)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-400-010	750	-	(750)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-400-040	1,600	-	(1,600)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-400-080	35,950	-	(35,950)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-405-130	13,550	67,760	54,210	100	68,438	69,122	69,813	70,511	71,216	71,929	72,648	73,374	74,108	74,849	75,598	76,354	77,117	77,888	78,667	79,454	80,248	81,051	81,861	82,680
16-99-00-405-140	6,100	-	(6,100)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-405-175	12,300	-	(12,300)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-405-211	20,100	-	(20,100)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-405-220	4,600	-	(4,600)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-405-242	6,150	-	(6,150)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-860-006	2,650	-	(2,650)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-870-000	450	-	(450)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-870-003	1,500	-	(1,500)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-870-004	850	-	(850)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-870-062	20,150	4,840	(15,310)	100	4,888	4,937	4,987	5,037	5,087	5,138	5,189	5,241	5,293	5,346	5,400	5,454	5,508	5,563	5,619	5,675	5,732	5,789	5,847	5,906
16-99-00-880-003	1,100	-	(1,100)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-890-008	2,050	-	(2,050)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-910-014	-	96,500	96,500	100	97,465	98,440	99,424	100,418	101,422	102,437	103,461	104,496	105,541	106,596	107,662	108,739	109,826	110,924	112,034	113,154	114,285	115,428	116,583	117,748
16-99-00-910-016	-	6,100	6,100	100	6,161	6,223	6,285	6,348	6,411	6,475	6,540	6,605	6,671	6,738	6,806	6,874	6,942	7,012	7,082	7,153	7,224	7,296	7,369	7,443
16-99-00-930-038	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-940-029	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-960-009	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-960-016	-	1,620	1,620	100	1,636	1,653	1,669	1,686	1,703	1,720	1,737	1,754	1,772	1,789	1,807	1,825	1,844	1,862	1,881	1,900	1,919	1,938	1,957	1,977
16-99-00-960-032	-	12,350	12,350	100	12,474	12,598	12,724	12,851	12,980	13,110	13,241	13,373	13,507	13,642	13,779	13,916	14,055	14,196	14,338	14,481	14,626	14,772	14,920	15,069
16-99-00-980-046	-	55,930	55,930	100	56,489	57,054	57,625	58,201	58,783	59,371	59,965	60,564	61,170	61,782	62,399	63,023	63,654	64,290	64,933	65,582	66,238	66,901	67,570	68,245
16-99-00-990-005	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Clawson 20-Year TIF Projections 1990

16-99-00-990-018	-	75,220	75,220	100	75,972	76,732	77,499	78,274	79,057	79,848	80,646	81,452	82,267	83,090	83,921	84,760	85,607	86,463	87,328	88,201	89,083	89,974	90,874	91,783
16-99-99-201-090	344,900	-	(344,900)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTALS:	**6,405,750**	**10,312,370**	**3,906,620**		**10,415,494**	**10,519,649**	**10,624,845**	**10,731,094**	**10,838,405**	**10,946,789**	**11,056,256**	**11,166,819**	**11,278,487**	**11,391,272**	**11,505,185**	**11,620,237**	**11,736,439**	**11,853,803**	**11,972,341**	**12,092,065**	**12,212,985**	**12,335,115**	**12,458,466**	**12,583,051**
			Capture		4,009,744	4,113,899	4,219,095	4,325,344	4,432,655	4,541,039	4,650,506	4,761,069	4,872,737	4,985,522	5,099,435	5,214,487	5,330,689	5,448,053	5,566,591	5,686,315	5,807,235	5,929,365	6,052,716	6,177,301
			TIF	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**TOTAL**
			Revenue	**122,202**	**125,376**	**128,582**	**131,820**	**135,091**	**138,394**	**141,730**	**145,100**	**148,503**	**151,940**	**155,412**	**158,918**	**162,460**	**166,037**	**169,649**	**173,298**	**176,983**	**180,705**	**184,464**	**188,261**	**3,084,927**

