



# VIENNA

## TOWNSHIP

BUSINESS DEVELOPMENT AUTHORITY  
EXIT 131 ON I-75



## Business Development District Amended Development Plan and Tax Increment Financing Plan

November 2023

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# Chapter 1: Introduction

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The Vienna Township Business Development Authority (BDA) embarked on a planning effort in late 2022

*The Vienna Township BDA expects that the 2023 Development Plan Amendment will support investment within Vienna Township's commercial corridors over the 30-year term of the Plan.*

to revise the Authority's then current Amended Business District Development Plan and Tax Increment Financing Plan to coordinate expected activities related to the development and redevelopment of the Business Development District. The BDA intends to continue investments to create a viable, attractive environment for business development within the Township. This Plan is intended to be implemented over the next 30 years. By using revenue from captured tax increment revenue in accordance with Public Act 57 of 2018 - Part 2 (the act recodified most of Michigan statutes related to tax increment financing authorities including Public 197 of 1975, which governed Downtown Development Authorities), the BDA plans to undertake projects that will help facilitate economic growth and redevelopment of the District.

## Background

The original Development Plan and Tax Increment Financing Plan was adopted in 1992 after the initial formulation of the Business Development District. This original plan was amended in 1999, and it was most recently amended in 2007. The 2007 Amended Business Development Plan and Tax Increment Financing Plan incorporated an expansion of the District boundaries along M-54/N. Saginaw Road. Map 1 shows the parcels included in the original Business Development District, while Map 2 shows the parcels included in the expanded Business Development District (all maps are located in Appendix E).



## Goals

It is the intention of the BDA to design and implement projects which help foster development within the Business Development District. The BDA believes that by helping facilitate the construction of infrastructure, enhancing the District with landscaping and other design elements, and promoting the benefits of the District, they can meet their goal of helping Vienna Township develop into a premier business district within Genesee County.

## Chapter 2: Development Plan

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The Business District Development Plan component is organized according to the informational requirements for development plans as outlined in Section 217.(2) of the Recodified Tax Increment Financing Act, Public Act 57 of 2018 – Part 2 – Downtown Development Authorities.

### Section 217.(2)(a)

#### Designation of Boundaries of the Development Area

The Business Development District is contained within the municipal limits of the Charter Township of Vienna, Genesee County, Michigan. Map 2 shows the individual properties included within the Business Development District. Generally, these properties are found on both sides of the two primary transportation corridors within the Township: Vienna Road (M-57) and Saginaw Road (M-54). Both corridors are heavily developed and accommodate higher intensity residential, institutional, commercial, and industrial land uses. In total, the Business Development District encompasses 3,440.8 acres of land.

Appendix C includes the narrative legal description of the Business Development District and the specific property tax identification numbers for all of the properties located within BDA district.

### Section 217.(2)(b)

#### Location of Public Facilities, Existing Land Uses, and Proposed Land Uses, and Legal Description

The following describes the public facilities located within the BDA boundaries, the existing and proposed land uses, and a general description of the

##### *Streets, Sidewalks and Trails*

Map 3 shows the location of streets, sidewalks and trails within the Business Development District.

Interstate 75 extends north south through the western portion of the District, with an interchange at Vienna Road. Aside from the interstate, the major transportation arteries are Vienna Road (M-57) and Saginaw Road (M-54). Through most of the District, Vienna Road is a 5-lane road, which includes a center left turn lane. Throughout the entire length of the District, Saginaw Road is a 4-lane road, with center turn lanes at some major intersections. The northernmost one-mile segment of Saginaw Road is actually a county road, as the M-54 designation follows Clio Road north towards Frankenmuth.

Sidewalks and bike trails are found only in the western part of the District. A multi-use sidepath is located on the north side of Vienna Road between the Clio City line and west to Linden Road, where it turns south and extends along N. Linden Road to Edgerton Elementary School. At Tacoma Road, the sidepath narrows to a sidewalk that connects into the City sidewalk network at the City Township border and links into the George Atkin/Clio Bike Trail/Pine Run Trail and Trolley Line Trail.



Trolley Line Trail pathway

The eastern part of the District along M-54 is devoid of any sidewalks or sidepaths.

### *Public Utilities*

The network of existing public water and sanitary sewer mains within the District and Vienna Township is shown on Map 4. This network has expanded since the 2007 Plan. The Genesee County Drain Commissioner's Water and Waste Services division now operates the Township's water system through an operations and maintenance agreement on the Township's behalf.

Within the Business Development District, the water system network provides service to most properties in the western portion of the District. In the District's eastern portion, water service is available between W. Vienna Road south to W Wilson Road while the remainder of the eastern part of the District is without water service. The Township owns and operates its own sewer system, which discharges to the Genesee County Drain Commission's treatment plant in Montrose Township. Similar to the water system, the western part of the District has sewer available throughout while in the eastern section of the District, sewer service is limited. It is available from Tuscola Road south to Morgan Road, in the vicinity of the intersection of M-54/E. Vienna Road and M-57/N. Saginaw Road south to W. Wilson Road.

### *Existing Land Use*

Map 5 illustrates the distribution of existing land uses and public facilities within the Business Development District. The initial existing land use information was derived from the Township's previous existing land use map as prepared for the October 2021 Vienna Township Master Plan. Utilizing aerial photography and physical survey, this information was further updated.

The Vienna Township Business Development District encompasses 3,440.76 acres. Of this total acreage, road rights-of-way account for 258.1 acres or 8.2 percent. The remainder of the land is divided into 12 existing land use categories. A description of each land use category and the general distribution of existing land use in the Business Development District follows.



Commercial development within the BDA

### *Single-Family Residential*

The single-family residential category includes any parcel containing a single-family home or two-family home (duplex), along with any related accessory structures such as garages and pole barns.

In total, single-family residential lands account for 518.4 acres or 15.1 percent of the District. In general, these lands are scattered throughout the District in no particular concentration. In the western portion of the District, single-family homes are generally found behind the commercial businesses along Vienna Road, while in the eastern portion of the District, numerous single-family homes are located directly on Saginaw Road (see Map 5).

### Multiple-Family Residential

This category includes any parcel that is occupied by three or more dwelling units such as attached townhomes, stacked ranches, and apartment complexes, along with any related accessory structures such as shared recreation facilities.

There are only a few multiple-family residential parcels within the District, accounting for 5.3 acres, or 0.2% of the District. One large apartment complex is found along the south side of Vienna Road just east of the City of Clio and another northwest of the Clio along Field Road.

### Mobile Home Park

This category includes any parcels of land dedicated to the placement of groups of mobile homes in a planned community, and any related accessory structures such as shared recreation facilities. One mobile home park is located within the District on the east side of Saginaw Road, north of Morgan Road. This park occupies 6.3 acres of land.

### Office

Buildings and their related accessory structures which have a principal use for executive, administrative, professional, financial, real estate, accounting, clerical, or medical purposes are included in this category.

As is typical of office uses, these are scattered amongst the commercial uses within the District, mostly located on Vienna Road or Saginaw Road. Common office uses include banking institutions and medical clinics, in stand-alone buildings or as part of multi-tenant office buildings. In total, office uses occupy 25.3 acres or 0.7 percent of the District.

### Commercial

Included in this category is any establishment engaged in the sales of goods or services, along with related accessory structures.

In total, commercial uses occupy 444.4 acres or 12.9 percent of the District. In the western portion of the District along Vienna Road, many commercial uses cater to the regional market and travelers on Interstate 75. These commercial uses include big box retailers such as Wal-Mart, Menards, and Tractor Supply Warehouse, automobile-oriented uses such as car dealerships and gas stations, strip malls, and national chain restaurants.



The commercial uses in the eastern portion of the District, along Vienna Road and Saginaw Road, typically cater to a more localized market. One large aging strip mall is located just east of Clio on the south side of Vienna Road. The commercial establishments along Saginaw Road include retail sales businesses, personal service businesses, restaurants, automobile-oriented uses such as gas stations and automobile repair shops, self-storage facilities, and a golf practice range.

### Industrial

This category accommodates manufacturing establishments, materials storage, warehousing, extractive operations, and similar industrial operations, along with any related accessory structures.

Industrial uses occupy 241.5 acres or 7.0 percent of the District. Currently, no planned concentrations of industrial uses, such as an industrial park, are found. Two of the largest industrial properties are an extractive site and the Auto City Speedway, both located on the west side of Saginaw Road, south of Vienna Road. A variety of other industrial establishments are scattered along Saginaw Road and typically include small production shops and storage yards.

### Public

This category includes all publicly owned land, buildings, and facilities, including schools, along with related accessory structures, but not including parks facilities.

Public facilities located within the western portion of the District include the Vienna Township Hall, Fire Station, Edgerton Elementary School, and an MDOT Park n' Ride Lot. Public facilities within the eastern portion of the District include a school district bus garage, Clio Area Senior Center, Public Library, Clio Youth Sports Complex, and Fireman's Park. Of special note is Fireman's Park, which sits on a large 33-acre property that is mostly open but features fireman's training facilities and a multi-purpose building. In total, public lands occupy 73.8 acres or 2.1 percent of the District.

### Recreation

This category includes all publicly or privately owned parks and recreation facilities. Three parks are located within the District: Jennings Park, located along Jennings Road north of Vienna Road, Bridge Park on the southwestern corner of the M-57/W. Vienna and Linden Roads intersection, and the Clio Area Youth Sports Complex, located at the northwest corner of M-57/E. Vienna Road and M-54/Saginaw Road. In total, recreation lands occupy 41.9 acres or 1.2 percent of the District.



### Quasi-Public

This land use category consists of privately or institutionally owned facilities or lands which serve the public such as churches, private schools, and fraternal organizations, along with related accessory structures.

Quasi-public lands occupy 118.4 acres or 3.4 percent of the District and are scattered throughout the District. Typical uses include churches and fraternal organizations. The largest quasi-public use is the Elf Khurafeh Temple Grand Circus Park, located on Wilson Road, east of I-75.

### Utilities

This category accommodates utility facilities and properties such as telecommunications towers, gas, electric, and telephone substations, as well as utility easements. In total, these lands occupy 83.3 acres or 2.4 percent of the District.

### Agricultural

Any lands that are dedicated to growing crops, raising livestock, or the storage of farm equipment, along with related structures such as a farmstead, are included in this category. Although a relatively few number of parcels are actively farmed within the District, many of the parcels are significantly large and when combined, account for 599.7 acres or 17.4 percent of the District. These agricultural properties are found in the western edge of the District along Vienna Road, southern edge of the District along Saginaw Road, and the northern edge of the District along Saginaw Road.

### Vacant

All land that was currently not in use at the time of the Plan amendment and roadways are included in this category. The category may include fallow farmland, abandoned buildings, or sites that have never been developed. Vacant lands are scattered throughout the District, and account for 1282.6 acres or 37.3 percent.

### *Proposed Land Uses*

The planned Future Land Uses for the Business Development District are shown on **Map 6** and were developed as part of the Vienna Township Master Plan for Future Land Use, adopted by the Township in 2002. In addition to this illustrative vision for the future in terms of land usage, the Vienna Township Master Plan for Future Land Use includes a written vision for the future, in the form of goals and objectives. The goals and objectives and planned future land uses as prepared in the Vienna Township Master Plan for Future Land Use are hereby accepted as the foundation for future development and improvement activities within the Business Development District.



### Recreation and Environment Goals and Objectives

**Goal:** The township provides adequate land and facilities to meet the current and future recreation needs of Vienna Township for all ages.

1. To evaluate a site to provide a community park on the west side of the township.

#### **Strategies:**

- Acquire at least 40 acres of land that has scenic and natural features as well as characteristics that would enable part of it to be improved for active recreation facilities.
2. To maintain and improve a system of Bike Trails that will serve Township residents with an internal recreation trail and that will connect with other nearby trails, thereby permitting access to county-wide trails and recreations facilities.

#### **Strategies:**

- Provide funds for active maintenance and improvement of the trail system.
- Explore extending the trail to the west Township boundary either along Vienna Road or along stream bed or alternate attractive setting.

3. To provide recreation facilities and services that meet the need of all Township residents.

**Strategies:**

- Regularly poll community residents as to what types of recreation facilities they would like to see in the township.
- Design and install recreation facilities for the disabled person in Township parks.
- Continue to expand the township trail system, so that parks can be accessed by those without access to motorized transportation. The next step should be to extend the system to the western boundary of the township.
- Working on implementing Vienna Township’s Parks and Recreation Plan.
- Continue to work with state, county, and local resources and volunteer organizations to improve the recreation system in Vienna Township.
- Continue to support local recreation activities provided by the Youth Sports Complex and senior center.

**Goal:** The township has an abundance of natural features throughout.

1. To protect natural features.

**Strategies:**

- Consider adding to the zoning ordinance to have setbacks from natural features such as wetlands, water courses, or other natural features.
- Consider adding to the zoning ordinance tree retention credits or replacement credits.
- Consider adding to the zoning ordinance to encourage the use of best storm water practices like bioswales and rain gardens.



Utility corridor and open space within the BDA

*Residential Areas Goals and Objectives*

**Goal:** The township has strong single-family home character and rural-suburban atmosphere, while providing a variety of new, high quality housing types and protecting the natural features of the township.

*Objectives*

1. To maintain and enhance the residential character of existing neighborhoods.

**Strategies:**

- Continue to follow a policy of stringent code enforcement in all residential areas.
- Explore options adequately regulate RV or similar large recreational vehicles.
- Encourage street tree planting in residential areas such as considering requiring trees in the subdivision control ordinance.
- Explore being part of the Tree City USA program by Arbor Day Foundation.

- Promote the use of entrance details such as signs, lighting, and landscaping in all existing neighborhoods to strengthen the sense of neighborhood identity by evaluating the zoning ordinance.
  - Encourage self-initiative in upgrading property by exploring various programs available to residents like the Genesee County Home Improvement Program or beautification contest.
2. To preserve open space and the rural atmosphere of the township.

**Strategies:**

- Continue to review what level of density is acceptable in certain areas of the township.
- Provide greater incentives for the preservation of open space by reviewing the zoning ordinance.

3. To provide appropriate areas for housing other than conventional single-family homes.

**Strategies:**

- Explore the addition of missing housing types such as tri-plex, four-plex, other attached housing styles like row houses to the zoning ordinance.
- Evaluate in the zoning ordinance where other residential housing types are permitted or allowed under a special land use.

4. To provide new residential areas that will meet the short- and long-term needs of Township residents.

**Strategies:**

- Promote the construction of housing that appeals to a wide range of people and meets the needs of all Township residents by evaluating the types of housing that is allowed in the zoning ordinance.
- Assure that new development is built to high standards to protect the health, safety, and welfare of current and future residents.
- Assure single-family areas are protected by providing adequate setback requirements for multiple family and non-residential developments by evaluating the zoning ordinance.
- Require in the subdivision control ordinance and zoning ordinance the creation of stub streets within proposed subdivisions to allow for the interconnection of different neighborhoods as they develop.
- Explore higher density residential styles such as accessory dwelling units.



**Commercial development opportunity**

*Commercial Areas Goals and Objectives*

**Goal:** The township provides for the regional and immediate needs of consumers with a diversity of concentrated commercial areas.

1. To encourage the development of compact commercial use areas, rather than development strung out haphazardly along major thoroughfares or as spot development.

