

DDA TIF FUNDING

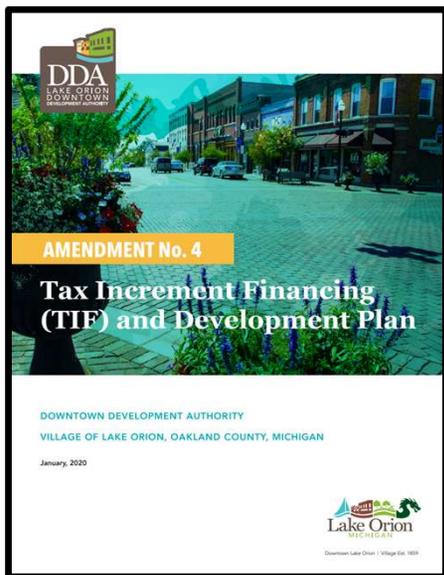
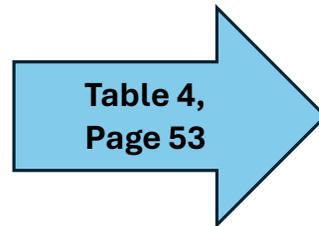
2019 - 2039

Funding Source Analysis and Availability
Lake Orion Village

DDA PROJECTED REVENUES – TIF AMENDMENT #4 (Baseline)

Table 4: Tax Increment Capture Projects by Taxing Jurisdiction, 2019 – 2039

Year	Total Captured Value	Village of Lake Orion 13.1021 Mills	Orion Twp. 4.8848 Mills	Oakland Co. 4.0400 Mills	Orion Twp. Library 1.3666 Mills	Community College 1.5303 Mills	Metro Parks 0.2129 Mills	Co. Parks 0.2349 Mills	Total 25.3716 Mills
2019	\$30,309,420	\$397,117	\$148,055	\$122,450	\$41,421	\$46,383	\$6,453	\$7,120	\$768,998
2020	\$30,915,608	\$405,059	\$151,017	\$124,899	\$42,249	\$47,310	\$6,582	\$7,262	\$784,378
2021	\$31,533,921	\$413,161	\$154,037	\$127,397	\$43,094	\$48,256	\$6,714	\$7,407	\$800,066
2022	\$32,164,599	\$421,424	\$157,118	\$129,945	\$43,956	\$49,221	\$6,848	\$7,555	\$816,067
2023	\$32,807,891	\$429,852	\$160,260	\$132,544	\$44,835	\$50,206	\$6,985	\$7,707	\$832,389
2024	\$33,464,049	\$438,449	\$163,465	\$135,195	\$45,732	\$51,210	\$7,124	\$7,861	\$849,036
2025	\$34,133,330	\$447,218	\$166,734	\$137,899	\$46,647	\$52,234	\$7,267	\$8,018	\$866,017
2026	\$34,815,996	\$456,163	\$170,069	\$140,657	\$47,580	\$53,279	\$7,412	\$8,178	\$883,338
2027	\$35,512,316	\$465,286	\$173,471	\$143,470	\$48,531	\$54,344	\$7,561	\$8,342	\$901,004
2028	\$36,222,563	\$474,592	\$176,940	\$146,339	\$49,502	\$55,431	\$7,712	\$8,509	\$919,024
2029	\$36,947,014	\$484,083	\$180,479	\$149,266	\$50,492	\$56,540	\$7,866	\$8,679	\$937,405
2030	\$37,685,954	\$493,765	\$184,088	\$152,251	\$51,502	\$57,671	\$8,023	\$8,852	\$956,153
2031	\$38,439,673	\$503,640	\$187,770	\$155,296	\$52,532	\$58,824	\$8,184	\$9,029	\$975,276
2032	\$39,208,467	\$513,713	\$191,526	\$158,402	\$53,582	\$60,001	\$8,347	\$9,210	\$994,782
2033	\$39,992,636	\$523,988	\$195,356	\$161,570	\$54,654	\$61,201	\$8,514	\$9,394	\$1,014,677
2034	\$40,792,489	\$534,467	\$199,263	\$164,802	\$55,747	\$62,425	\$8,685	\$9,582	\$1,034,971
2035	\$41,608,339	\$545,157	\$203,248	\$168,098	\$56,862	\$63,673	\$8,858	\$9,774	\$1,055,670
2036	\$42,440,505	\$556,060	\$207,313	\$171,460	\$57,999	\$64,947	\$9,036	\$9,969	\$1,076,784
2037	\$43,289,315	\$567,181	\$211,460	\$174,889	\$59,159	\$66,246	\$9,216	\$10,169	\$1,098,319
2038	\$44,155,102	\$578,525	\$215,689	\$178,387	\$60,342	\$67,571	\$9,401	\$10,372	\$1,120,286
2039	\$45,038,204	\$590,095	\$220,003	\$181,954	\$61,549	\$68,922	\$9,589	\$10,579	\$1,142,691
Totals	\$781,477,390	\$10,238,994	\$3,817,360	\$3,157,168	\$1,067,967	\$1,195,894	\$166,376	\$183,569	\$19,827,331