Clawson 20-Year TIF Projections 1991

Parcel Number	Base Value	Taxable Value	Captured Value	P.R.E. %	Projected Value 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
16-20-34-356-012	15,800	31,870	16,070	0	32,189	32,511	32,836	33,164	33,496	33,831	34,169	34,511	34,856	35,204	35,556	35,912	36,271	36,634	37,000	37,370	37,744	38,121	38,502	38,887
16-20-34-356-013	20,000	51,130	31,130	100	51,641	52,158	52,679	53,206	53,738	54,276	54,818	55,366	55,920	56,479	57,044	57,615	58,191	58,773	59,360	59,954	60,553	61,159	61,771	62,388
16-20-34-356-014	19,600	36,240	16,640	0	36,602	36,968	37,338	37,711	38,089	38,469	38,854	39,243	39,635	40,032	40,432	40,836	41,245	41,657	42,074	42,494	42,919	43,348	43,782	44,220
16-20-34-356-015	12,500	10,410	(2,090)	0	10,514	10,619	10,725	10,833	10,941	11,050	11,161	11,273	11,385	11,499	11,614	11,730	11,848	11,966	12,086	12,207	12,329	12,452	12,576	12,702
16-20-34-356-023	21,500	35,190	13,690	0	35,542	35,897	36,256	36,619	36,985	37,355	37,728	38,106	38,487	38,872	39,260	39,653	40,050	40,450	40,854	41,263	41,676	42,092	42,513	42,938
16-20-34-356-024	18,100	17,390	(710)	0	17,564	17,740	17,917	18,096	18,277	18,460	18,644	18,831	19,019	19,209	19,401	19,595	19,791	19,989	20,189	20,391	20,595	20,801	21,009	21,219
16-20-34-356-035	101,000	177,080	76,080	0	178,851	180,639	182,446	184,270	186,113	187,974	189,854	191,752	193,670	195,606	197,563	199,538	201,534	203,549	205,584	207,640	209,717	211,814	213,932	216,071
16-20-34-356-036	17,800	72,040	54,240	100	72,760	73,488	74,223	74,965	75,715	76,472	77,237	78,009	78,789	79,577	80,373	81,176	81,988	82,808	83,636	84,473	85,317	86,170	87,032	87,902
16-20-34-356-037	4,600	8,650	4,050	0	8,737	8,824	8,912	9,001	9,091	9,182	9,274	9,367	9,460	9,555	9,651	9,747	9,845	9,943	10,042	10,143	10,244	10,347	10,450	10,555
16-20-34-378-092	5,200	73,410	68,210	0	74,144	74,886	75,634	76,391	77,155	77,926	78,705	79,493	80,287	81,090	81,901	82,720	83,547	84,383	85,227	86,079	86,940	87,809	88,687	89,574
16-20-34-378-093	5,200	51,250	46,050	100	51,763	52,280	52,803	53,331	53,864	54,403	54,947	55,496	56,051	56,612	57,178	57,750	58,327	58,911	59,500	60,095	60,696	61,303	61,916	62,535
16-20-34-378-094	5,200	37,220	32,020	100	37,592	37,968	38,348	38,731	39,119	39,510	39,905	40,304	40,707	41,114	41,525	41,940	42,360	42,783	43,211	43,643	44,080	44,521	44,966	45,415
16-20-34-378-095	5,200	34,040	28,840	100	34,380	34,724	35,071	35,422	35,776	36,134	36,495	36,860	37,229	37,601	37,977	38,357	38,741	39,128	39,519	39,915	40,314	40,717	41,124	41,535
16-20-34-378-096	5,200	37,020	31,820	100	37,390	37,764	38,142	38,523	38,908	39,297	39,690	40,087	40,488	40,893	41,302	41,715	42,132	42,554	42,979	43,409	43,843	44,281	44,724	45,171
16-20-34-378-097	5,300	82,070	76,770	100	82,891	83,720	84,557	85,402	86,256	87,119	87,990	88,870	89,759	90,656	91,563	92,479	93,403	94,337	95,281	96,234	97,196	98,168	99,150	100,141
16-20-34-378-098	5,300	75,630	70,330	100	76,386	77,150	77,922	78,701	79,488	80,283	81,086	81,896	82,715	83,543	84,378	85,222	86,074	86,935	87,804	88,682	89,569	90,465	91,369	92,283
16-20-34-378-099	5,300	41,540	36,240	0	41,955	42,375	42,799	43,227	43,659	44,096	44,537	44,982	45,432	45,886	46,345	46,808	47,276	47,749	48,227	48,709	49,196	49,688	50,185	50,687