**Strategies:**

- Evaluate the future land use map to see if it is appropriate to reduce the amount of commercial zoning along Saginaw Road.
- The development of planned, multi-tenant shopping centers, especially at Vienna Road/I-75, instead of unplanned strip development where uses are located on individual parcels.
- Consolidation of individual uses on separate parcels into more functional multi-use developments by reviewing the zoning ordinance to allow the mixture of uses.
- Promote the redevelopment of property and infill development along commercial corridors by evaluating zoning ordinance requirements and the future land use map.

2. To provide for compatible land use relationships between commercial and other uses.

**Strategies:**

- Avoid the placement of commercial uses next to single-family residential areas.
- Properly screen commercial uses from residential areas by reviewing the requirements in the zoning ordinance.

3. To continue to work on retaining existing commercial businesses and recruiting new commercial business in the township.

**Strategies:**

- Continue to work with the Business Development Authority (BDA), Clio Chamber of Commerce, Pure Michigan, and other economic development organizations/partners to retain and recruit new businesses.
- Continue to evaluate the zoning ordinance to ensure that emerging uses to provide applicant direction on the requirements.
- Explore and encourage more sit-down restaurants, specialty retail shops, recreational shops (bike shops), coffee shops, and hotel.
- Continue to promote and use the Michigan Small Business Development Center with Kettering University.
- Work to implement the recommendations in the Target Market Analysis.
- Encourage destination businesses to be located on Saginaw Road.



**Goal:** The township has quality built and aesthetically pleasing existing and future commercial areas.

1. To encourage the design and layout of commercial uses in Vienna Township that reflect thorough and careful analysis of the site and creative efforts to improve aesthetics.

**Strategies:**

- Encourage architecture that is clean, uncluttered, and unique, by creating architectural design standards in the zoning ordinance.

- Evaluate the type, number, location, height, and size of commercial signs allowed in the zoning ordinance.
  - Evaluate the zoning ordinance to require the desired level of landscaping and screening of parking, loading, and storage areas in order to provide visual relief from large, paved areas and unsightly activities.
  - Require waste receptacles to be placed behind buildings and shielded with a retaining wall or fence in the zoning ordinance.
  - Evaluate the landscaping and setbacks requirements to ensure it convey a sense of spaciousness and compatibility with natural features in the zoning ordinance by having performance zoning requirements that provide incentives.
2. To closely monitor and stringently enforce building, zoning, and maintenance codes in commercial areas.

**Strategies:**

- Renovate or repair buildings, signs, landscaping, or parking areas that are deteriorating.
- Closely monitor changes in business use in existing buildings to be certain that new uses are in compliance with Township building and zoning codes by reviewing when a zoning permit is required when there is a “change in occupant”.
- Strictly enforce requirements set forth in the Zoning Ordinance.
- Adopt an anti-blight ordinance, if there can be a commitment to enforcement.
- Evaluate nonconforming uses/nonconforming structures.



*Industrial Development Goals and Objectives*

**Goal:** Industrial development is developed in such a manner that increases the community’s tax base, results in proper land use relationships, and does not negatively impact the surrounding environment.

1. To keep the development of new industry from detracting from the overall quality of life in Vienna Township.

**Strategies:**

- Evaluate the zoning ordinance to physically and visually protect adjacent land uses from the intrusion of industrial land use.
- Cluster industrial areas to prevent adverse effects on the environment or rural character of the township.
- Strictly enforce codes and regulations applicable to industrial areas. This includes close monitoring of industries that may be using or storing hazardous chemicals or toxic materials.

2. To ensure that new industry conforms to the design guidelines set by the BDA plan.

**Strategies:**

- Evaluate the zoning ordinance to require the screening of materials storage, loading areas, and trash receptacles.
- Provide incentives to attract light manufacturing and research firms. These would be best suited to Vienna Township, because such firms generally produce low levels of waste, noise, and traffic, as well as air and water pollution.
- Continue to partner with the BDA.

*Thoroughfares Goals and Objectives*

**Goal:** The township has a traffic circulation system that safely and efficiently serves residents and businesses within the township.

1. To improve the ability of major and secondary thoroughfares to fulfill their primary function: to carry high volumes of traffic within and through the township as smoothly as possible.

**Strategies:**

- Review the zoning ordinance to encourage elimination of unnecessary curb cuts to existing uses and minimize the number of curb cuts for new uses.
- Promote access to nonresidential corner lots by way of side streets rather than directly from the major or secondary roads.
- Review the zoning ordinance to likewise discourage the placement of curb cuts in close proximity to existing drives on both sides of the street.
- Review the zoning ordinance to encourage shared drive arrangements and connection of adjacent parking lots.
- Review the zoning ordinance to discourage interference from parking spaces and building entrances with vehicular entrances to sites.



2. To improve the appearance of all streets through beautification measures.

**Strategies:**

- Consider adding to the zoning ordinance to require right-of-way trees.
- Continue to support the BDA efforts to improve streetscaping.

3. To actively pursue a boulevard cross section for Linden Road.

**Strategies:**

- Review the 2000 Vienna-Linden Conceptual Site Plan and develop a new corridor design that considers newer development along Linden Road.
- Meet with stakeholders along Linden Road to collect input on proposed road designs.

4. To provide means for turn-around on dead-end residential streets.

### Strategies:

- Explore connect parallel dead-end streets through right-of-way acquisition where possible.
  - Where connections are not possible, provide cul-de-sacs. Where right-of-way is insufficient, provide "T" turn-arounds.
  - Urge the county to vacate portions of streets that are not needed to provide more open space and eliminate excess right-of-way.
  - Evaluate the requirements in the subdivision control ordinance.
5. To continue to work with transportation organizations such as MDOT and Genesee County Road Commission to provide necessary level of services for business owners, patrons, and residents.

### Strategies:

- Continue to advocate for an additional traffic light for going southbound on I-75 onto Vienna Road.
  - Continue to advocate for roads in poor condition in the township be repaired by the proper jurisdiction.
  - Continue to explore strategies to get roadways repaired.
  - Explore getting public transportation services provided in Vienna Township.
6. To continue to work on improving the non-motorized network in the township.

### Strategies:

- Explore encouragement of the sidewalk network on primary and secondary roadways.
- Consider developing a non-motorized transportation in conjunction with the City of Clio.



### *Future Land Uses*

Planned future land uses within the Business Development District are depicted on **Map 6**. As can be seen, the District has been divided into 12 future land use categories. Each future land use category is described below.

#### *Agriculture:*

Only a few properties in the District are planned for future agricultural use. These properties are found in the northern portion of the District, west of Saginaw Road.

#### *Single-Family Residential:*

Lands classified as single-family residential are typically found along the northern portion of Saginaw Road, selected large parcels in the southern portion of Saginaw Road, and behind the non-residential uses along Vienna Road.

Medium Density Residential:

This category is intended to accommodate areas used for transitions and for multiple-family use at a relatively low density. These lands are only found in the western portion of the District, along Vienna Road in the extreme western edge and along Jennings Road, north of Vienna Road.

Multiple-Family Residential:

Lands planned for this use are only found in the eastern portion of the District. Essentially, several “pockets” of multiple-family residential land use are planned along the Saginaw Road corridor: west side of Saginaw Road north of Lake Road; west side of Saginaw Road south of Clio Road; Saginaw Road at Morgan Road; and the southwest corner of Saginaw Road and Vienna Road.

Mobile Home Park:

One large property on the west side of Neff Road is classified for future mobile home park use

Public/Quasi-Public:

Several properties have been identified for this use including Jennings Park, the Pine Hill Activity Center and Golf Range, and the Clio Area Youth Sports Complex. Additionally, the Fireman’s Park property has been identified for future recreation use. Lastly, the large Elf Khurafeh Temple Grand Circus Park property is a semi-public use.

Transition Use:

These areas are intended for a variety of low-impact uses, including office services, personal services and multiple-family developments. Several properties are identified for such usage in the District, with the largest concentration occurring on the north side of Vienna Road, east of the City. Additionally, the large extractive property on the west side of Saginaw Road, south of Tobias Road and the properties south of the Auto City Speedway have been classified for transition use.

Office/Research:

Lands classified as office/research are strategically located in the western portion of the District, particularly along Vienna Road and Linden Road, capitalizing on the close proximity to I-75.

Shopping Center Commercial:

This category is intended to accommodate planned shopping centers, compatible with each other and with pedestrians, and that have less impact on surrounding uses. In the western portion of the District, the area surrounding the existing Wal-Mart has been identified for shopping center use. Additionally, both sides of Vienna Road to the east and west of Jennings Road are planned for shopping center use. In the eastern portion of the District, two locations are identified for shopping center use: the existing strip center on the south side of Vienna Road, east of the City; and the west side of Saginaw Road, north of Tuscola Road.



Clio Plaza west of Clio on M-57/Vienna Rd

Highway Commercial:

This category is intended to accommodate auto- oriented uses, which generally travelers and regional shoppers. The lands surrounding the I-75 and Vienna Road interchange are planned for highway commercial use.

General Commercial:

This category includes commercial uses of all types, particularly those that can have significant impact beyond the property lines of the business. In the western portion of the District, a large general commercial area is planned at the northwest corner of Vienna Road and Linden Road. In the eastern portion of the District, several areas along Saginaw Road are planned for general commercial use, including most of the roadway between Tuscola Road to the north and Tobias Road to the south.

Industrial:

In the western portion of the District, one area of industrial use is planned along the south side of Vienna Road, west of Linden Road. In the eastern portion of the District, several areas of industrial use are planned along Saginaw Road. These industrial areas are found: along Saginaw Road north of Lake Road; Saginaw Road north of Hurd Road; east side of Saginaw Road, south of Tobias Road; and along Saginaw Road south of Wilson.



## Legal Description

Due to the complexity of the boundaries of the BDA, the parcel identification numbers of all of the properties located within Business Development Authority boundaries is provided, and they may be found in Appendix C.

## Section 217.(2)(c)

### Existing Improvements to be Demolished, Repaired or Altered and the Time Required for Completion

Estimated timeframes for the implementation of BDA improvements are presented with the proposed projects as outlined in Appendix A. These timeframes are estimates for the completion of each project will be evaluated based upon available funding and the district’s needs and priorities at that time.

## Section 217.(2)(d)

### Location, Extent, Character and Estimated Cost of Improvements Contemplated and an Estimate of Time Required for Completion

The Vienna Township Business Development Authority (BDA) desires to continue to encourage economic development activities and prevent deterioration of properties within the District. To accomplish this goal, the BDA has outlined a set of proposed improvement projects to occur within the District. These improvement projects are fully described in Appendix A, along with the estimated cost and tentative schedule for the completion of each project.

## Section 217.(2)(e)

### Statement of the Construction or Stages of Construction Planned and the Estimate of Time Required for Completion

The tentative schedule for completion of BDA projects is outlined in Appendix A. Circumstances may warrant that some projects become grouped or separated as funds become available or specific needs arise.

## Section 217.(2)(f)

### Parts of the Development Area to be Left as Open Space and Contemplated Use

The future land uses planned for the Business Development District, as outlined on Map 6, depict where land is proposed to be left as open space, recreation use, and agricultural use. In particular, these lands include Jennings Park, the Clio Area Youth Sports Complex, Fireman's Park, and Elf Khurafeh Circus Park, as well as agricultural lands to be preserved in the northern portion of the District.

Additionally, open space will be programmed as a part of individual site plans in all Planned Unit Development areas, as well as other development projects.

## Section 217.(2)(g)

### Portions of the Development District which the Authority Desires to Sell, Donate, Exchange or Lease to or from the Township and the Proposed Terms

The BDA only owns its office building 3420 W. Vienna Road. Throughout the term of this Development Plan, the BDA does not anticipate selling, donating, exchanging, or leasing to or from the Township.



## Section 217.(2)(h)

### Desired Changes in Zoning, Streets, Street Levels, Intersections and Utilities

The Business Development District is currently zoned for a variety of uses. Along Vienna Road, zoning districts include a mix of single-family residential, general commercial, shopping center commercial, and high-way commercial. Along Saginaw Road, most properties are zoned general commercial, with scattered industrial zoning districts along the corridor.

The majority of BDA projects proposed in Appendix A will not require zoning district changes. Potentially, the proposal to acquire property for the development of an enterprise park or purchase of a portion of the Elf Khurafeh Circus Park property, both could require changes in zoning.

However, these actions will only be determined after an opportunity for land acquisition arises and a specific property is evaluated. At such time, the BDA would work with the Planning Commission and the Township Board to ensure that the proposed project meets the goals of the Township's Master Plan, and that any zoning changes would conform to the goals found there.

Appendix A describes the proposed improvement projects within the District. Many of these projects involve the improvement of streets and utilities.

## Section 217.(2)(i)

### Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to arrange the Financing



The estimate of costs for the proposed improvement projects within the District are identified in Appendix A.

The activities of the Business Development Authority and the development of public improvements will be funded primarily through tax increments received pursuant to the Tax Increment Financing Plan. However, other funding options available to the Authority may include a combination of the following:

1. Contributions to the Authority for the performance of its functions
2. Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject the limitations imposed upon the authority by trust or other agreements
3. Revenues from and ad valorem tax levied within the District of not more than two mills
4. Proceeds from general obligation bonds, tax increment bonds, and revenue bonds
5. Interest earnings

6. Money obtained from any other sources approved by the Township Board
7. Grants from federal, state, or private sources
8. Bequests.

The ability of the Authority to arrange financing is not considered to be established on the basis of tax increment revenues currently available to the Authority.

## Section 217.(2)(j)

### Designation of Person or Persons, Natural or Corporate, to Whom all or a Portion of the Development District is to be Leased, Sold or Conveyed in any Manner and for Whose Benefit the Project is Being Undertaken

At the time of the Development Plan adoption, the BDA does not intend to lease, sell, or convey any properties or assets to any person or persons, natural or corporate. Throughout the course of this Development Plan, the BDA will seek opportunities for land acquisition as they arise for redevelopment purposes (see **Appendix A**). If property is acquired in the future, the BDA may lease, sell or convey such property for the purpose of encouraging economic development and the prevention of property deterioration for the benefit of the District as a whole. If properties or capital assets are to be leased, sold, or conveyed, the BDA will abide by all Township requirements regarding conflicts of interest and requirements for transparency.



## Section 217.(2)(k)

### Procedures for Bidding for the Leasing, Purchasing or Conveying in any Manner of all or a Portion of the Development Upon its Completion

No specific plans for the leasing, selling or conveying of property have been identified at the time of Development Plan adoption. Where applicable, the Authority will follow established Township procedures that address this issue.

## Section 217.(2)(l)

### Estimates of the Number of Persons Residing in the Development District, the Number of Families and Individuals to be Displaced and Related Socio-Economic Information.

There are currently more than 100 residents residing within the BDA boundaries, however, no residents or families will be displaced from activities included within this Development Plan. A Development Area Citizens Council was established to comply with the requirements of the Act for community engagement.

No occupied residence is targeted for acquisition or clearance by the Authority. No forced relocation of families is anticipated as a result of the development projects so no socio-economic information is incorporated into this plan.

## Section 217.(2)(m)

### Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.

No occupied residences are targeted for acquisition or clearance by the Authority, thus no plan for relocating displaced persons into new housing has been prepared.

## Section 217.(2)(n)

### Provisions for Costs of Relocating Displaced Persons in Accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

No occupied residence is targeted for acquisition or clearance by the Authority. No forced relocation of families is anticipated as a result of the development projects. However, the Authority recognizes that condemnation of private non-residential property for the public welfare is a power that may be exercised by the Authority, and that as a result, it is possible that displacement of businesses may occur. Any such displacement that occurs will be carried out in accordance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC 4601 to 4655.