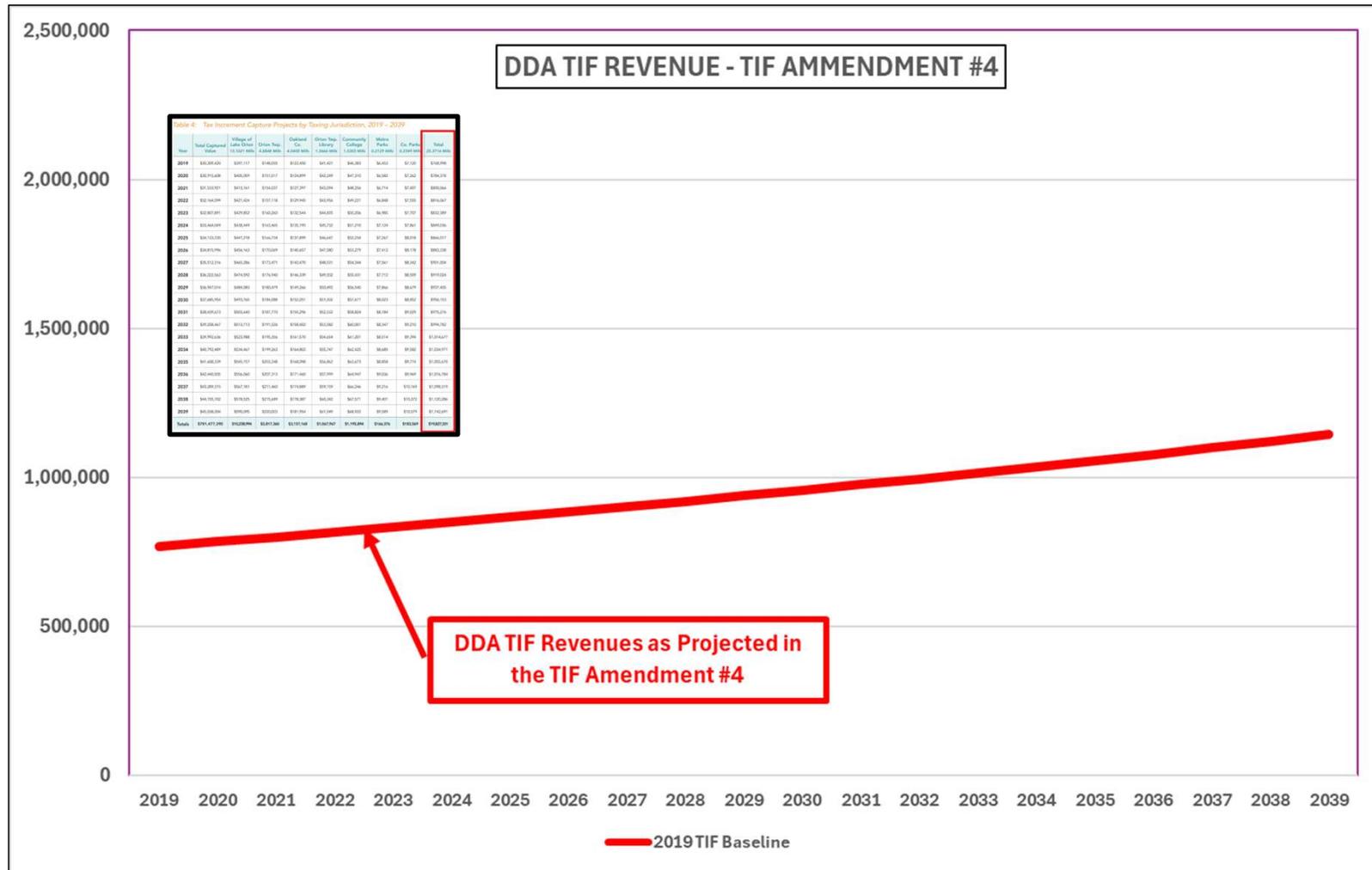
DDA TAXING JURISDICTIONS – TIF AMENDMENT #4

(Baseline)