16-20-34-378-100	5,300	75,370	70,070	100	76,124	76,885	77,654	78,430	79,215	80,007	80,807	81,615	82,431	83,255	84,088	84,929	85,778	86,636	87,502	88,377	89,261	90,154	91,055	91,966
16-20-34-378-101	5,300	41,630	36,330	100	42,046	42,467	42,891	43,320	43,754	44,191	44,633	45,079	45,530	45,985	46,445	46,910	47,379	47,853	48,331	48,814	49,303	49,796	50,294	50,797
16-20-34-378-102	5,300	44,860	39,560	0	45,309	45,762	46,219	46,681	47,148	47,620	48,096	48,577	49,063	49,553	50,049	50,549	51,055	51,565	52,081	52,602	53,128	53,659	54,196	54,738
16-20-34-378-103	5,300	41,650	36,350	100	42,067	42,487	42,912	43,341	43,775	44,212	44,654	45,101	45,552	46,008	46,468	46,932	47,402	47,876	48,354	48,838	49,326	49,820	50,318	50,821
16-20-34-378-104	5,300	41,630	36,330	0	42,046	42,467	42,891	43,320	43,754	44,191	44,633	45,079	45,530	45,985	46,445	46,910	47,379	47,853	48,331	48,814	49,303	49,796	50,294	50,797
16-20-34-378-105	5,300	67,090	61,790	100	67,761	68,439	69,123	69,814	70,512	71,217	71,930	72,649	73,375	74,109	74,850	75,599	76,355	77,118	77,889	78,668	79,455	80,250	81,052	81,863
16-20-34-378-106	5,300	41,380	36,080	100	41,794	42,212	42,634	43,060	43,491	43,926	44,365	44,809	45,257	45,709	46,166	46,628	47,094	47,565	48,041	48,521	49,007	49,497	49,992	50,491
16-20-34-378-107	5,300	82,180	76,880	100	83,002	83,832	84,670	85,517	86,372	87,236	88,108	88,989	89,879	90,778	91,686	92,602	93,529	94,464	95,408	96,363	97,326	98,299	99,282	100,275
16-20-34-378-108	5,300	40,900	35,600	100	41,309	41,722	42,139	42,561	42,986	43,416	43,850	44,289	44,732	45,179	45,631	46,087	46,548	47,013	47,484	47,958	48,438	48,922	49,412	49,906
16-20-34-378-109	5,300	40,920	35,620	0	41,329	41,742	42,160	42,582	43,007	43,437	43,872	44,310	44,754	45,201	45,653	46,110	46,571	47,036	47,507	47,982	48,462	48,946	49,436	49,930
16-20-34-378-110	5,300	40,900	35,600	100	41,309	41,722	42,139	42,561	42,986	43,416	43,850	44,289	44,732	45,179	45,631	46,087	46,548	47,013	47,484	47,958	48,438	48,922	49,412	49,906
16-20-34-378-111	5,200	82,700	77,500	100	83,527	84,362	85,206	86,058	86,919	87,788	88,666	89,552	90,448	91,352	92,266	93,188	94,120	95,062	96,012	96,972	97,942	98,921	99,911	100,910
16-20-34-378-112	5,200	34,500	29,300	100	34,845	35,193	35,545	35,901	36,260	36,622	36,989	37,359	37,732	38,109	38,491	38,875	39,264	39,657	40,053	40,454	40,859	41,267	41,680	42,097
16-20-34-378-113	5,200	60,780	55,580	100	61,388	62,002	62,622	63,248	63,880	64,519	65,164	65,816	66,474	67,139	67,810	68,488	69,173	69,865	70,564	71,269	71,982	72,702	73,429	74,163
16-20-34-378-114	5,200	40,510	35,310	100	40,915	41,324	41,737	42,155	42,576	43,002	43,432	43,867	44,305	44,748	45,196	45,648	46,104	46,565	47,031	47,501	47,976	48,456	48,940	49,430
16-20-34-378-115	5,200	41,490	36,290	100	41,905	42,324	42,747	43,175	43,606	44,042	44,483	44,928	45,377	45,831	46,289	46,752	47,219	47,692	48,169	48,650	49,137	49,628	50,124	50,626
16-20-34-378-116	5,200	41,520	36,320	100	41,935	42,355	42,778	43,206	43,638	44,074	44,515	44,960	45,410	45,864	46,323	46,786	47,254	47,726	48,203	48,685	49,172	49,664	50,161	50,662
16-20-34-378-117	5,200	37,320	32,120	100	37,693	38,070	38,451	38,835	39,224	39,616	40,012	40,412	40,816	41,224	41,637	42,053	42,474	42,898	43,327	43,761	44,198	44,640	45,087	45,537