## Section 217.(2)(o)

### Plan for Compliance with Act No. 227 of 1972 of Michigan Compiled Laws

The Authority does not anticipate that it will be necessary to exercise its powers of condemnation to implement the development program. However, the Authority reserves its rights to exercise its powers of condemnation for the projects in this Plan. If condemnation is necessitated, the Authority will comply, when necessary, with the provisions of Public Act 227 of 1972.

## Section 17.(2)(p)

### Other Pertinent Information

No other pertinent information has been deemed necessary by the Authority, local public authority, or Vienna Township regarding the development of the Development Plan at this time.

## Chapter 3: Tax Increment Financing Plan

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The Vienna Township Business Development Authority has determined that a Tax Increment Financing Plan, prepared under the authority of Public Act 197 of 1975, is necessary for the achievement of the goals of the Authority and the Business Development District. This Tax Increment Financing Plan is designed to

*Vienna Township Tax Increment Financing Plan details the expected revenues that will be generated by the BDA over the Plan's 30-year term.*

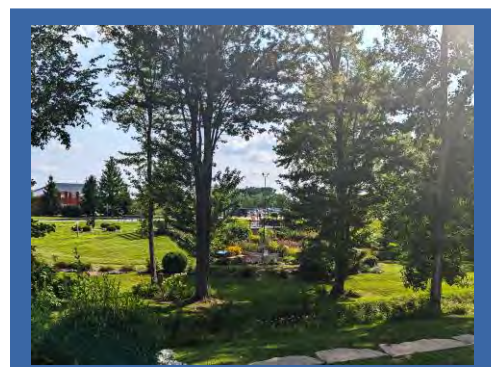
encourage economic development within the District through the funding of public improvement projects and marketing and business development activities, which will, in turn, promote additional private sector investment. Without the use of tax increment revenues to fund business development activities within the District, the overall economic improvement of the District would be much less likely to occur, or would occur at a far reduced pace.

This section follows the informational requirements for Tax Increment Financing Plans as outlined in Section 214 of Part 2 – Downtown Development Authorities section of the Recodified Tax Increment Financing Act, PA 57 of 2018.

### Explanation of Tax Increment Procedure

Tax increment financing is a method of funding public investments in an area slated for redevelopment by capturing all or a portion of the increased tax revenue that occurs within the district. The concept of tax increment financing is applied only to the district for which a Development Plan has been prepared by a Downtown Development Authority (Vienna Township's Business Development Authority is doing business as a Downtown Development Authority) and adopted by the community's legislative body (the Vienna Township Board).

The Recodified Tax Increment Financing Act treats all increases in valuation resulting from the development plan whether in fact these increases bear any relation to the Authority's activities or not. All taxing jurisdictions that levy ad valorem taxes (taxes levied as a percentage of the taxable value of real or personal property) within the DDA are subject to DDA capture unless they've been specifically exempted under PA 57 of 2018. Ad valorem taxes include Township, County, Library, special millages, etc. The amount to be transmitted to the DDA is that portion of the tax levy of all of these applicable taxing bodies paid each year on real and personal property that exceeds the base year valuation.



Bridge Park

“Captured value” means the amount in any one year by which the current taxable value of the district, including the value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial value. “Initial value” means the taxable value, of all the property within the boundaries of the district area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the

most recent assessment roll of the municipality at the time the ordinance is adopted. Property for which a commercial facilities exemption certificate, an industrial facilities exemption certificate, or a commercial housing facilities exemption certificate, is in effect shall not be considered to be property which is exempt from taxation. Tax dollars accruing from any incremental increase in taxable value above the initial value (base year total) is captured and may be expended by the DDA for any activities that are included within the entity's adopted development plan.

## Maximum Amount of Bonded Indebtedness to be Incurred

Certain State and Federal loans, loan guarantees and grants may be sought for accomplishing projects detailed in this Development Plan and Tax Increment Financing Plan Amendment. At the time of adoption of this Amended Plan, the BDA estimate of maximum bonded indebtedness, if bonding is to be used or indebtedness incurred, is \$15,000,000, including project cost and issuance expenses.

## Duration of the Program

This Tax Increment Financing Plan shall continue from FY 2022-23 through FY 2053-54. As downtown management activities are perpetually necessary to support ongoing redevelopment activities, it is expected that this plan will continue with activities until the end, and it would likely be renewed. However, this Plan shall not be abolished until the principal and interest on all bonded debt has been paid or funds sufficient to make such payments in full have been segregated into a special purpose account.

## Estimate of Captured Taxable Value

The original Vienna Township Business Development District was established in 1992 utilizing a 1993 taxable base value of \$12,110,940. This taxable base value still applies for the properties located within the original District. In 2007, the Amended Development Plan and Tax Increment Financing Plan was adopted that incorporated additional properties forming an expanded District on the eastside of Clio. For these newly incorporated properties, the taxable base value was established of \$21,402,341 in 2007.



Therefore, the Tax Increment Financing Plan outlines two separate captured taxable value estimates: one for the original BDA District properties utilizing the 1993 taxable base, and a second for the expanded BDA District properties utilizing the 2007 taxable base. These captured taxable value estimates are presented in Appendix B as Table 1 (Original BDA) and Table 3 (Expanded BDA).

As of December 31, 2007, the taxable value of the original District properties totals \$53,723,345, well over four times the 1993 taxable base (see Table 1). As of December 31, 2007, the taxable value of the expanded

District properties totals \$21,402,341, representing the base value for the properties (see Table 3). With direction from the Township, an annual growth rate of 0.2% has been used to calculate the expected capture over the term of the plan. In addition to the taxable increases resulting from new development, a growth assumption of 2.4 percent for inflation is also added for each year. Using these assumptions, the taxable value of the expanded BDA District will increase to \$145,248,771 by the year 2053. This is an increase of \$95,164,802 from the taxable base value from 2023. The BDA shall capture all the taxable value (be it greater than or less than the estimates shown in Table 5) in each year of the Plan and utilize captured value in accordance with this Plan.

## Estimate of Tax Increment Revenues

Tax increment revenues means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon captured taxable value of real and personal property. Because the taxable base is different, tax increment revenue estimates are provided in Appendix B as two separate tables: Table 2 (Original BDA) and Table 4 (Expanded BDA).

Provided below are the millage rates available for application by the BDA as of 2023:

<i>Taxing Jurisdiction</i>	<i>2023 Millage Rate</i>
Mott Operating	1.9438
Mott Debt	0.7200
Genesee County	5.3921
Parks	0.7500
Paramedic	0.4743
Library	0.9692
Airport	0.4743
Township Operating	2.0400
Road	1.0000
MTA	1.2095
Seniors	0.6852
County Health	0.9790
Veterans	0.0984
Animal Control	0.1957
MSU Extension	0.0800
Culture	0.9417
Mental Health	0.9338
<b>Totals:</b>	<b>18.8870</b>



Table 2 shows the estimate of BDA revenue for the original BDA District properties over the next 30 years. TIF revenues (based on captured taxable value multiplied by the above millage rate) over this period are estimated to exceed \$43,639,487.

Table 4 shows the estimate of BDA revenue for the expanded BDA District properties over the next 30 years, where TIF revenues are estimated to exceed \$8,499,300.

For ease of reference, Table 5 in Appendix B summarizes the total estimated BDA revenues resulting from captured values across the entire BDA District (original District and expanded District combined). As is shown, the total estimated TIF revenues over the 30-year time span exceed \$52,138,787. In terms of TIF revenues received for each disbursement cycle, the BDA can expect to receive approximately \$945,936 starting at the 2023-2024 disbursement cycle and steadily increasing to approximately \$2,743,314 by the 2052-2053 disbursement cycle.

These estimates do not include the option for the BDA to levy up to an additional 2 mill tax within the District. At this time, the Vienna Township BDA does not intend to request Township Board action to implement an ad valorem operating millage within the District. This issue could be revisited at a later date if revenues and project funding from other sources cannot be secured in a timely manner.

## Estimated Impact on the Taxable Values of All Taxing Jurisdictions in which the Development Area is Located

The impact of tax increment financing on the revenues of all taxing units is shown in Appendix B as Table 6.

## Appendix A: Proposed Projects

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### Project Descriptions, Estimated Costs, and Schedule for Implementation

The BDA has created a list of potential projects that meet the goals and objectives of this Development Plan and Vienna Township. The following is a description of each project, the actions required for implementation, and the estimate of general cost.

In terms of the schedule for implementation, the BDA has categorized the projects as either short-term projects or long-term projects, as identified below. Short-term projects are considered to be of immediate importance within the District and are to be implemented as soon as funding is available. Long-term projects are also of great importance within the District, but they are expected to be completed or implemented over a longer time span as opportunities arise, demand necessitates action, or funding becomes available. The BDA from time to time may modify the priority and timing of the projects without changes to the Development Plan.

The following items should be considered when making these prioritizations:

- a) Ability of project to leverage future tax increment growth
- b) Job growth
- c) Site redevelopment
- d) Elimination of blight
- e) Completion of a foundational project/goal of Development Plan
- f) Impact upon appearance/acceptance of the BDA District
- g) Improvements to the quality of life of the residents/businesses within the district and Township.

An annual budget will be prepared by the BDA staff, reviewed by the BDA Board, and submitted to the Township Board for approval. The budget will outline operating and proposed capital project expenses for the coming fiscal year. The BDA Board should prepare a five-year capital plan, and these priorities should be shared with the Township and the City to align priorities between all agencies.

### Short-term Projects

#### *Marketing Plan Implementation*

Staff and consultants will implement the 2021 BDA Economic Development Marketing Plan including development of business attraction materials including web and print materials, and market three prime development sites. This work will include improved web presence, social media, and content development. Hosting regular events to increase the visibility of the district and enhance its attractiveness is another component of the BDA's general marketing efforts along with the long-standing tradition of district beautification with the installation of holiday decorations along Vienna Road/M-57.

Estimated Annual Expense: \$25,000 - \$75,000

### *Clio Sports Complex*

Improve the facilities at the Clio Area Youth Sports Complex, with the intent to enhance the attractiveness of hosting major events at the facility. Improvements include updated concessions, dug-outs, bleachers, landscaping, spectator canopy shade trees, and parking area. Connection of the sports complex to the existing public sidewalk on the southside of W. Vienna Road and Pine Run Bike Trail that ends at Neff Road is an important component to the park improvements. The BDA's funds should be utilized to leverage additional recreational grants funds from the Michigan Department Natural Resources and the Community Foundation of Greater Flint.

Estimated Expense: \$1.5 million

### *Business Enhancement Grant Program*

Continue the successful existing business improvement \$10,000 matching grant program and expand the program to include additional outright grants for up to \$25,000 for site landscaping improvements and façade design services.

Estimated Annual Expense: \$280,000 (eight annual projects of max \$35,000)

### *Resident Enhancement Grant Program*

Utilize the successful existing business improvement \$10,000 matching grant program as a model to offer grants to residential properties along the District's main Vienna Road/M-57 and Saginaw Road/M-54 commercial corridors. One-to-one matching grants would be given for landscaping and minor exterior home repair projects that are visible from the public right-of-way.

Estimated Annual Expense: \$100,000 (ten annual projects of max \$10,000)

### *Business District Guidelines – Update*

The Business District Development Area Design Review Guidelines document was prepared by Vienna Township in 2001. This document served the Township as a guideline for reviewing new development projects to ensure enhanced architectural and site design quality. With the District's expansion, the current design guidelines report should be amended to catalogue existing conditions within the eastern portion of the District and to outline various architectural and site design recommendations that would be appropriate for this area. These updated guidelines would assist the BDA Board in reviewing applications for the Business Improvement Grant Program.

Estimated Expense: \$22,000

### *Public Facilities*

The BDA would support the development of improvements to public facilities. Priority should be given to those facilities that provide services beyond basic municipal services including community/senior center, senior housing, and recreational services that improve the resident's quality of life. Unique facilities that would attract visitors from within and beyond the district would be especially beneficial. These types of

facilities would include a splash pad, dog park, and an adaptive playground. These investments should leverage the TIF generated dollars to provide facilities and services that are above the basic municipal services and thus enhances the overall attractiveness of the District.

Estimated Fee: Based upon the chosen project

### *Enhanced Entryways on Saginaw Road*

The BDA will work with the MDOT and Genesee County Road Commission to gain approval of enhanced entryways at the north and south entrances into the BDA District along Saginaw Road/M-54. The entryway treatments would include “welcome” signs on permanent structures with landscaping.

Estimated Fee: \$45,000 each

### *Parking Lot Landscaping Improvements*

Several large parking lots within the Business Development District are void of landscaping treatments such as front greenbelts, perimeter canopy trees, and interior landscaping islands. It is the desire of the BDA to improve the overall appearance of businesses and the District as a whole and, therefore, the BDA will assist in funding various parking lot improvement projects, where deemed necessary. The BDA would work with private property owners and provide matching grant assistance for various decorative and/or landscaping treatments.

Estimated Fee: Grants of up to \$150,000

### *Streetscaping Improvements*

The Vienna Township Business Development Authority will seek to beautify the District through various streetscaping improvements, focused along the Vienna and Saginaw Road corridors. Streetscaping activities may include: the installation of pedestrian amenities such as benches and trash receptacles; decorative lighting; street tree plantings, and other landscaping elements along with decorative sidewalk treatments where appropriate. To create a unified streetscape character within the District, streetscaping activities should be consistent throughout the District.

Estimated Fee: To Be Determined

### *Zoning Audit*

Local zoning regulations and other land development codes must support and allow for new businesses to locate within the BDA District and existing businesses to grow. Additionally, local development regulations should encourage new development or redevelopment through streamlined review processes, as opposed to often cumbersome or lengthy development review processes, which may hinder business investments. Additionally, zoning codes can ensure quality developments through design and landscaping requirements that enhance the minimal design that many developers will propose. Adding the requirement for sidewalks or bike paths along main commercial corridors would be included as one of the Zoning Ordinance Audit recommendations. To encourage economic development, the BDA would work with the Township Planning Commission have an audit of Township’s zoning regulations/development codes conducted to ensure that

business growth and development is actively encouraged through streamlined processes and reasonable design regulations that are easily enforceable. Where deficiencies are identified by the audit, the consultant would assist in the drafting of zoning amendments that address identified issues.

Estimated Fee: Zoning and Development Review Audit - \$5,500

New Zoning Ordinance language depends upon identified issues and level of Planning Commission engagement in its review of draft language - \$7,500 - \$18,000

### *Circus Park Village Development (Wilson Road at I-75)*

Located on the north side of Wilson Road, with direct frontage along Interstate 75, the privately owned Circus Park facility (event venue) and property could potentially accommodate expanded uses due to its advantageous location. A high-tech/medical/health park development or large public park are all possibilities at this location. The BDA should work with the existing and/or future property owners to facilitate such developments, and the BDA could elect to contribute funds for marketing efforts and infrastructure improvements, including the creation of an access road that outlets on Vienna Road/M-57.

Estimated Fee: To be determined

### *Public Art Installations / Art Center Improvements*

As part of its ongoing District beautification efforts, the BDA intends to promote the arts and cultural identity of the local community. The BDA should consider assisting in the funding public art installations at key locations within the District. To further the community's arts and cultural identity, the BDA would also consider grant support of specific activities and projects of the Clio Center for the Arts that positively impact the aesthetic character of the District.

Estimated fee: Based upon proposed activity

## Long-term Projects

### *Infrastructure Improvements*

Support a variety of municipal infrastructure improvements within the BDA District that support economic development and business retention activities. All infrastructure projects should be designed to leverage other public and private investment dollars whenever possible. The BDA should be the funder of last resort and should not be expected to be the sole funder. Types of infrastructure projects would include the extension of utilities, burying of utilities, repaving of roads and bike trails, bridge repair, and construction of storm sewers.