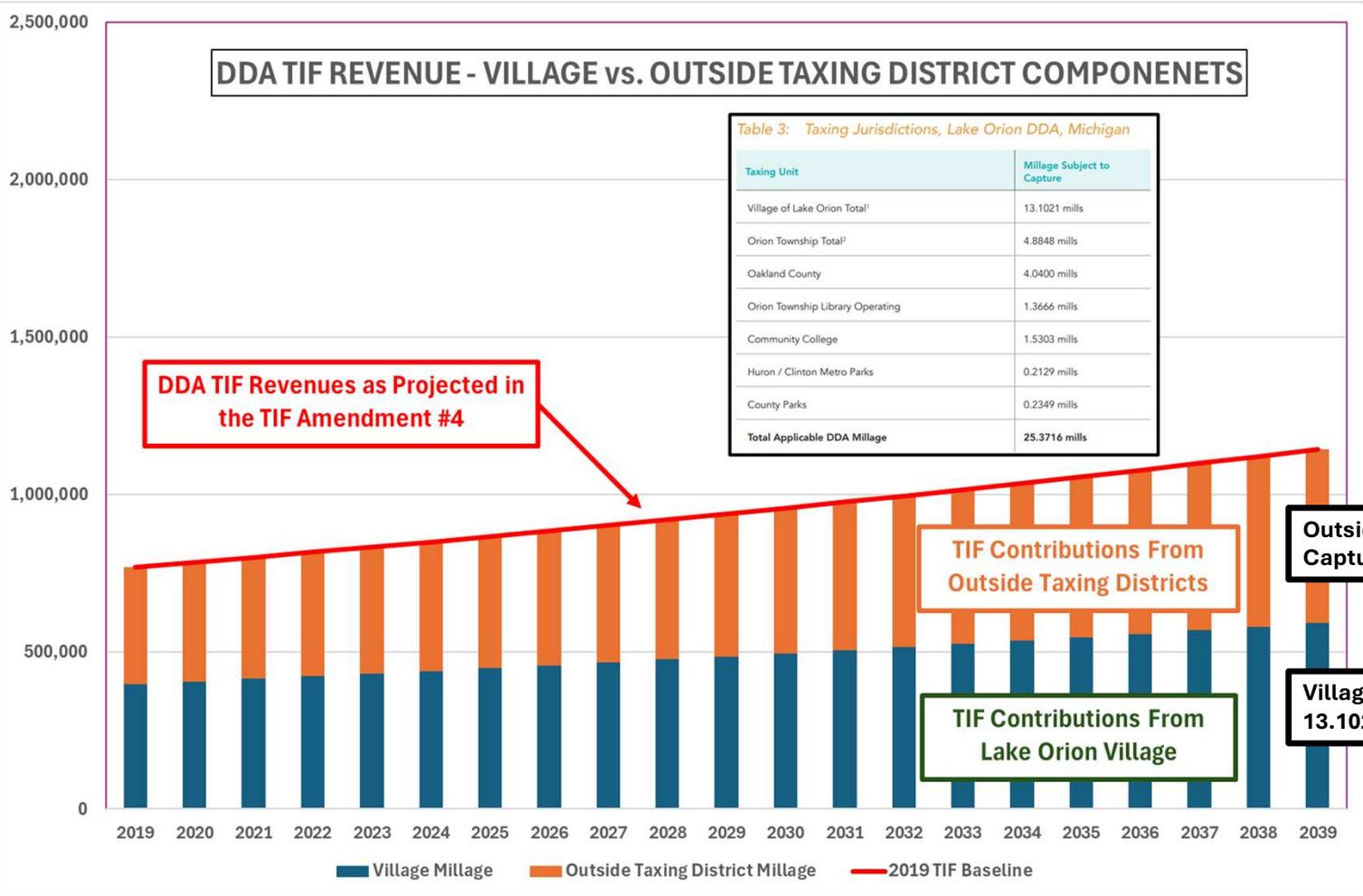
Table 3: Taxing Jurisdictions, Lake Orion DDA, Michigan