Clawson 20-Year TIF Projections 1991

16-20-34-378-118	5,200	37,330	32,130	0	37,703	38,080	38,461	38,846	39,234	39,627	40,023	40,423	40,827	41,236	41,648	42,064	42,485	42,910	43,339	43,772	44,210	44,652	45,099	45,550
16-20-34-378-119	5,200	74,980	69,780	100	75,730	76,487	77,252	78,024	78,805	79,593	80,389	81,193	82,005	82,825	83,653	84,489	85,334	86,188	87,049	87,920	88,799	89,687	90,584	91,490
16-20-34-378-120	5,200	41,490	36,290	100	41,905	42,324	42,747	43,175	43,606	44,042	44,483	44,928	45,377	45,831	46,289	46,752	47,219	47,692	48,169	48,650	49,137	49,628	50,124	50,626
16-20-34-378-121	5,200	41,590	36,390	100	42,006	42,426	42,850	43,279	43,712	44,149	44,590	45,036	45,486	45,941	46,401	46,865	47,333	47,807	48,285	48,768	49,255	49,748	50,245	50,748
16-20-34-378-122	5,200	36,970	31,770	100	37,340	37,713	38,090	38,471	38,856	39,244	39,637	40,033	40,434	40,838	41,246	41,659	42,075	42,496	42,921	43,350	43,784	44,222	44,664	45,110
16-20-34-378-123	5,200	36,970	31,770	100	37,340	37,713	38,090	38,471	38,856	39,244	39,637	40,033	40,434	40,838	41,246	41,659	42,075	42,496	42,921	43,350	43,784	44,222	44,664	45,110
16-20-34-378-124	5,200	41,590	36,390	100	42,006	42,426	42,850	43,279	43,712	44,149	44,590	45,036	45,486	45,941	46,401	46,865	47,333	47,807	48,285	48,768	49,255	49,748	50,245	50,748
16-20-34-378-125	5,200	43,980	38,780	100	44,420	44,864	45,313	45,766	46,223	46,686	47,153	47,624	48,100	48,581	49,067	49,558	50,053	50,554	51,059	51,570	52,086	52,607	53,133	53,664
16-20-34-378-126	5,200	40,920	35,720	100	41,329	41,742	42,160	42,582	43,007	43,437	43,872	44,310	44,754	45,201	45,653	46,110	46,571	47,036	47,507	47,982	48,462	48,946	49,436	49,930
16-20-34-378-127	5,200	40,920	35,720	100	41,329	41,742	42,160	42,582	43,007	43,437	43,872	44,310	44,754	45,201	45,653	46,110	46,571	47,036	47,507	47,982	48,462	48,946	49,436	49,930
16-20-34-378-128	5,200	40,990	35,790	100	41,400	41,814	42,232	42,654	43,081	43,512	43,947	44,386	44,830	45,278	45,731	46,189	46,650	47,117	47,588	48,064	48,545	49,030	49,520	50,016
16-25-03-104-001	38,100	18,000	(20,100)	0	18,180	18,362	18,545	18,731	18,918	19,107	19,298	19,491	19,686	19,883	20,082	20,283	20,486	20,691	20,897	21,106	21,317	21,531	21,746	21,963
16-25-03-104-002	18,300	29,810	11,510	0	30,108	30,409	30,713	31,020	31,331	31,644	31,960	32,280	32,603	32,929	33,258	33,591	33,927	34,266	34,608	34,955	35,304	35,657	36,014	36,374
16-25-03-104-003	36,500	44,020	7,520	0	44,460	44,905	45,354	45,807	46,265	46,728	47,195	47,667	48,144	48,625	49,112	49,603	50,099	50,600	51,106	51,617	52,133	52,654	53,181	53,713
16-25-03-104-004	23,800	36,170	12,370	0	36,532	36,897	37,266	37,639	38,015	38,395	38,779	39,167	39,559	39,954	40,354	40,757	41,165	41,576	41,992	42,412	42,836	43,265	43,697	44,134
16-25-03-104-005	24,500	374,840	350,340	0	378,588	382,374	386,198	390,060	393,961	397,900	401,879	405,898	409,957	414,057	418,197	422,379	426,603	430,869	435,178	439,529	443,925	448,364	452,848	457,376
16-25-03-104-006	20,900	61,890	40,990	0	62,509	63,134	63,765	64,403	65,047	65,697	66,354	67,018	67,688	68,365	69,049	69,739	70,437	71,141	71,852	72,571	73,297	74,030	74,770	75,518
16-25-03-104-007	19,300	42,120	22,820	100	42,541	42,967	43,396	43,830	44,269	44,711	45,158	45,610	46,066	46,527	46,992	47,462	47,936	48,416	48,900	49,389	49,883	50,382	50,886	51,394
16-25-03-104-009	28,000	43,340	15,340	100	43,773	44,211	44,653	45,100	45,551	46,006	46,466	46,931	47,400	47,874	48,353	48,837	49,325	49,818	50,316	50,820	51,328	51,841	52,359	52,883
16-99-00-003-046	-	84,420	84,420	100	85,264	86,117	86,978	87,848	88,726	89,614	90,510	91,415	92,329	93,252	94,185	95,127	96,078	97,039	98,009	98,989	99,979	100,979	101,989	103,008
16-99-00-020-014	-	120,350	120,350	100	121,554	122,769	123,997	125,237	126,489	127,754	129,031	130,322	131,625	132,941	134,271	135,613	136,970	138,339	139,723	141,120	142,531	143,956	145,396	146,850
16-99-00-300-326	1,550	-	(1,550)	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16-99-00-605-310	-	49,490	49,490	100	49,985	50,485	50,990	51,499	52,014	52,535	53,060	53,591	54,126	54,668	55,214	55,767	56,324	56,887	57,456	58,031	58,611	59,197	59,789	60,387
16-99-99-201-091	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTALS:	**635,650**	**3,151,690**	**2,516,040**		**3,183,207**	**3,215,039**	**3,247,189**	**3,279,661**	**3,312,458**	**3,345,582**	**3,379,038**	**3,412,829**	**3,446,957**	**3,481,427**	**3,516,241**	**3,551,403**	**3,586,917**	**3,622,786**	**3,659,014**	**3,695,604**	**3,732,560**	**3,769,886**	**3,807,585**	**3,845,661**
			Capture		**2,547,557**	**2,579,389**	**2,611,539**	**2,644,011**	**2,676,808**	**2,709,932**	**2,743,388**	**2,777,179**	**2,811,307**	**2,845,777**	**2,880,591**	**2,915,753**	**2,951,267**	**2,987,136**	**3,023,364**	**3,059,954**	**3,096,910**	**3,134,236**	**3,171,935**	**3,210,011**