Estimated Expense: Depends upon specific project and other sources of available funding

### *Business Development Incubator Facility*

Support the development of business incubator facilities, which may include training rooms, co-working offices, and retail business incubator spaces. Activities located within the facility should include training programs that are geared to support business start-ups; coworking office spaces that encourages the

development of a collaborative and supportive environment; and retail spaces designed to support new retail businesses to grow from concept to stand-alone brick-and-mortar locations. The business development training and support services should be done in conjunction with other service providers and should not be solely led by the BDA.

Estimated Expense: Depends on the size of the location and what types of facilities are included

### *Site Preparations for Economic Development*

Completion of site prep activities focused on stimulating new development. Activities may include extending utilities to the site, basic site preparation including grading and storm-water improvements, and other activities necessary to support new investment. These activities may be used to assist in locating a hotel and conference center within the District, development of an industrial or enterprise park, or predevelopment activities at the Circus Park site. These activities may also include site redevelopment assistance for underutilized or blighting facilities including the former K-Mart site, Clio Plaza, and other sites as appropriate.

Estimated Expense: Depends upon specific project and other sources of available funding

### *Eradication of Blight*

In its efforts to eliminate blight within the District, the BDA intends to eradicate unsightly conditions, and promote the redevelopment of obsolete properties. To accomplish, the BDA will actively pursue various beautification, reinvestment and redevelopment endeavors within the District as opportunities arise. These efforts should be done in conjunction with the City where appropriate. The BDA may consider the acquisition of dilapidated or abandoned properties for eventual redevelopment or reuse. However, no occupied residence will be targeted for acquisition or clearance by the Authority that would result in the forced relocation of families. Once purchased by the BDA, existing structures may be demolished, land could be developed for public use, or land could be prepared for new housing and commercial development. To perfect these activities, land may be given to the Genesee County Land Bank Authority (GCLBA), an organization that actively manages underdeveloped or tax reverted properties, with the purpose of finding a higher and better use for such land.

Estimated Fee: To Be Determined

Land Acquisition Cost: To Be Determined

### *Visual Enhancements at Vienna Road Interchange*

The Interstate 75 and Vienna Road interchange serves as a major gateway into Vienna Township, the District, and neighboring communities including the City of Clio. To increase visibility of the interchange, environmental graphic design that utilizes a mixture of architectural, industrial design and graphics to enhance the Vienna Road overpass bridge is recommended in a concerted effort to raise the District's awareness. In addition, landscape enhancements including perennials and flowering trees and shrubs should be considered at the interchange, which would further boost the visibility of the District to the 68,898 daily users (MDOT – 2022) of I-75.

Estimated Fee: \$1,150,000 – \$1,400,000

### *Install Sidewalks within the District*

Currently, there are limited sidewalks on the south side of Vienna Road/M-57 and no sidewalks along the length of Saginaw Road/M-54. Focus should be given to extending sidewalk along the Vienna Road/M-57 corridor with the goal of achieving sidewalks along the length of Vienna Road within the district, with priority given to connecting the Clio Sports Complex with the area's nonmotorized network. Efforts should be made to extend sidewalk west of Linden Road to the District's western boundary. To increase pedestrian safety and to enhance walkability, consideration should be given to developing a sidewalk along Saginaw Road/M-54 from Tuscola Road south to the intersection with Tobias Road. This sidewalk segment should be incorporated into improvements to the roadway including the installation of stormwater sewers as part of an infrastructure improvement effort.

Estimated Fee: \$42/lineal foot for six-foot wide sidewalk

### *Farmers' Market Development*

With no farmer's markets within the vicinity of the District, the BDA should actively seek opportunities to accommodate a farmers' market within the District and could contribute funds toward its development. Farmers' markets are beneficial community assets where citizens may purchase fresh, locally grown food while interacting with friends, neighbors, and local growers while bringing visitors to their locations throughout the market season. Although a specific location for such a facility has not been identified, there may also be an opportunity to accommodate a farmers' market as part of a larger development which includes a farm-to-table restaurant and/or a brewery/winery restaurant or other unique destination business.

Estimated Fee: \$825,000 to \$2,125,000 – depending upon site costs, size, design, site work, and amenities

## Regional Initiatives

When appropriate, the BDA staff should support regional efforts that have a direct correlation to providing benefits within BDA district including designation of M-54 as a Pure Michigan Scenic Byway, regional greenways initiatives, and other regional opportunities as they become available.

Though outside of the district and not eligible for BDA funding, expansion of the Trolley Line Trail north to Birch Run and south to Mt. Morris and support a safe nonmotorized connection west to Montrose and east to Otisville and the Southern Links Trailway would reap benefits that would accrue within the BDA district. Utilization of staff time would be appropriate for supporting these initiatives; however, the expenditure of dollars outside of the district would not be permissible under state law. Development of regional initiatives would be beneficial to the BDA, Township, and the City of Clio as their successful implementation would bring visitors into the BDA district, providing benefits to the residents and business owners within the District and the Township.

## Appendix B: Tax Increment Finance Tables

**Table 1: Estimate of Captured Assessment  
Original BDA District Properties - 1993 Base Value**

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Year	1993 Base Year	Taxable Base (a)	New Development (b)	Inflation (c)	Total (d)	Captured Value (e)
2023	12,110,940	58,421,411	116,843	1,402,114	59,940,368	47,829,428
2024	12,110,940	59,940,368	119,881	1,438,569	61,498,817	49,387,877
2025	12,110,940	61,498,817	122,998	1,475,972	63,097,786	50,986,846
2026	12,110,940	63,097,786	126,196	1,514,347	64,738,329	52,627,389
2027	12,110,940	64,738,329	129,477	1,553,720	66,421,525	54,310,585
2028	12,110,940	66,421,525	132,843	1,594,117	68,148,485	56,037,545
2029	12,110,940	68,148,485	136,297	1,635,564	69,920,346	57,809,406
2030	12,110,940	69,920,346	139,841	1,678,088	71,738,275	59,627,335
2031	12,110,940	71,738,275	143,477	1,721,719	73,603,470	61,492,530
2032	12,110,940	73,603,470	147,207	1,766,483	75,517,160	63,406,220
2033	12,110,940	75,517,160	151,034	1,812,412	77,480,606	65,369,666
2034	12,110,940	77,480,606	154,961	1,859,535	79,495,102	67,384,162
2035	12,110,940	79,495,102	158,990	1,907,882	81,561,975	69,451,035
2036	12,110,940	81,561,975	163,124	1,957,487	83,682,586	71,571,646
2037	12,110,940	83,682,586	167,365	2,008,382	85,858,333	73,747,393
2038	12,110,940	85,858,333	171,717	2,060,600	88,090,650	75,979,710
2039	12,110,940	88,090,650	176,181	2,114,176	90,381,007	78,270,067
2040	12,110,940	90,381,007	180,762	2,169,144	92,730,913	80,619,973
2041	12,110,940	92,730,913	185,462	2,225,542	95,141,917	83,030,977
2042	12,110,940	95,141,917	190,284	2,283,406	97,615,607	85,504,667
2043	12,110,940	97,615,607	195,231	2,342,775	100,153,612	88,042,672
2044	12,110,940	100,153,612	200,307	2,403,687	102,757,606	90,646,666
2045	12,110,940	102,757,606	205,515	2,466,183	105,429,304	93,318,364
2046	12,110,940	105,429,304	210,859	2,530,303	108,170,466	96,059,526
2047	12,110,940	108,170,466	216,341	2,596,091	110,982,898	98,871,958
2048	12,110,940	110,982,898	221,966	2,663,590	113,868,453	101,757,513
2049	12,110,940	113,868,453	227,737	2,732,843	116,829,033	104,718,093
2050	12,110,940	116,829,033	233,658	2,803,897	119,866,588	107,755,648
2051	12,110,940	119,866,588	239,733	2,876,798	122,983,119	110,872,179
2052	12,110,940	122,983,119	245,966	2,951,595	126,180,680	114,069,740
2053	12,110,940	126,180,680	252,361	3,028,336	129,461,378	117,350,438

- (a) Base year figure represents district value as of tax day (December 31) of previous calendar year.
- (b) Net increase from new construction, renovation of existing structures, and demolition (estimated at 0.2 percent).
- (c) Historical Inflation factor of 2.4 percent since 2007 ([www.in2013dollars.com](http://www.in2013dollars.com)) applied to taxable base.
- (d) Figure represents the sum of Columns 3, 4, and 5.
- (e) Figures represent the difference between Column 5 values, for respective years, and 1993 base value of \$12,110,940.

**Table 2: Estimate of BDA Revenue  
Original BDA District Properties - 1993 Base Value**

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Year	Captured Value (a)	TIF Revenues (b)	Projected Taxable Base (c)	Total Estimated Revenue (d)	Disbursement Cycle (e)
<b>2023</b>					
<b>2024</b>	47,829,428	<b>903,354</b>	58,421,411	903,354	2024-25
<b>2025</b>	49,387,877	<b>932,789</b>	59,940,368	932,789	2025-26
<b>2026</b>	50,986,846	<b>962,989</b>	61,498,817	962,989	2026-27
<b>2027</b>	52,627,389	<b>993,973</b>	63,097,786	993,973	2027-28
<b>2028</b>	54,310,585	<b>1,025,764</b>	64,738,329	1,025,764	2028-29
<b>2029</b>	56,037,545	<b>1,058,381</b>	66,421,525	1,058,381	2029-30
<b>2030</b>	57,809,406	<b>1,091,846</b>	68,148,485	1,091,846	2030-31
<b>2031</b>	59,627,335	<b>1,126,181</b>	69,920,346	1,126,181	2031-32
<b>2032</b>	61,492,530	<b>1,161,409</b>	71,738,275	1,161,409	2032-33
<b>2033</b>	63,406,220	<b>1,197,553</b>	73,603,470	1,197,553	2033-34
<b>2034</b>	65,369,666	<b>1,234,637</b>	75,517,160	1,234,637	2034-35
<b>2035</b>	67,384,162	<b>1,272,685</b>	77,480,606	1,272,685	2035-36
<b>2036</b>	69,451,035	<b>1,311,722</b>	79,495,102	1,311,722	2036-37
<b>2037</b>	71,571,646	<b>1,351,774</b>	81,561,975	1,351,774	2037-38
<b>2038</b>	73,747,393	<b>1,392,867</b>	83,682,586	1,392,867	2038-39
<b>2039</b>	75,979,710	<b>1,435,029</b>	83,682,586	1,435,029	2039-40
<b>2040</b>	78,270,067	<b>1,478,287</b>	88,090,650	1,478,287	2040-41
<b>2041</b>	80,619,973	<b>1,522,669</b>	90,381,007	1,522,669	2041-42
<b>2042</b>	83,030,977	<b>1,568,206</b>	92,730,913	1,568,206	2042-43
<b>2043</b>	85,504,667	<b>1,614,927</b>	95,141,917	1,614,927	2043-44
<b>2044</b>	88,042,672	<b>1,662,862</b>	97,615,607	1,662,862	2044-45
<b>2045</b>	90,646,666	<b>1,712,044</b>	100,153,612	1,712,044	2045-46
<b>2046</b>	93,318,364	<b>1,762,504</b>	102,757,606	1,762,504	2046-47
<b>2047</b>	96,059,526	<b>1,814,276</b>	105,429,304	1,814,276	2047-48
<b>2048</b>	98,871,958	<b>1,867,395</b>	108,170,466	1,867,395	2048-49
<b>2049</b>	101,757,513	<b>1,921,894</b>	110,982,898	1,921,894	2049-50
<b>2050</b>	104,718,093	<b>1,977,811</b>	113,868,453	1,977,811	2050-51
<b>2051</b>	107,755,648	<b>2,035,181</b>	116,829,033	2,035,181	2051-52
<b>2052</b>	110,872,179	<b>2,094,043</b>	119,866,588	2,094,043	2052-53
<b>2053</b>	114,069,740	<b>2,154,435</b>	122,983,119	2,154,435	2053-54
<b>Total</b>	<b>\$901,039,064</b>	<b>\$43,639,487</b>	--	<b>\$43,639,487</b>	--

(a) Refer to Table 1, Column 6.

(b) Figure represents Column 2 value times a millage rate of 18.8870 mills.

(c) Refer to Table 1, Column 2.

(d) Represents total Estimated Revenue

(e) Period monies will become available for spending.

**Table 3: Estimate of Captured Assessment  
Expanded BDA District Properties - 2007 Base Value**

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Year	2007 Base Year	Taxable Base (a)	New Development (b)	Inflation (c)	Total (d)	Captured Value (e)
2023	23,919,014	25,510,288	51,021	612,247	26,173,555	2,254,541
2024	23,919,014	26,173,555	52,347	628,165	26,854,068	2,935,054
2025	23,919,014	26,854,068	53,708	644,498	27,552,274	3,633,260
2026	23,919,014	27,552,274	55,105	661,255	28,268,633	4,349,619
2027	23,919,014	28,268,633	56,537	678,447	29,003,617	5,084,603
2028	23,919,014	29,003,617	58,007	696,087	29,757,711	5,838,697
2029	23,919,014	29,757,711	59,515	714,185	30,531,412	6,612,398
2030	23,919,014	30,531,412	61,063	732,754	31,325,229	7,406,215
2031	23,919,014	31,325,229	62,650	751,805	32,139,684	8,220,670
2032	23,919,014	32,139,684	64,279	771,352	32,975,316	9,056,302
2033	23,919,014	32,975,316	65,951	791,408	33,832,674	9,913,660
2034	23,919,014	33,832,674	67,665	811,984	34,712,324	10,793,310
2035	23,919,014	34,712,324	69,425	833,096	35,614,844	11,695,830
2036	23,919,014	35,614,844	71,230	854,756	36,540,830	12,621,816
2037	23,919,014	36,540,830	73,082	876,980	37,490,892	13,571,878
2038	23,919,014	37,490,892	74,982	899,781	38,465,655	14,546,641
2039	23,919,014	38,465,655	76,931	923,176	39,465,762	15,546,748
2040	23,919,014	39,465,762	78,932	947,178	40,491,872	16,572,858
2041	23,919,014	40,491,872	80,984	971,805	41,544,661	17,625,647
2042	23,919,014	41,544,661	83,089	997,072	42,624,822	18,705,808
2043	23,919,014	42,624,822	85,250	1,022,996	43,733,067	19,814,053
2044	23,919,014	43,733,067	87,466	1,049,594	44,870,127	20,951,113
2045	23,919,014	44,870,127	89,740	1,076,883	46,036,750	22,117,736
2046	23,919,014	46,036,750	92,074	1,104,882	47,233,706	23,314,692
2047	23,919,014	47,233,706	94,467	1,133,609	48,461,782	24,542,768
2048	23,919,014	48,461,782	96,924	1,163,083	49,721,788	25,802,774
2049	23,919,014	49,721,788	99,444	1,193,323	51,014,555	27,095,541
2050	23,919,014	51,014,555	102,029	1,224,349	52,340,933	28,421,919
2051	23,919,014	52,340,933	104,682	1,256,182	53,701,798	29,782,784
2052	23,919,014	53,701,798	107,404	1,288,843	55,098,044	31,179,030
2053	23,919,014	55,098,044	110,196	1,322,353	56,530,594	32,611,580

- (a) Base year figure represents district value as of tax day (December 31) of previous calendar year.
- (b) Net increase from new construction, renovation of existing structures, and demolition (estimated at 0.2 percent).
- (c) Historical Inflation factor of 2.4 percent since 2007 ([www.in2013dollars.com](http://www.in2013dollars.com)) applied to taxable base.
- (d) Figure represents the sum of Columns 3, 4, and 5.
- (e) Figures represent the difference between Column 5 values, for respective years, and 2007 base value of \$21,402,341.