Taxing Unit	Millage Subject to Capture	
Village of Lake Orion Total ¹	13.1021 mills	} Village Capture 13.1021 mills (52%)
Orion Township Total ²	4.8848 mills	
Oakland County	4.0400 mills	} Outside Taxing Jurisdictions Capture 12.2695 mills (48%)
Orion Township Library Operating	1.3666 mills	
Community College	1.5303 mills	
Huron / Clinton Metro Parks	0.2129 mills	
County Parks	0.2349 mills	} Total DDA Capture 25.3716 mills (100%)
Total Applicable DDA Millage	25.3716 mills	

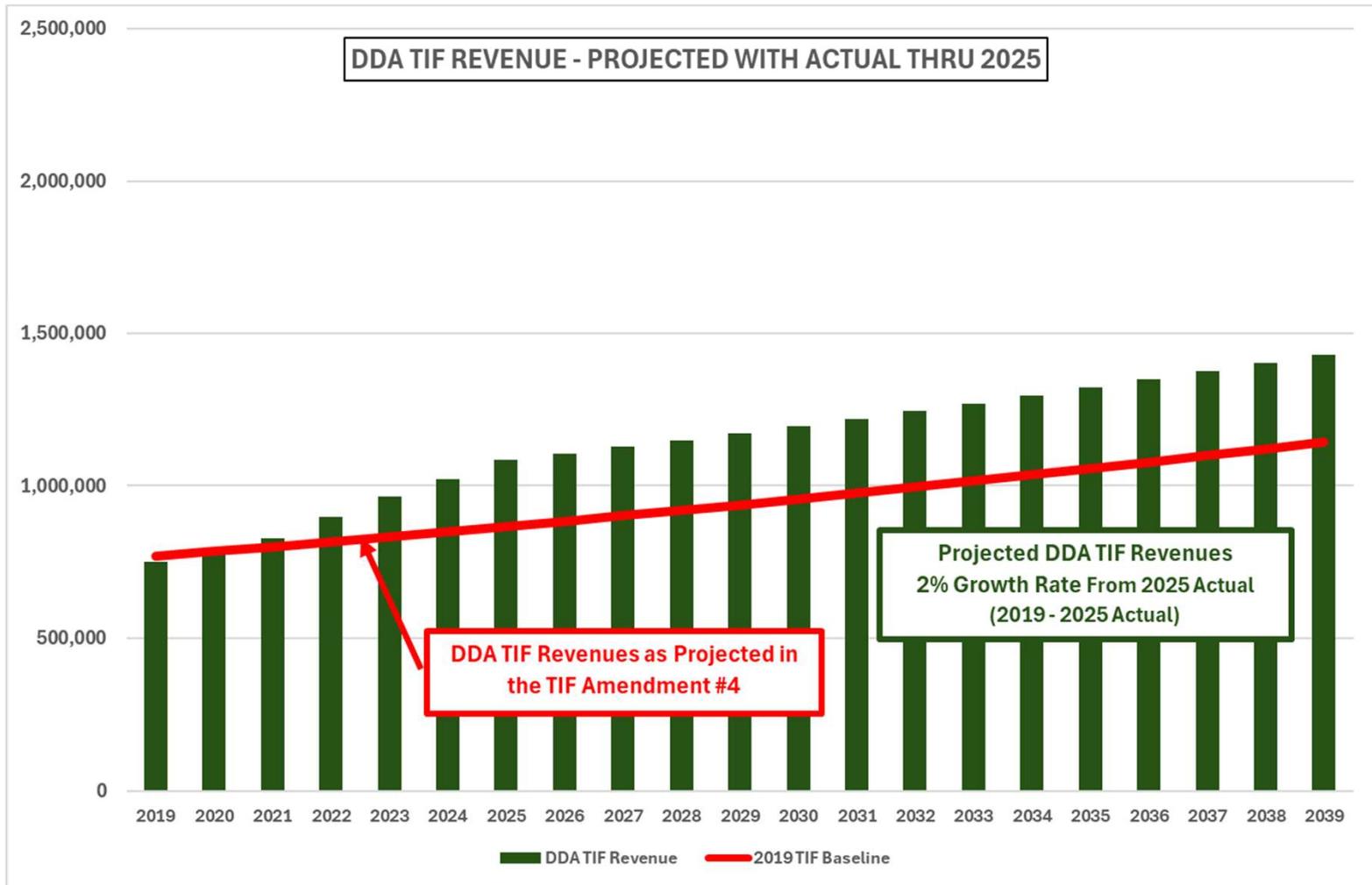
DDA PROJECTED REVENUES – TIF AMENDMENT #4 BASELINE



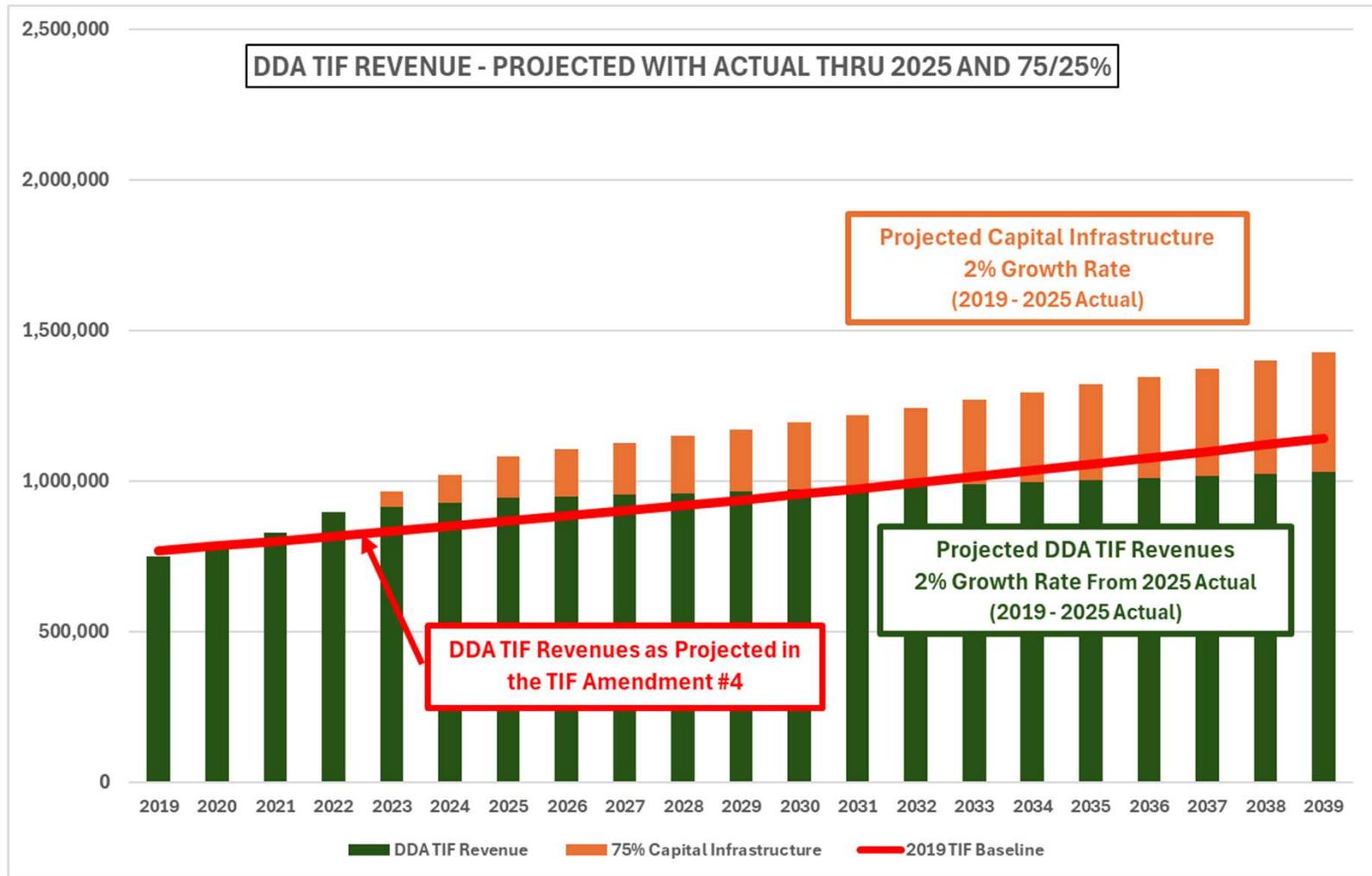
DDA TIF REVENUES – TAXING DISTRICT COMPONENTS (Baseline)