TIF Revenue	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	TOTAL
	77,640	78,610	79,590	80,580	81,579	82,589	83,608	84,638	85,678	86,729	87,790	88,861	89,944	91,037	92,141	93,256	94,382	95,520	96,669	97,829	1,748,671

Mills	Taxing Jurisdiction	Percentage	Capture
24.46	City Operating	100%	24.46
4.04	County Operating	100%	4.04
0.23	County Parks	100%	0.23
0.21	HCMA	100%	0.21
1.53	OCC	100%	1.53
		TOTAL	**30.48**

Clawson 20-Year TIF Projections

Parcel Number	Tax Billing Code	Taxable Value	P.R.E. %
16-25-03-105-001	16-DA-CLAW	168,630	0
16-25-03-105-002	16-DA-CLAW	196,670	0
16-25-03-105-003	16-DA-CLAW	80,350	0
16-25-04-230-033	16-DA-CLAW	46,050	0
16-25-04-230-034	16-DA-CLAW	16,830	0
16-25-04-230-035	16-DA-CLAW	50,690	0
16-25-04-230-036	16-DA-CLAW	15,020	0
16-25-04-230-037	16-DA-CLAW	98,670	0
16-25-04-230-038	16-DA-CLAW	-	0
16-99-00-005-026	16-DA-CLAW	-	100
16-99-00-009-011	16-DA-CLAW	-	100
16-99-00-014-001	16-DA-CLAW	-	100
16-99-00-020-029	16-DA-CLAW	1,500	100
16-99-00-405-280	16-DA-CLAW	-	100
16-99-00-405-290	16-DA-CLAW	13,270	100
16-99-00-405-310	16-DA-CLAW	-	100
	TOTALS	**687,680**	

Although these parcels are within the Authority Boundaries they are NOT within the Plan Boundaries therefore provide no TIF capture benefit. However, these properties are subject to the DDA Millage. This results in an additional $27,000 in revenues per year.