**Table 4: Estimate of BDA Revenue**

## Expanded BDA District Properties - 2007 Base Value

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Year	Captured Value (a)	TIF Revenues (b)	Projected Taxable Base (c)	Total Estimated Revenue (d)	Disbursement Cycle (e)
2023					
2024	2,254,541	<b>42,582</b>	25,510,288	42,582	2024-25
2025	2,935,054	<b>55,434</b>	26,173,555	55,434	2025-26
2026	3,633,260	<b>68,621</b>	26,854,068	68,621	2026-27
2027	4,349,619	<b>82,151</b>	27,552,274	82,151	2027-28
2028	5,084,603	<b>96,033</b>	28,268,633	96,033	2028-29
2029	5,838,697	<b>110,275</b>	29,003,617	110,275	2029-30
2030	6,612,398	<b>124,888</b>	29,757,711	124,888	2030-31
2031	7,406,215	<b>139,881</b>	30,531,412	139,881	2031-32
2032	8,220,670	<b>155,264</b>	31,325,229	155,264	2032-33
2033	9,056,302	<b>171,046</b>	32,139,684	171,046	2033-34
2034	9,913,660	<b>187,239</b>	32,975,316	187,239	2034-35
2035	10,793,310	<b>203,853</b>	33,832,674	203,853	2035-36
2036	11,695,830	<b>220,899</b>	34,712,324	220,899	2036-37
2037	12,621,816	<b>238,388</b>	35,614,844	238,388	2037-38
2038	13,571,878	<b>256,332</b>	36,540,830	256,332	2038-39
2039	14,546,641	<b>274,742</b>	37,490,892	274,742	2039-40
2040	15,546,748	<b>293,631</b>	38,465,655	293,631	2040-41
2041	16,572,858	<b>313,012</b>	39,465,762	313,012	2041-42
2042	17,625,647	<b>332,896</b>	40,491,872	332,896	2042-43
2043	18,705,808	<b>353,297</b>	41,544,661	353,297	2043-44
2044	19,814,053	<b>374,228</b>	42,624,822	374,228	2044-45
2045	20,951,113	<b>395,704</b>	43,733,067	395,704	2045-46
2046	22,117,736	<b>417,738</b>	44,870,127	417,738	2046-47
2047	23,314,692	<b>440,345</b>	46,036,750	440,345	2047-48
2048	24,542,768	<b>463,539</b>	47,233,706	463,539	2048-49
2049	25,802,774	<b>487,337</b>	48,461,782	487,337	2049-50
2050	27,095,541	<b>511,753</b>	49,721,788	511,753	2050-51
2051	28,421,919	<b>536,805</b>	51,014,555	536,805	2051-52
2052	29,782,784	<b>562,507</b>	52,340,933	562,507	2052-53
2053	31,179,030	<b>588,878</b>	53,701,798	588,878	2053-54
<b>Total</b>	<b>\$113,987,855</b>	<b>\$8,499,300</b>	<b>--</b>	<b>\$8,499,300</b>	<b>--</b>

(a) Refer to Table 3, Column 6.

(b) Figure represents Column 2 value times a millage rate of 18.8870 mills.

(c) Refer to Table 3, Column 2.

(d) Represents total estimated revenue.

(e) Period monies will become available for spending.

### Table 5: Estimate of BDA Revenue

### Summary of Entire BDA District

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Year	Captured Value (a)	TIF Revenues (b)	Projected Taxable Base (c)	Total Estimated Revenue (d)	Disbursement Cycle (e)
2023					
2024	50,083,969	<b>945,936</b>	83,931,699	945,936	2024-25
2025	52,322,931	<b>988,223</b>	86,113,923	988,223	2025-26
2026	54,620,106	<b>1,031,610</b>	88,352,885	1,031,610	2026-27
2027	56,977,008	<b>1,076,125</b>	90,650,060	1,076,125	2027-28
2028	59,395,189	<b>1,121,797</b>	93,006,962	1,121,797	2028-29
2029	61,876,242	<b>1,168,657</b>	95,425,143	1,168,657	2029-30
2030	64,421,804	<b>1,216,735</b>	97,906,196	1,216,735	2030-31
2031	67,033,549	<b>1,266,063</b>	100,451,758	1,266,063	2031-32
2032	69,713,200	<b>1,316,673</b>	103,063,503	1,316,673	2032-33
2033	72,462,522	<b>1,368,600</b>	105,743,154	1,368,600	2033-34
2034	75,283,327	<b>1,421,876</b>	108,492,476	1,421,876	2034-35
2035	78,177,472	<b>1,476,538</b>	111,313,281	1,476,538	2035-36
2036	81,146,865	<b>1,532,621</b>	114,207,426	1,532,621	2036-37
2037	84,193,462	<b>1,590,162</b>	117,176,819	1,590,162	2037-38
2038	87,319,271	<b>1,649,199</b>	120,223,416	1,649,199	2038-39
2039	90,526,351	<b>1,709,771</b>	123,349,225	1,709,771	2039-40
2040	93,816,815	<b>1,771,918</b>	126,556,305	1,771,918	2040-41
2041	97,192,831	<b>1,835,681</b>	129,846,769	1,835,681	2041-42
2042	100,656,623	<b>1,901,102</b>	133,222,785	1,901,102	2042-43
2043	104,210,474	<b>1,968,223</b>	136,686,577	1,968,223	2043-44
2044	107,856,726	<b>2,037,090</b>	140,240,428	2,037,090	2044-45
2045	111,597,779	<b>2,107,747</b>	143,886,680	2,107,747	2045-46
2046	115,436,100	<b>2,180,242</b>	147,627,733	2,180,242	2046-47
2047	119,374,218	<b>2,254,621</b>	151,466,054	2,254,621	2047-48
2048	123,414,726	<b>2,330,934</b>	155,404,172	2,330,934	2048-49
2049	127,560,288	<b>2,409,231</b>	159,444,680	2,409,231	2049-50
2050	131,813,634	<b>2,489,564</b>	163,590,242	2,489,564	2050-51
2051	136,177,568	<b>2,571,986</b>	167,843,588	2,571,986	2051-52
2052	140,654,963	<b>2,656,550</b>	172,207,522	2,656,550	2052-53
2053	145,248,771	<b>2,743,314</b>	176,684,917	2,743,314	2053-54
<b>Total</b>	<b>\$2,760,564,787</b>	<b>\$52,138,787</b>	<b>--</b>	<b>\$52,138,787</b>	<b>--</b>

- (a) Combined values from Table 1, Column 6 and Table 3, Column 6.
- (b) Figure represents Column 2 value times a millage rate of 18.8870 mills.
- (c) Combined values from Table 1, Column 2 and Table 3, Column 2.
- (d) Represents total estimated revenue.
- (e) Period monies will become available for spending.

Table Six here – Inserted landscaped

**Table 6: Estimated Revenue Reallocation by Taxing Jurisdiction  
Vienna Township BDA District**

Year	Captured Value	Mott OP 1.9438	Mott DT 0.7200	Genesee County 5.3921	Parks 0.7500	Para-medic 0.4743	Library 0.9692	Airport 0.4743	Vienna Twp 2.0400	Road 1.0000	MTA 1.2095	Seniors 0.6852	County Health 0.9790	Veterans 0.0984	Animal Control 0.1957	MSU Extension 0.0800	Culture 0.9417	Mental Health 0.9338	Total Millage 18.8870	
2023																				
2024	50,083,969	97,353	36,060	270,058	37,563	23,755	48,541	23,755	102,171	50,084	60,577	34,318	49,032	4,928	9,801	4,007	47,164	46,768	945,936	
2025	52,322,931	101,705	37,673	282,130	39,242	24,817	50,711	24,817	106,739	52,323	63,285	35,852	51,224	5,149	10,240	4,186	49,273	48,859	988,223	
2026	54,620,106	106,171	39,326	294,517	40,965	25,906	52,938	25,906	111,425	54,620	66,063	37,426	53,473	5,375	10,689	4,370	51,436	51,004	1,031,610	
2027	56,977,008	110,752	41,023	307,226	42,733	27,024	55,222	27,024	116,233	56,977	68,914	39,041	55,780	5,607	11,150	4,558	53,655	53,205	1,076,125	
2028	59,395,189	115,452	42,765	320,265	44,546	28,171	57,566	28,171	121,166	59,395	71,838	40,698	58,148	5,844	11,624	4,752	55,932	55,463	1,121,797	
2029	61,876,242	120,275	44,551	333,643	46,407	29,348	59,970	29,348	126,228	61,876	74,839	42,398	60,577	6,089	12,109	4,950	58,269	57,780	1,168,657	
2030	64,421,804	125,223	46,384	347,369	48,316	30,555	62,438	30,555	131,420	64,422	77,918	44,142	63,069	6,339	12,607	5,154	60,666	60,157	1,216,735	
2031	67,033,549	130,300	48,264	361,452	50,275	31,794	64,969	31,794	136,748	67,034	81,077	45,931	65,626	6,596	13,118	5,363	63,125	62,596	1,266,063	
2032	69,713,200	135,509	50,194	375,901	52,285	33,065	67,566	33,065	142,215	69,713	84,318	47,767	68,249	6,860	13,643	5,577	65,649	65,098	1,316,673	
2033	72,462,522	140,853	52,173	390,725	54,347	34,369	70,231	34,369	147,824	72,463	87,643	49,651	70,941	7,130	14,181	5,797	68,238	67,666	1,368,600	
2034	75,283,327	146,336	54,204	405,935	56,462	35,707	72,965	35,707	153,578	75,283	91,055	51,584	73,702	7,408	14,733	6,023	70,894	70,300	1,421,876	
2035	78,177,472	151,961	56,288	421,541	58,633	37,080	75,770	37,080	159,482	78,177	94,556	53,567	76,536	7,693	15,299	6,254	73,620	73,002	1,476,538	
2036	81,146,865	157,733	58,426	437,552	60,860	38,488	78,648	38,488	165,540	81,147	98,147	55,602	79,443	7,985	15,880	6,492	76,416	75,775	1,532,621	
2037	84,193,462	163,655	60,619	453,980	63,145	39,933	81,600	39,933	171,755	84,193	101,832	57,689	82,425	8,285	16,477	6,735	79,285	78,620	1,590,162	
2038	87,319,271	169,731	62,870	470,834	65,489	41,416	84,630	41,416	178,131	87,319	105,613	59,831	85,486	8,592	17,088	6,986	82,229	81,539	1,649,199	
2039	90,526,351	175,965	65,179	488,127	67,895	42,937	87,738	42,937	184,674	90,526	109,492	62,029	88,625	8,908	17,716	7,242	85,249	84,534	1,709,771	
2040	93,816,815	182,361	67,548	505,870	70,363	44,497	90,927	44,497	191,386	93,817	113,471	64,283	91,847	9,232	18,360	7,505	88,347	87,606	1,771,918	
2041	97,192,831	188,923	69,979	524,073	72,895	46,099	94,199	46,099	198,273	97,193	117,555	66,597	95,152	9,564	19,021	7,775	91,526	90,759	1,835,681	
2042	100,656,623	195,656	72,473	542,751	75,492	47,741	97,556	47,741	205,340	100,657	121,744	68,970	98,543	9,905	19,699	8,053	94,788	93,993	1,901,102	
2043	104,210,474	202,564	75,032	561,913	78,158	49,427	101,001	49,427	212,589	104,210	126,043	71,405	102,022	10,254	20,394	8,337	98,135	97,312	1,968,223	
2044	107,856,726	209,652	77,657	581,574	80,893	51,156	104,535	51,156	220,028	107,857	130,453	73,903	105,592	10,613	21,108	8,629	101,569	100,717	2,037,090	
2045	111,597,779	216,924	80,350	601,746	83,698	52,931	108,161	52,931	227,659	111,598	134,978	76,467	109,254	10,981	21,840	8,928	105,092	104,210	2,107,747	
2046	115,436,100	224,385	83,114	622,443	86,577	54,751	111,881	54,751	235,490	115,436	139,620	79,097	113,012	11,359	22,591	9,235	108,706	107,794	2,180,242	
2047	119,374,218	232,040	85,949	643,678	89,531	56,619	115,697	56,619	243,523	119,374	144,383	81,795	116,867	11,746	23,362	9,550	112,415	111,472	2,254,621	
2048	123,414,726	239,894	88,859	665,465	92,561	58,536	119,614	58,536	251,766	123,415	149,270	84,564	120,823	12,144	24,152	9,873	116,220	115,245	2,330,934	
2049	127,560,288	247,952	91,843	687,818	95,670	60,502	123,631	60,502	260,223	127,560	154,284	87,404	124,882	12,552	24,964	10,205	120,124	119,116	2,409,231	
2050	131,813,634	256,219	94,906	710,752	98,860	62,519	127,754	62,519	268,900	131,814	159,429	90,319	129,046	12,970	25,796	10,545	124,129	123,088	2,489,564	
2051	136,177,568	264,702	98,048	734,283	102,133	64,589	131,983	64,589	277,802	136,178	164,707	93,309	133,318	13,400	26,650	10,894	128,238	127,163	2,571,986	
2052	140,654,963	273,405	101,272	758,426	105,491	66,713	136,323	66,713	286,936	140,655	170,122	96,377	137,701	13,840	27,526	11,252	132,455	131,344	2,656,550	
2053	145,248,771	282,335	104,579	783,196	108,937	68,891	140,775	68,891	296,307	145,249	175,678	99,524	142,199	14,292	28,425	11,620	136,781	135,633	2,743,314	
Totals	2,760,564,787	5,365,986	1,987,607	14,885,241	2,070,424	1,309,336	2,675,539	1,309,336	5,631,552	2,760,565	3,338,903	1,891,539	2,702,593	271,640	540,243	220,845	2,599,624	2,577,815	52,138,787	

## Appendix C: Development Area Description Including Property Tax ID Numbers

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The Vienna Township BDA boundaries include the area that is generally bounded by the properties abutting Vienna Road/M-57 from ½ mile west of Linden Road east to Saginaw Road/M-54 and those properties abutting Saginaw Road/M-54 from the Township’s northern boundary at Willard Road south to the Township’s southern boundary north of Dodge Road, excluding any properties within the City of Clio. See maps in Appendix D for specific Development Area boundary and illustrating those properties not included within the Development Area district.

The specific parcels that are located within the BDA district are identified as the following by their property tax identification numbers and included within the special Vienna Township BDA Tax Increment 1993 and 2007 base year tax rolls:

18-03-100-001	18-03-400-013	18-10-200-025
18-03-100-005	18-03-400-016	18-10-400-019
18-03-100-006	18-03-400-018	18-11-100-005
18-03-100-007	18-03-400-019	18-11-100-015
18-03-100-008	18-03-400-020	18-11-300-001
18-03-100-010	18-03-400-021	18-11-300-002
18-03-100-012	18-03-400-027	18-11-300-003
18-03-100-014	18-03-400-031	18-11-300-004
18-03-100-017	18-03-400-033	18-11-300-005
18-03-100-018	18-03-400-034	18-11-300-006
18-03-100-019	18-03-400-035	18-11-300-014
18-03-100-020	18-03-400-036	18-11-300-015
18-03-100-021	18-03-400-038	18-11-300-016
18-03-100-022	18-03-400-040	18-11-300-017
18-03-100-023	18-03-400-042	18-11-300-018
18-03-100-025	18-03-400-046	18-11-300-019
18-03-100-026	18-03-400-047	18-11-300-024
18-03-200-012	18-03-400-048	18-11-300-050
18-03-200-020	18-03-400-049	18-11-300-051
18-03-200-021	18-03-400-051	18-11-501-014
18-03-200-022	18-04-200-005	18-11-501-017
18-03-200-023	18-10-200-016	18-11-501-018
18-03-200-024	18-10-200-017	18-11-501-019
18-03-200-025	18-10-200-018	18-11-501-020
18-03-300-004	18-10-200-019	18-11-501-021
18-03-300-013	18-10-200-020	18-11-501-022
18-03-400-001	18-10-200-021	18-11-501-023
18-03-400-002	18-10-200-022	18-11-501-024
18-03-400-007	18-10-200-023	18-11-501-026
18-03-400-008	18-10-200-024	18-11-501-027

18-11-501-028	18-14-200-004	18-14-400-039
18-11-501-030	18-14-200-005	18-14-400-040
18-11-501-031	18-14-200-006	18-14-400-041
18-11-501-033	18-14-200-009	18-14-400-042
18-11-501-034	18-14-200-011	18-14-400-043
18-11-501-041	18-14-200-014	18-14-400-044
18-11-501-047	18-14-200-015	18-14-400-045
18-11-501-048	18-14-200-016	18-14-400-046
18-11-501-050	18-14-200-020	18-14-400-047
18-11-551-001	18-14-200-022	18-14-400-048
18-11-551-007	18-14-200-023	18-14-400-050
18-11-551-009	18-14-200-024	18-14-400-051
18-11-551-010	18-14-200-025	18-14-400-052
18-11-552-001	18-14-200-026	18-14-400-055
18-11-552-002	18-14-200-027	18-14-400-056
18-11-552-003	18-14-200-029	18-14-400-058
18-11-552-004	18-14-200-030	18-14-400-059
18-11-552-005	18-14-200-049	18-14-400-060
18-11-552-006	18-14-200-064	18-14-400-061
18-11-552-008	18-14-200-065	18-14-400-065
18-11-552-018	18-14-200-066	18-14-400-066
18-11-552-019	18-14-200-073	18-14-400-067
18-11-552-021	18-14-200-074	18-14-400-068
18-11-552-022	18-14-200-076	18-14-400-070
18-11-552-031	18-14-200-078	18-14-400-071
18-11-552-032	18-14-400-001	18-14-400-072
18-13-300-013	18-14-400-003	18-14-400-073
18-13-300-014	18-14-400-005	18-14-400-074
18-13-300-015	18-14-400-018	18-14-504-005
18-13-751-001	18-14-400-019	18-14-577-001
18-13-751-002	18-14-400-020	18-14-577-002
18-13-751-003	18-14-400-021	18-14-577-003
18-14-100-045	18-14-400-022	18-14-577-004
18-14-100-080	18-14-400-023	18-14-577-005
18-14-100-081	18-14-400-024	18-14-577-006
18-14-100-082	18-14-400-025	18-14-577-008
18-14-100-083	18-14-400-026	18-14-577-009
18-14-100-085	18-14-400-030	18-14-577-010
18-14-100-086	18-14-400-031	18-14-577-011
18-14-100-087	18-14-400-032	18-14-577-012
18-14-100-088	18-14-400-033	18-14-577-013
18-14-100-089	18-14-400-034	18-14-577-014
18-14-200-001	18-14-400-035	18-14-577-015
18-14-200-002	18-14-400-036	18-14-577-016
18-14-200-003	18-14-400-037	18-14-577-017

18-14-577-018	18-16-300-007	18-16-400-022
18-15-100-018	18-16-300-008	18-16-400-027
18-15-100-031	18-16-300-009	18-16-400-028
18-15-100-035	18-16-300-010	18-16-400-029
18-15-200-057	18-16-300-011	18-16-400-030
18-15-300-010	18-16-300-012	18-16-551-003
18-15-300-012	18-16-300-013	18-16-551-004
18-15-300-021	18-16-300-014	18-16-551-005
18-15-300-025	18-16-300-015	18-16-551-006
18-15-300-027	18-16-300-016	18-16-551-008
18-15-300-028	18-16-300-017	18-16-576-001
18-15-300-030	18-16-300-018	18-16-576-006
18-15-300-032	18-16-300-019	18-16-576-008
18-15-300-034	18-16-300-020	18-16-576-009
18-15-300-035	18-16-300-021	18-16-576-010
18-15-300-038	18-16-300-022	18-16-576-011
18-15-300-039	18-16-300-023	18-16-751-009
18-15-300-040	18-16-300-024	18-16-752-009
18-15-300-043	18-16-300-025	18-17-300-003
18-15-300-046	18-16-300-027	18-17-300-007
18-15-300-048	18-16-300-028	18-17-300-008
18-15-300-050	18-16-300-030	18-17-300-009
18-15-300-052	18-16-300-031	18-17-300-022
18-15-300-053	18-16-300-032	18-17-300-023
18-15-300-054	18-16-300-033	18-17-300-024
18-15-300-055	18-16-300-034	18-17-300-029
18-15-300-058	18-16-300-037	18-17-400-003
18-15-300-062	18-16-300-038	18-17-400-004
18-15-300-063	18-16-300-039	18-17-400-005
18-15-300-067	18-16-300-040	18-17-400-008
18-15-300-068	18-16-300-041	18-17-400-009
18-15-300-069	18-16-300-044	18-17-400-010
18-15-300-070	18-16-300-045	18-17-400-012
18-15-300-071	18-16-300-046	18-17-400-013
18-15-300-072	18-16-300-047	18-17-400-014
18-15-300-073	18-16-300-048	18-17-400-016
18-15-300-074	18-16-400-010	18-17-400-017
18-15-300-079	18-16-400-011	18-17-400-018
18-15-400-032	18-16-400-012	18-17-400-019
18-16-300-001	18-16-400-013	18-17-400-020
18-16-300-002	18-16-400-014	18-17-400-021
18-16-300-003	18-16-400-015	18-17-400-022
18-16-300-004	18-16-400-016	18-17-400-023
18-16-300-005	18-16-400-018	18-17-400-024
18-16-300-006	18-16-400-019	18-17-400-027

18-17-400-028	18-20-200-016	18-21-100-055
18-17-400-029	18-20-726-001	18-21-100-056
18-17-400-030	18-21-100-001	18-21-100-057
18-17-400-032	18-21-100-003	18-21-100-058
18-17-400-033	18-21-100-004	18-21-100-059
18-17-400-035	18-21-100-005	18-21-100-060
18-17-400-038	18-21-100-007	18-21-100-061
18-17-400-039	18-21-100-008	18-21-100-062
18-17-400-040	18-21-100-009	18-21-100-063
18-17-400-041	18-21-100-010	18-21-100-064
18-17-400-042	18-21-100-011	18-21-100-067
18-17-400-043	18-21-100-012	18-21-100-068
18-17-400-044	18-21-100-013	18-21-100-069
18-17-400-046	18-21-100-014	18-21-100-070
18-17-400-047	18-21-100-015	18-21-100-071
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18-17-576-004	18-21-100-017	18-21-100-073
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18-17-576-007	18-21-100-019	18-21-100-075
18-17-576-008	18-21-100-020	18-21-200-001
18-17-576-009	18-21-100-021	18-21-200-002
18-17-576-010	18-21-100-022	18-21-200-003
18-17-576-011	18-21-100-023	18-21-200-006
18-17-576-012	18-21-100-024	18-21-200-007
18-17-576-013	18-21-100-025	18-21-200-008
18-17-576-014	18-21-100-026	18-21-200-009
18-20-100-009	18-21-100-027	18-21-200-010
18-20-100-010	18-21-100-028	18-21-200-011
18-20-100-011	18-21-100-029	18-21-200-012
18-20-100-012	18-21-100-030	18-21-200-013
18-20-100-013	18-21-100-031	18-21-200-014
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18-20-200-001	18-21-100-035	18-21-200-018
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18-20-200-003	18-21-100-037	18-21-200-020
18-20-200-005	18-21-100-038	18-21-200-021
18-20-200-007	18-21-100-039	18-21-200-022
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18-20-200-009	18-21-100-041	18-21-200-024
18-20-200-010	18-21-100-042	18-21-200-025
18-20-200-011	18-21-100-043	18-21-200-027
18-20-200-014	18-21-100-052	18-21-200-028
18-20-200-015	18-21-100-053	18-21-200-029

18-21-200-031	18-21-626-014	18-21-626-061
18-21-200-034	18-21-626-015	18-21-626-062
18-21-200-035	18-21-626-016	18-22-100-001
18-21-200-036	18-21-626-017	18-22-100-002
18-21-200-037	18-21-626-018	18-22-100-003
18-21-200-038	18-21-626-019	18-22-100-010
18-21-200-041	18-21-626-020	18-22-100-012
18-21-200-042	18-21-626-021	18-22-100-014
18-21-200-043	18-21-626-022	18-22-100-015
18-21-200-044	18-21-626-023	18-22-502-001
18-21-200-045	18-21-626-024	18-22-502-048
18-21-200-046	18-21-626-025	18-22-502-049
18-21-200-047	18-21-626-026	18-22-502-050
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18-21-300-004	18-21-626-030	18-22-503-011
18-21-300-005	18-21-626-031	18-22-503-012
18-21-300-006	18-21-626-032	18-22-503-027
18-21-300-007	18-21-626-033	18-22-503-053
18-21-300-008	18-21-626-036	18-22-503-059
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18-21-300-010	18-21-626-038	18-22-504-035
18-21-526-028	18-21-626-039	18-22-504-036
18-21-526-029	18-21-626-040	18-22-505-001
18-21-526-030	18-21-626-041	18-22-505-016
18-21-526-031	18-21-626-042	18-22-505-017
18-21-526-032	18-21-626-043	18-22-505-018
18-21-526-034	18-21-626-044	18-22-602-001
18-21-526-035	18-21-626-045	18-22-602-002
18-21-526-036	18-21-626-046	18-22-602-003
18-21-526-037	18-21-626-047	18-22-602-004
18-21-626-001	18-21-626-048	18-22-602-005
18-21-626-002	18-21-626-049	18-22-602-006
18-21-626-003	18-21-626-050	18-22-602-007
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18-21-626-006	18-21-626-053	18-22-602-010
18-21-626-007	18-21-626-054	18-22-602-011
18-21-626-008	18-21-626-055	18-22-602-012
18-21-626-009	18-21-626-056	18-22-602-013
18-21-626-010	18-21-626-057	18-22-602-014
18-21-626-011	18-21-626-058	18-22-602-015
18-21-626-012	18-21-626-059	18-22-602-016
18-21-626-013	18-21-626-060	18-22-602-017

18-22-602-018	18-22-602-063	18-24-100-067
18-22-602-019	18-22-602-064	18-24-100-068
18-22-602-020	18-22-602-065	18-24-300-006
18-22-602-021	18-22-602-066	18-24-300-007
18-22-602-022	18-22-602-067	18-24-400-006
18-22-602-023	18-22-602-068	18-24-400-007
18-22-602-024	18-22-602-069	18-24-400-013
18-22-602-025	18-22-602-070	18-24-400-021
18-22-602-026	18-22-602-071	18-24-400-022
18-22-602-027	18-22-602-072	18-24-400-030
18-22-602-028	18-22-602-073	18-24-501-021
18-22-602-029	18-22-602-074	18-24-501-022
18-22-602-030	18-23-200-001	18-24-501-023
18-22-602-031	18-23-200-004	18-24-501-025
18-22-602-032	18-23-200-013	18-24-501-026
18-22-602-033	18-23-200-018	18-24-501-027
18-22-602-034	18-23-200-019	18-24-501-028
18-22-602-035	18-23-200-020	18-24-501-029
18-22-602-036	18-23-200-021	18-24-501-030
18-22-602-037	18-23-200-024	18-24-501-031
18-22-602-038	18-23-400-015	18-24-501-032
18-22-602-039	18-23-526-002	18-24-501-033
18-22-602-040	18-23-526-009	18-24-501-034
18-22-602-041	18-23-526-010	18-24-501-035
18-22-602-042	18-23-526-011	18-24-501-036
18-22-602-043	18-23-526-012	18-24-501-037
18-22-602-044	18-23-526-013	18-24-501-038
18-22-602-045	18-23-526-014	18-24-501-039
18-22-602-046	18-23-526-016	18-24-501-040
18-22-602-047	18-23-526-017	18-24-501-041
18-22-602-048	18-23-526-018	18-24-501-042
18-22-602-049	18-23-526-021	18-24-501-043
18-22-602-050	18-23-526-024	18-24-501-044
18-22-602-051	18-24-100-016	18-24-501-047
18-22-602-052	18-24-100-017	18-24-501-048
18-22-602-053	18-24-100-018	18-24-501-049
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18-22-602-055	18-24-100-020	18-24-501-065
18-22-602-056	18-24-100-021	18-24-501-066
18-22-602-057	18-24-100-022	18-24-501-067
18-22-602-058	18-24-100-023	18-24-501-100
18-22-602-059	18-24-100-024	18-24-501-101
18-22-602-060	18-24-100-025	18-24-501-104
18-22-602-061	18-24-100-026	18-24-501-105
18-22-602-062	18-24-100-060	18-24-501-106

18-24-502-001	18-25-527-009	18-81-212-002
18-24-502-003	18-25-527-010	18-81-212-012
18-24-502-004	18-25-527-011	18-81-214-001
18-24-502-005	18-25-527-012	18-81-216-001
18-24-502-006	18-25-527-013	18-81-219-018
18-24-502-007	18-25-527-014	18-81-219-019
18-24-502-009	18-25-527-015	18-81-219-021
18-25-100-003	18-25-527-016	18-81-219-022
18-25-100-004	18-25-527-017	18-81-219-023
18-25-100-006	18-25-527-018	18-81-219-118
18-25-100-007	18-25-527-019	18-81-219-122
18-25-100-010	18-25-527-020	18-81-219-221
18-25-100-011	18-25-527-021	18-81-219-222
18-25-100-012	18-25-527-043	18-81-219-322
18-25-200-003	18-25-527-044	18-81-220-010
18-25-200-008	18-81-015-008	18-81-220-013
18-25-200-010	18-81-015-027	18-81-220-016
18-25-200-011	18-81-030-004	18-81-230-123
18-25-200-014	18-81-110-019	18-81-230-223
18-25-200-015	18-81-115-023	18-81-240-006
18-25-400-001	18-81-140-006	18-81-240-007
18-25-400-002	18-81-140-023	18-81-240-018
18-25-400-003	18-81-141-009	18-81-240-019
18-25-400-004	18-81-201-002	18-81-241-004
18-25-400-005	18-81-201-022	18-81-241-007
18-25-400-013	18-81-210-001	18-81-241-021
18-25-400-014	18-81-210-005	18-81-242-004
18-25-400-015	18-81-210-007	18-81-242-012
18-25-400-017	18-81-210-010	18-81-244-004
18-25-400-019	18-81-210-012	18-82-030-004
18-25-400-021	18-81-210-013	18-82-032-013
18-25-400-022	18-81-210-020	18-82-140-004
18-25-400-023	18-81-210-034	18-82-143-001
18-25-526-011	18-81-211-001	18-82-200-007
18-25-526-012	18-81-211-003	18-82-200-009
18-25-526-013	18-81-211-006	18-82-200-012
18-25-526-014	18-81-211-007	18-82-200-021
18-25-526-015	18-81-211-018	18-82-200-121
18-25-526-016	18-81-211-019	18-82-201-007
18-25-526-017	18-81-211-020	18-82-201-010
18-25-526-020	18-81-211-032	18-82-201-011
18-25-527-001	18-81-211-034	18-82-202-007
18-25-527-002	18-81-211-035	18-82-202-010
18-25-527-004	18-81-211-037	18-82-202-011
18-25-527-005	18-81-212-001	18-82-202-012

18-82-204-007	18-82-239-013	18-84-140-017
18-82-204-012	18-82-239-018	18-84-141-013
18-82-205-012	18-82-239-021	18-84-141-023
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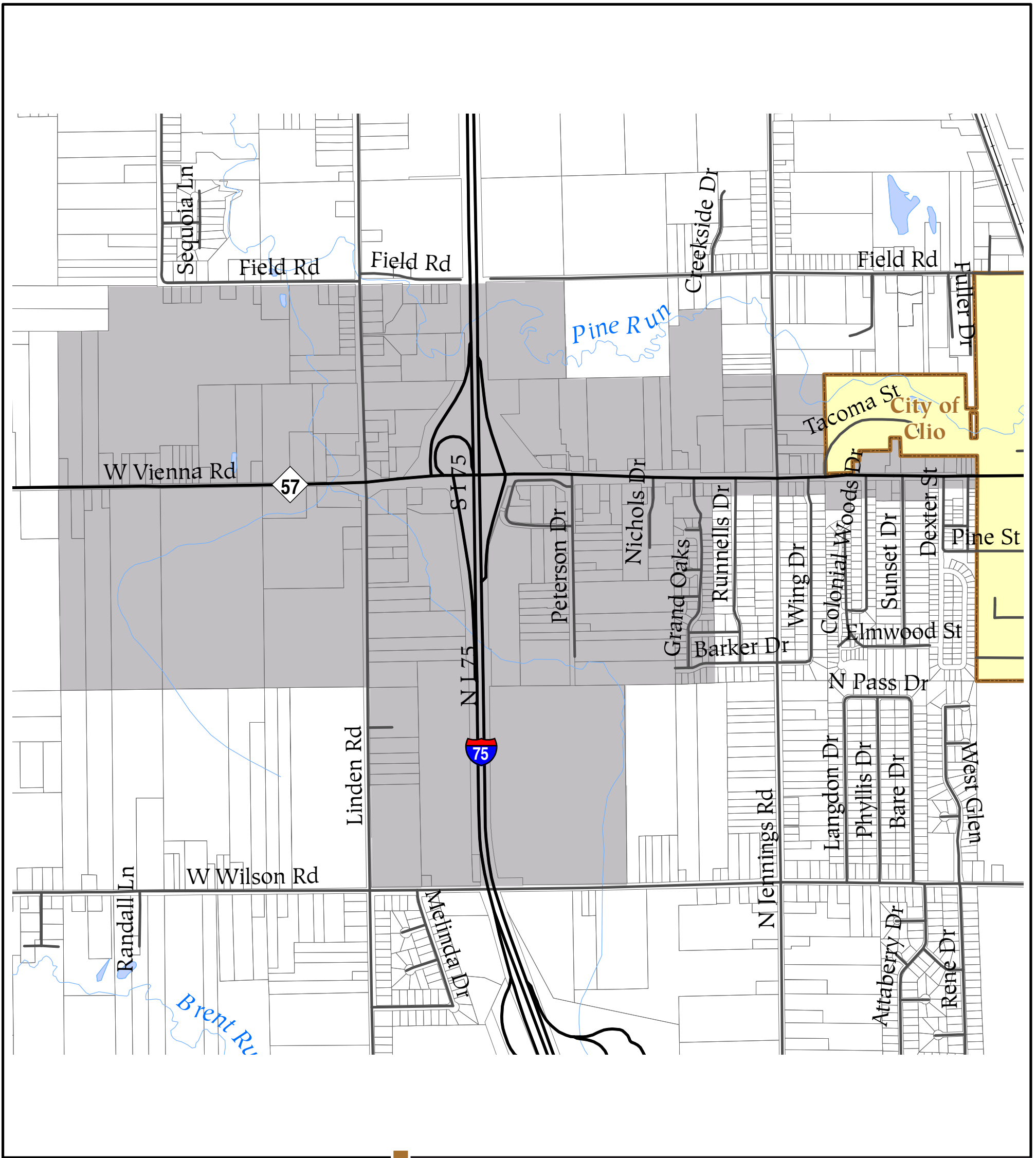
## Appendix D: Maps

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### Maps

The following maps were prepared to assist in illustrating the Vienna Township BDA service area and the concepts included within this Development Plan:

1. Map 1 – Original Business Development District – 1993 Area
2. Map 2 – Expanded Business Development District – 2007 Area
3. Map 3 – Streets, Sidewalks, & Trails
4. Map 4 – Utilities Network
5. Map 5 – Existing Land Use
6. Map 6 – Future Land Use



# vienna township

## Amended Development Plan and Tax Increment Financing Plan

### legend

- Original Development District Properties
- State or U.S. Highways
- Roads
- Railroads

Parcel Source: Vienna Township, 2007.

- Water Features
- Water Bodies
- Parcel Lines
- Municipal Boundaries
- City of Clio

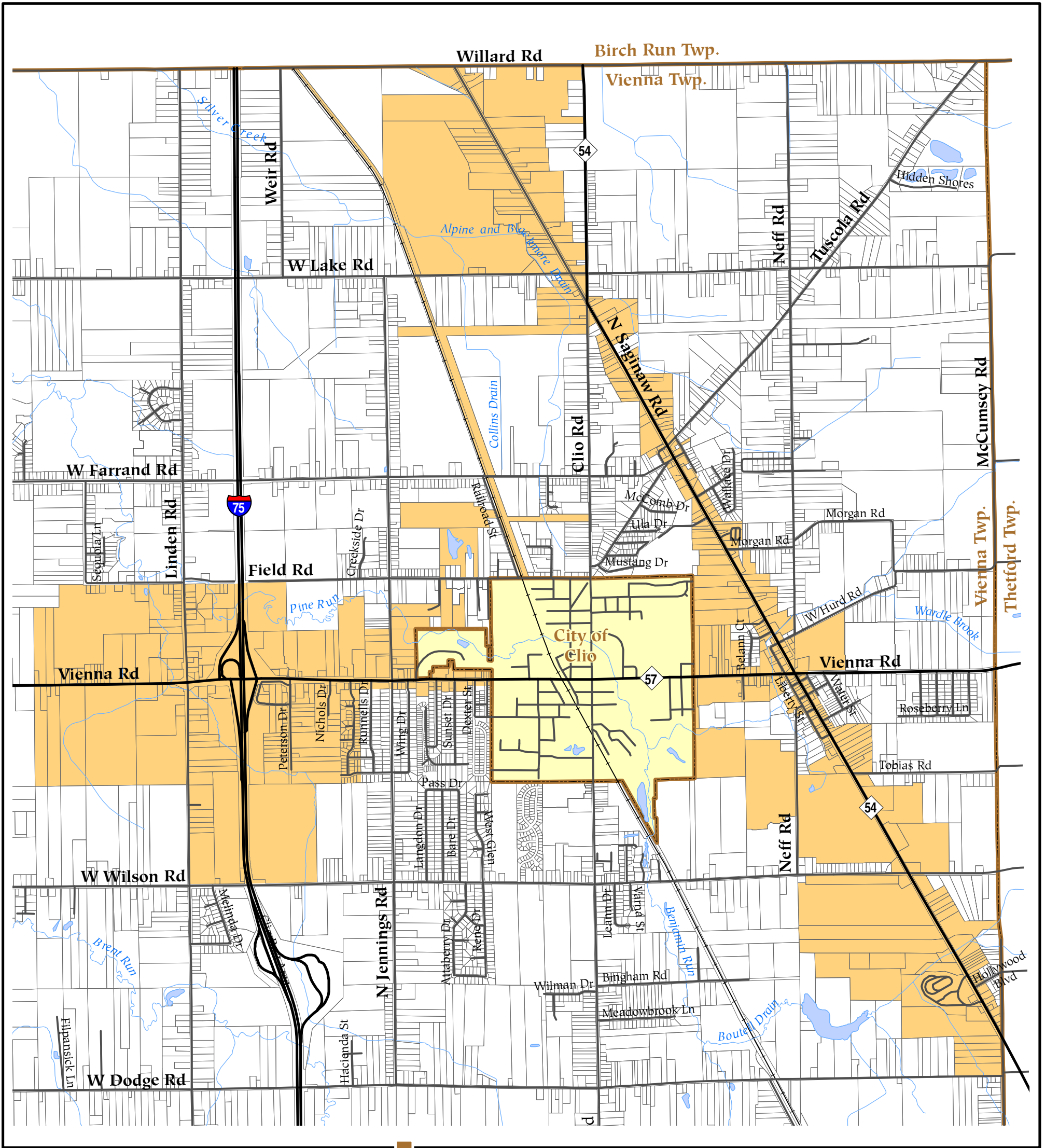
### Map 1

## Original Business Development District

December 2007



0 750 1,500 Feet



# vienna township

## Amended Development Plan and Tax Increment Financing Plan

### legend

- Development District Properties
- State or U.S. Highways
- Roads
- Railroads
- Water Features
- Water Bodies
- Parcel Lines
- Municipal Boundaries
- City of Clio

## Map 2 Expanded Business Development District

December 2007

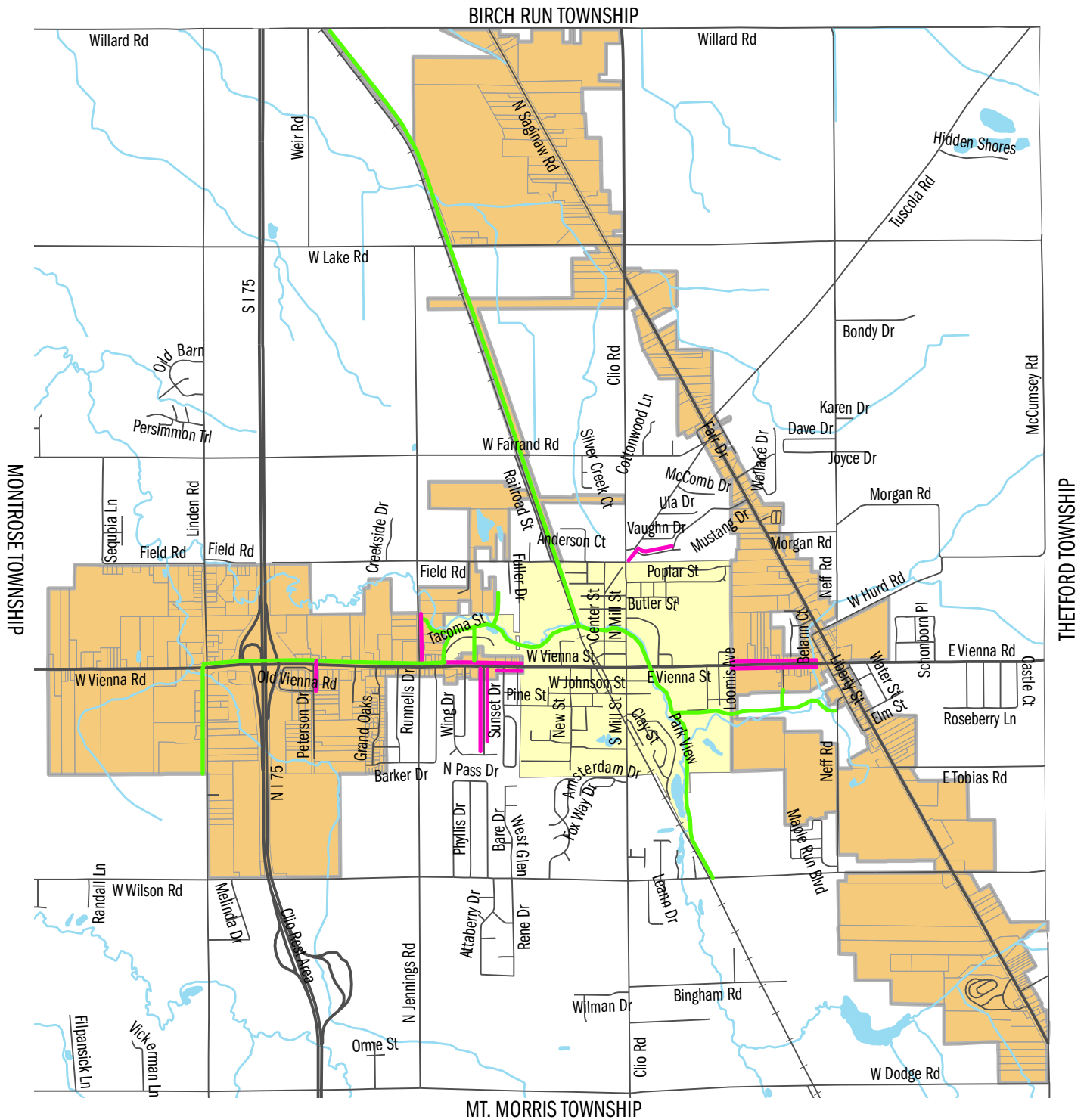


0 750 1,500 3,000  
Feet

Base Features Source: Michigan Geographic Framework, v6b, Michigan Geographic Data Library (MiGDL).  
Parcel Source: Vienna Township, 2007.

# Streets, Sidewalks, & Trails

Vienna Township Amended Development and Tax Increment Financing Plan



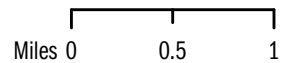
**Base Layers:**

- Railroad
- Creeks and Drains
- Water Bodies

- Parcels
- BDA Boundary
- City of Clio

**Networks:**

- Road
- Sidewalk
- Non-motorized Trail

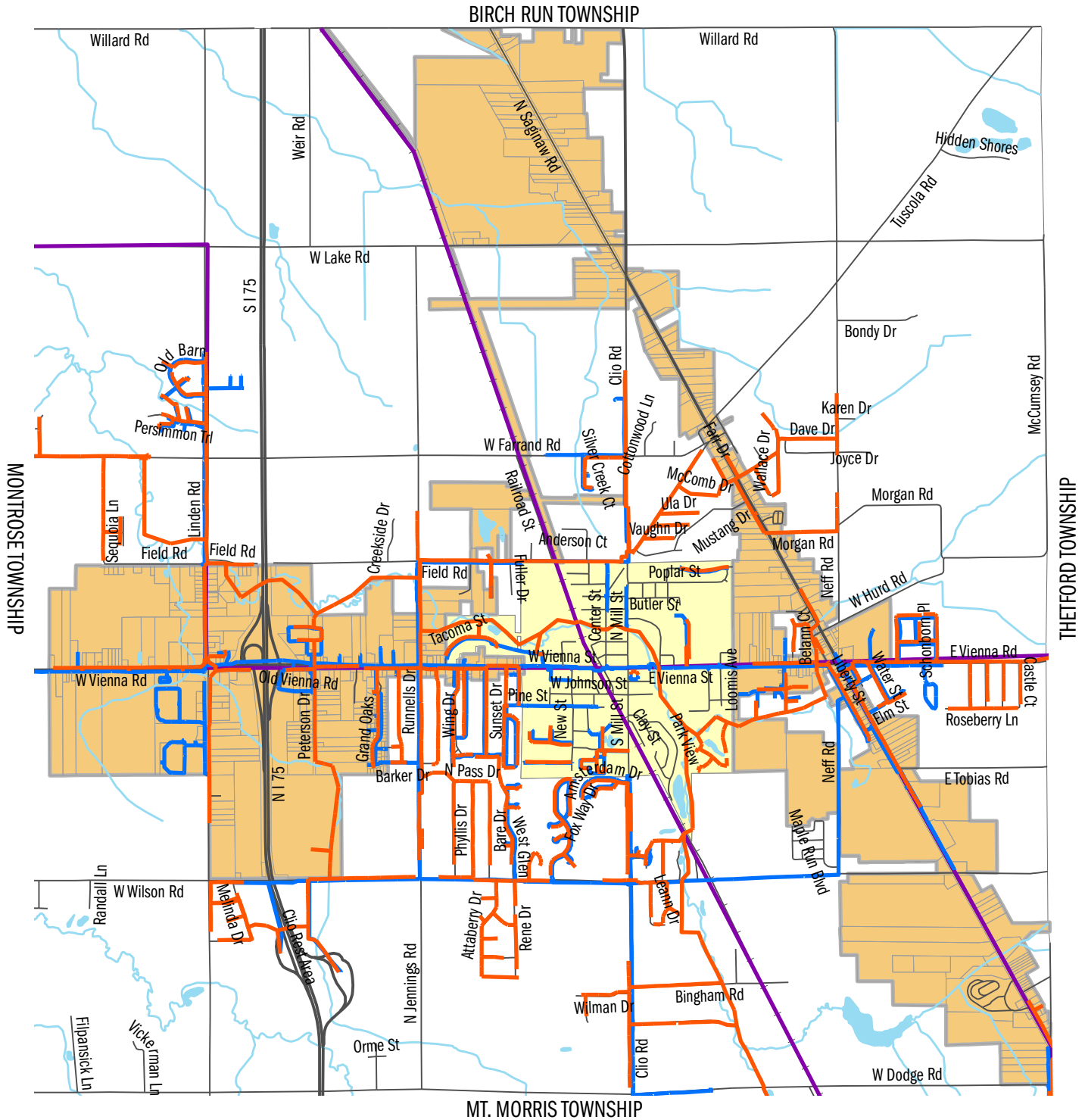


March 2023



# Utilities Network

Vienna Township Amended Development and Tax Increment Financing Plan



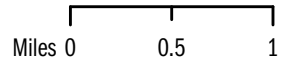
**Base Layers:**

- Railroad
- Roads
- Creeks and Drains
- Water Bodies

- Parcels
- BDA Boundary
- City of Clio

**Utilities:**

- Gas Pipeline
- Sanitary Sewer Main
- Water Main

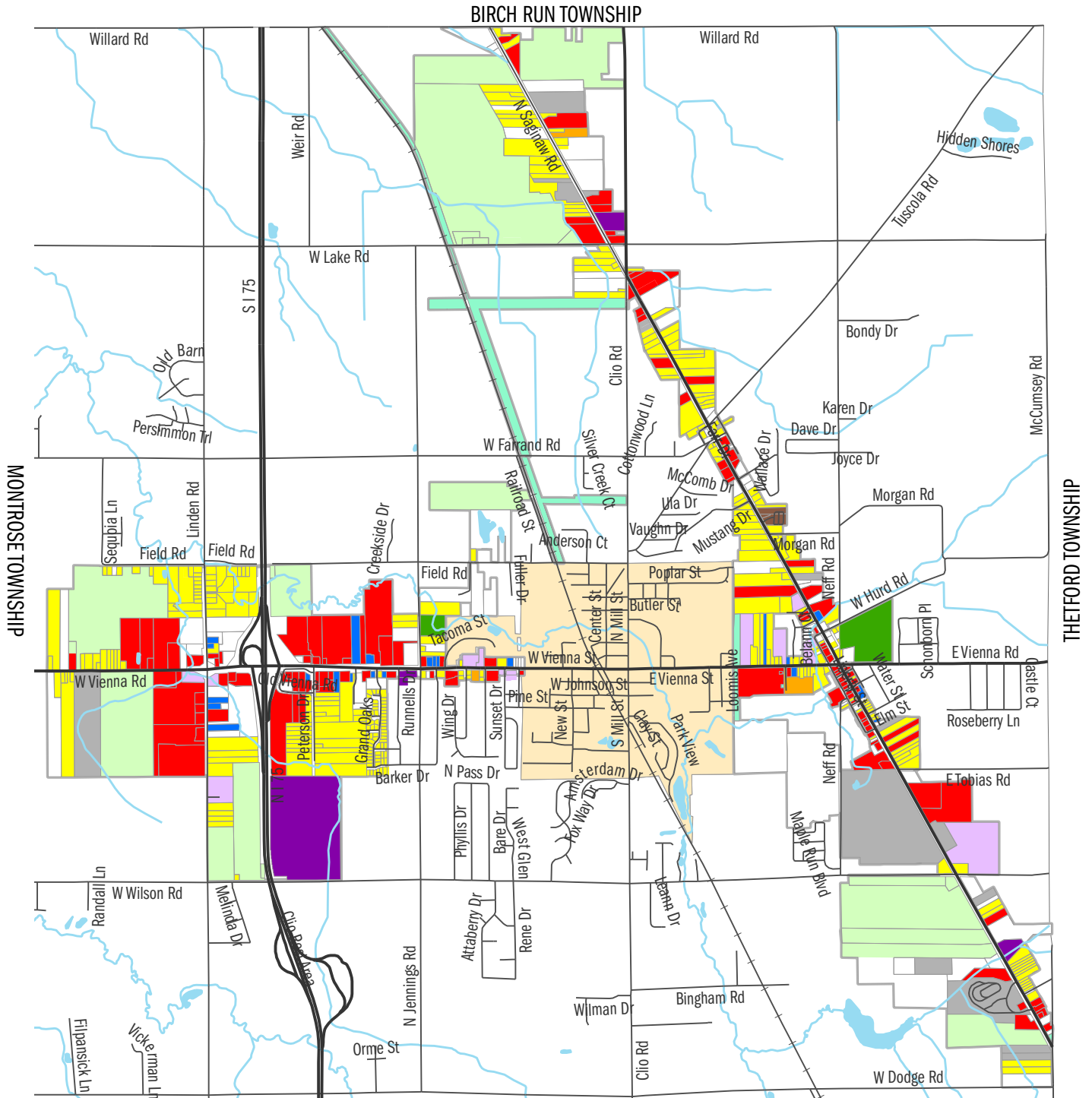


March 2023



# Existing Land Use

Vienna Township Amended Development and Tax Increment Financing Plan

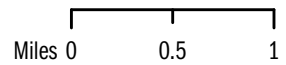


**Base Layers:**

- Railroad
- Roads
- Creeks and Drains
- Water Bodies
- BDD Boundary
- City of Clio

**Land Uses:**

- |                             |            |              |
|-----------------------------|------------|--------------|
| Single-Family Residential   | Commercial | Quasi-Public |
| Multiple-Family Residential | Industrial | Utilities    |
| Mobile Home Park            | Recreation | Agricultural |
| Office                      | Public     | Vacant       |



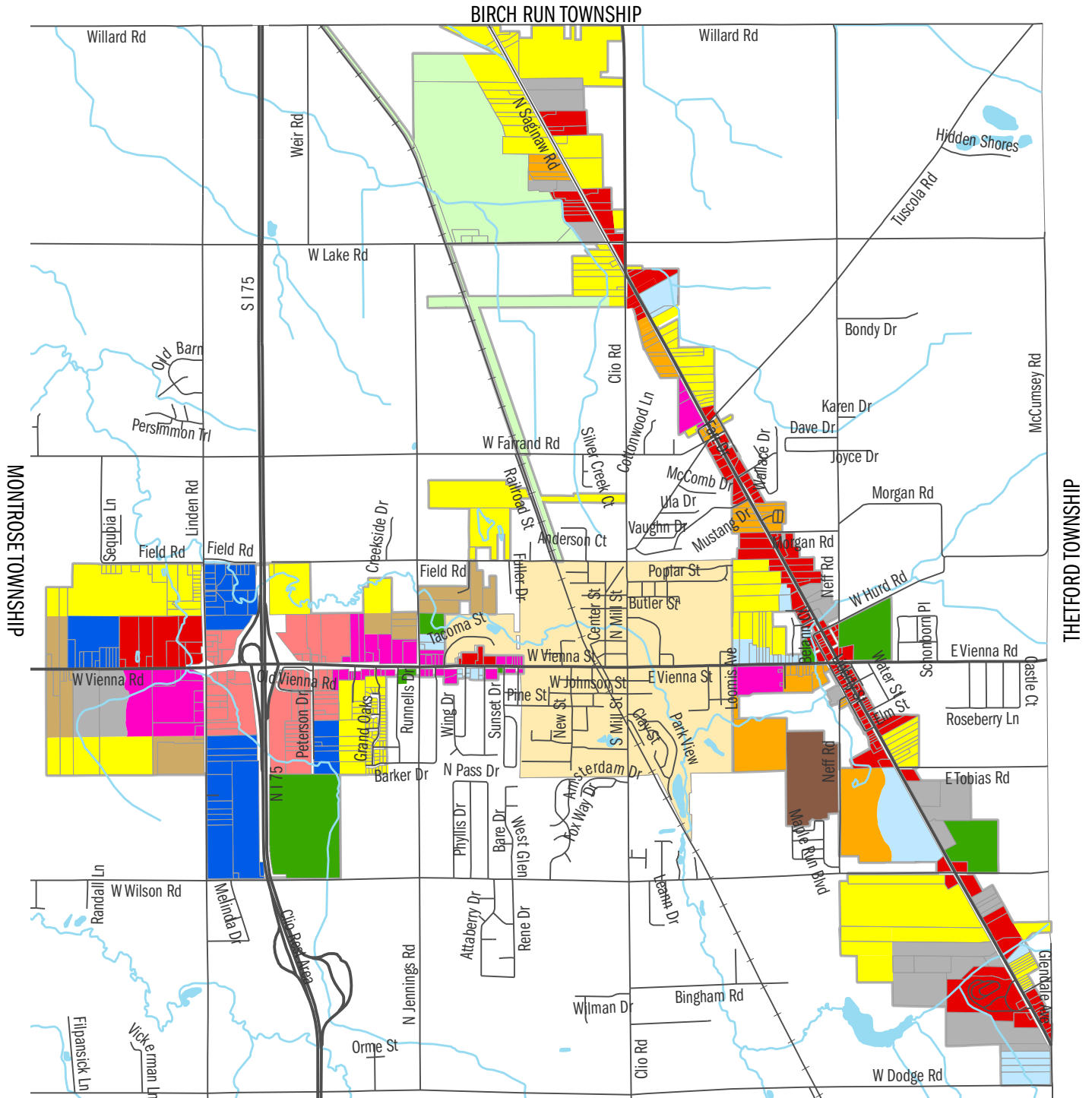
March 2023



Source: Wade Trim Analysis, 2023  
Parcel Source: Vienna Township, 2016

# Future Land Use

Vienna Township Amended Development and Tax Increment Financing Plan

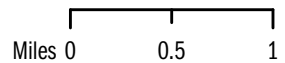


**Base Layers:**

- Railroad
- Roads
- Creeks and Drains
- Water Bodies
- BDD Boundary
- City of Clio

**Land Uses:**

- |                             |                     |                |
|-----------------------------|---------------------|----------------|
| Single-Family Residential   | General Commercial  | Transition Use |
| Multiple-Family Residential | Highway Commercial  | Agricultural   |
| Mobile Home Park            | Shopping Commercial | Vacant         |
| Median Density Residential  | Industrial          |                |
| Office                      | Public/Quasi-Public |                |



March 2023



Source: Vienna Township, 2023  
Parcel Source: Genesee County, 2016

## Appendix E: Ordinance Number 459

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### Ordinance Number 459

The Vienna Township Board of Trustees adopted Ordinance No. 459 on December 13, 2023, completing the third Amendment of the Township's Development Plan and Tax Increment Financing Plan for the Vienna Township Business Development Authority. A certified copy of the Ordinance is found on the following pages.

**THE CHARTER TOWNSHIP OF VIENNA  
GENESEE COUNTY, MICHIGAN  
ORDINANCE NO. 459**

**THE CHARTER TOWNSHIP OF VIENNA ORDAINS:**

**Article I—Statement of Purpose**

1.00 **Purpose:** The purpose of this ordinance is to adopt the Amended Development Plan and Tax Increment Financing Plan approved by the Vienna Township Business Development Authority on July 12, 2023.

**Article II—Adoption of Amended Development  
Plan and Tax Increment Financing Plan**

2.00 **Adoption of Amended Plan:** That the Amended Development Plan and Tax Increment Financing Plan approved by the Vienna Township Business Development Authority on July 12, 2023, is hereby ADOPTED.

**Article III—Miscellaneous**

3.01 **Non-Modification:** All provisions of the Vienna Township Business Development Authority's Development Plan and Tax Increment Financing Plan created by Vienna Charter Township Ordinance No. 249 and all subsequent amendments thereto not modified herein shall remain in full force and effect.

3.02 **Severability:** This Ordinance, and the various Articles, paragraphs and subparagraphs, are hereby declared to be severable, and if any Article, paragraph, or sub-paragraph is adjudged unconstitutional or invalid, it is hereby declared that the remainder of this Ordinance shall not be affected thereby.

3.03 **Repeal:** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

3.04 **Interpretation:** Conflicting laws of a restrictive nature are not affected or repealed by this Ordinance. The provisions of this Ordinance shall be interpreted and applied as the minimum requirements for the promotion of the public health, safety, and welfare of the residents of Charter Township of Vienna, and conflicting laws of a more restrictive nature shall supersede the provisions of this Ordinance. Conflicting laws of less restrictive nature or those conflicting in other ways than degrees of restrictiveness are hereby repealed.

**Article IV—Effective Date**

4.00 **Effective Date:** This Ordinance becomes effective upon the date of its publication after adoption. A summary of this Ordinance must be published in a newspaper circulated within the Charter Township of Vienna, Michigan.

ADOPTED:

Yeas: RIZK, BRYAN, THOMPSON, THOMAS, RUSSO, PATTERSON  
Nays: None

Introduction:

October 10, 2023

First publication:

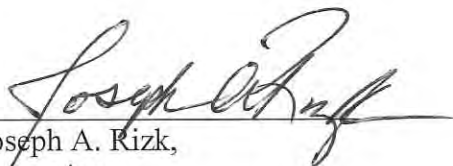
October 18, 2023

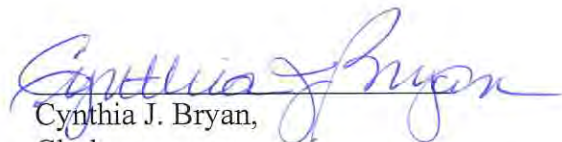
Adoption:

November 13, 2013

Second publication:

November 22, 2023

  
Joseph A. Rizk,  
Supervisor

  
Cynthia J. Bryan,  
Clerk

CERTIFICATION:

STATE OF MICHIGAN    )  
  )  
COUNTY OF GENESEE    )

I, THE UNDERSIGNED, Township Clerk for the Township of Vienna, Genesee County, Michigan, do hereby certify that Ordinance No. 459, adopted by the Township Board of Trustees of said Township on the 13<sup>th</sup> day of December, 2023 was recorded in full in the minutes of meeting of said Township Board of Trustees on said date, and was signed by the Supervisor and Clerk of said Township.

  
Cynthia J. Bryan, Clerk