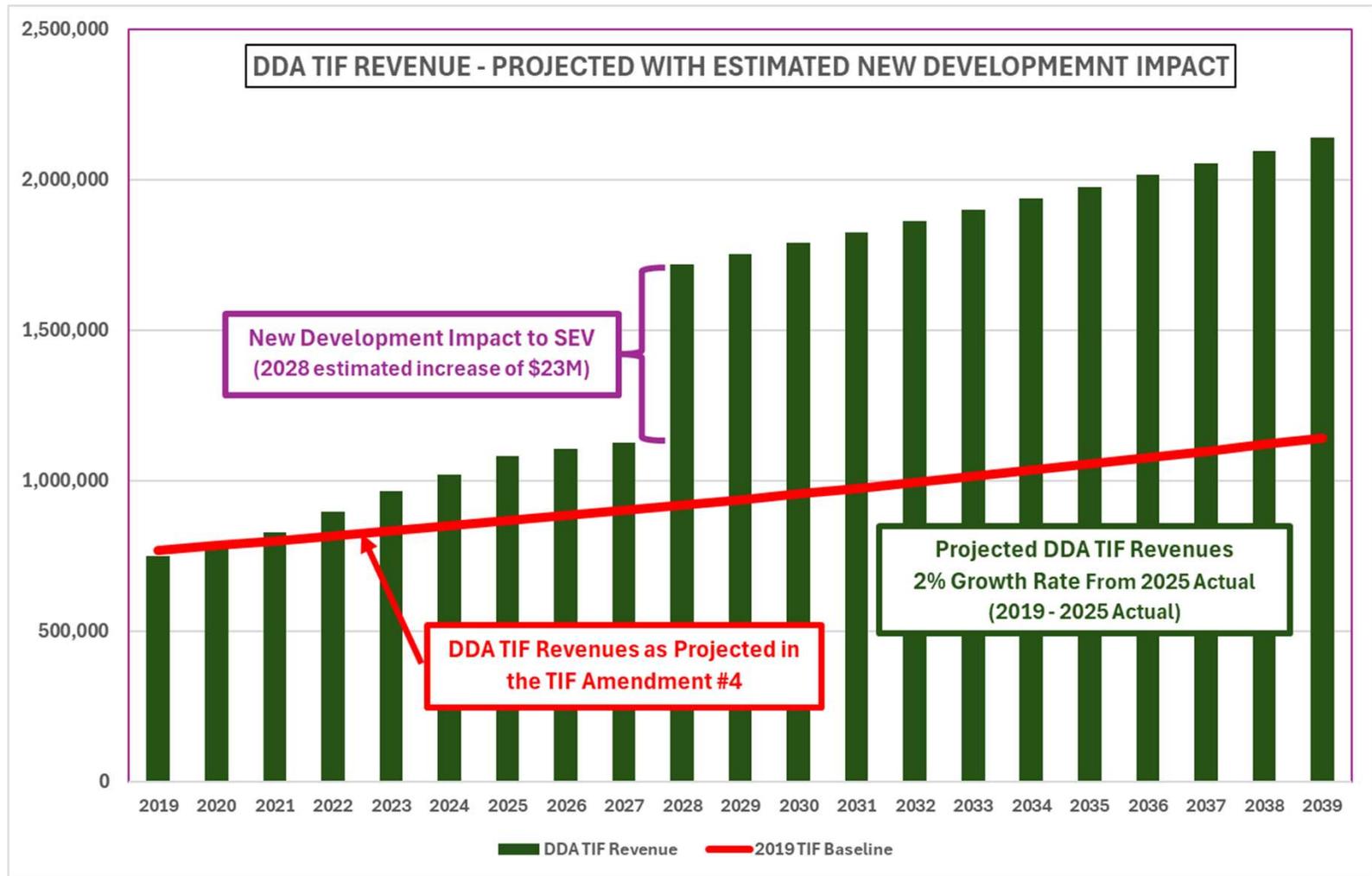
DDA PROJECTED REVENUES – WITH ACTUAL THRU 2025



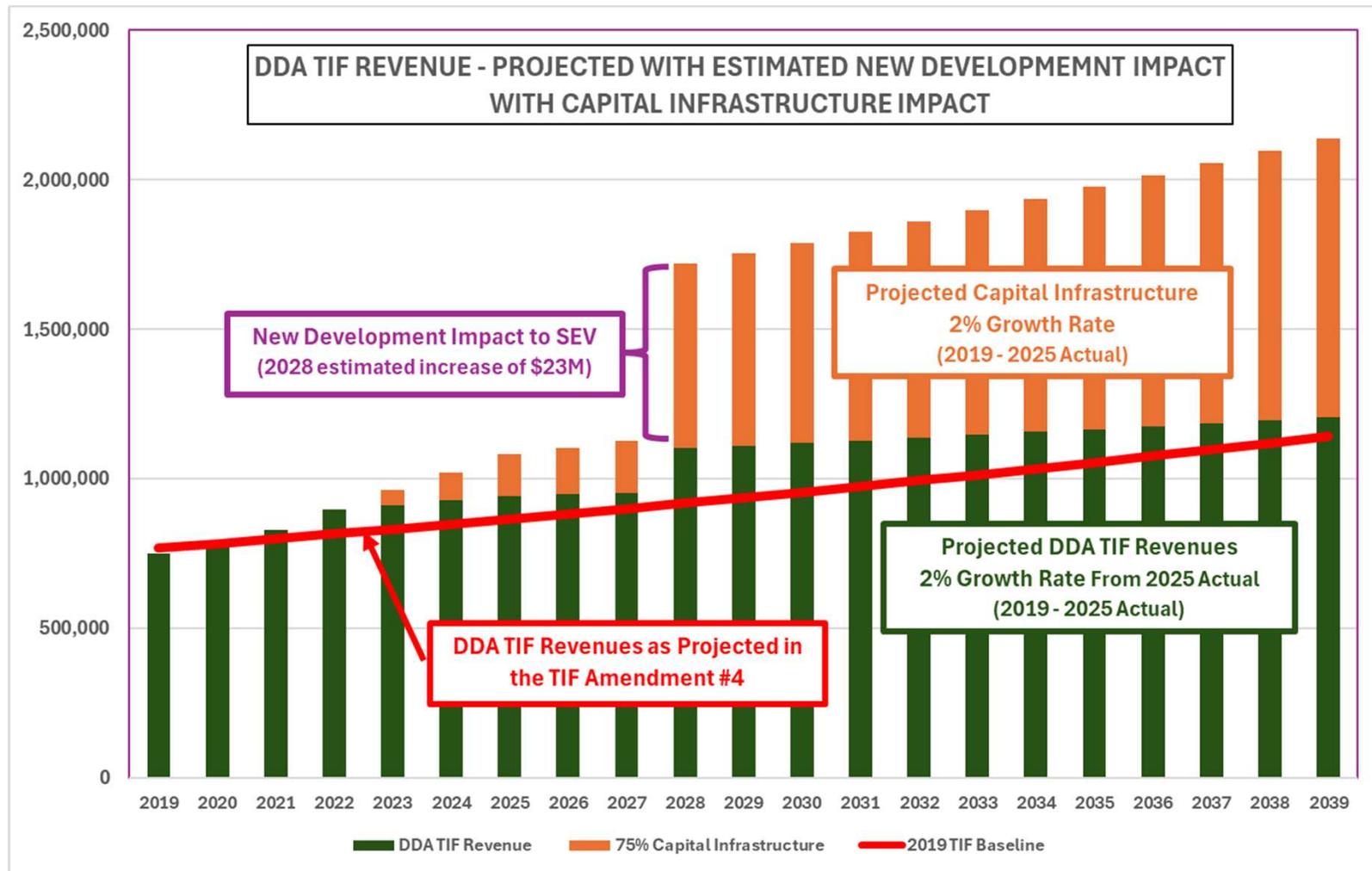
DDA PROJECTED REVENUES – WITH ACTUAL AND 75/25%



DDA PROJECTED REVENUES – WITH NEW DEVELOPMENTS



DDA PROJECTED REVENUES – NEW DEVELOPMENTS and 75/25%



DDA CONTRIBUTION TO VILLAGE @ 75% INCREMENTAL W/CIP

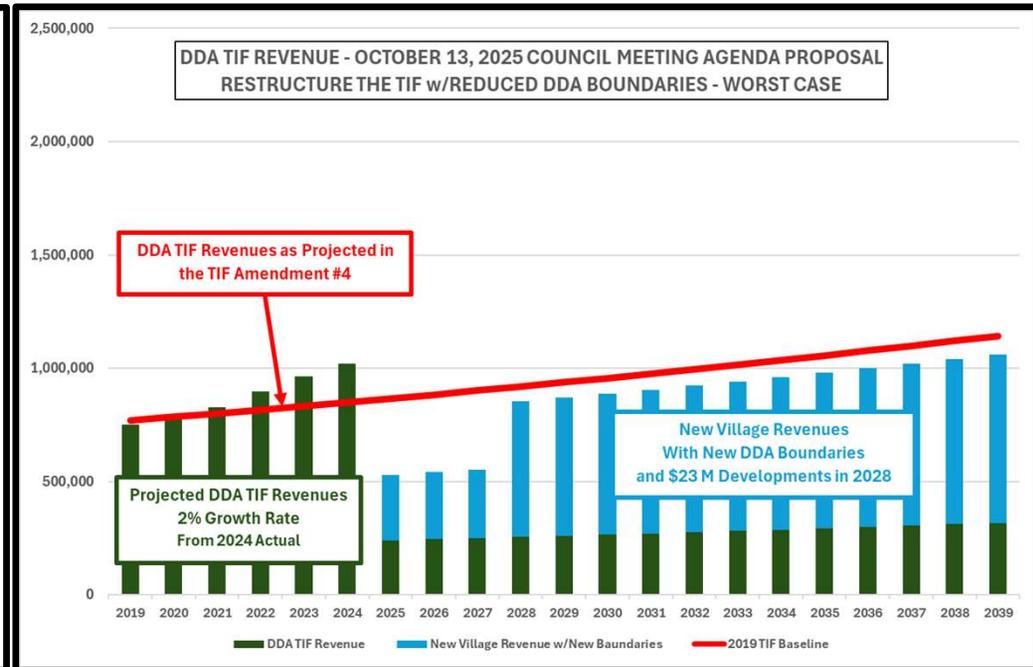
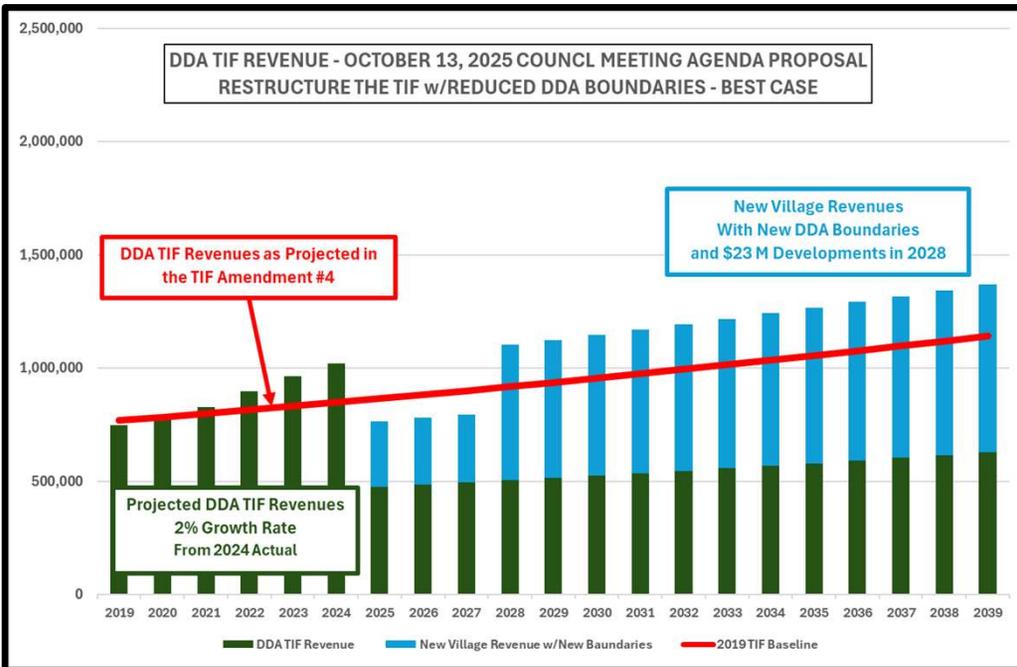
DDA CONTRIBUTION TO VILLAGE @ 75%

	Year																
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Annual	50,170	92,285	139,709	155,955	172,526	617,958	643,769	670,096	696,950	724,341	752,280	780,777	809,844	839,493	869,735	900,581	932,045
Cumulative	50,170	142,455	282,164	438,119	610,645	1,228,603	1,872,372	2,542,468	3,239,418	3,963,759	4,716,039	5,496,816	6,306,660	7,146,153	8,015,888	8,916,469	9,848,514

VILLAGE CIP – POTENTIAL PROJECTS and REQUIRED FUNDING

CIP Project	Fiscal Year(s)	Funding Required	Funding Plan		
			Grants	Special Assesment	Bonds
Water Main Replacement Phase III & IV	27-28	7,500,000	1,500,000		6,000,000
Major Streets (PAMP A, B, C)	25-30	297,000		297,000	
Local Streets (PAMP A, B, C)	25-30	1,950,000		1,950,000	
Sidewalks	25-30	186,500	54,000	132,500	
Sewer Pump Station Replacement	25-27	14,333,932	3,685,000		10,648,932

10/13 PROPOSAL – REDUCTION IN BOUNDARIES



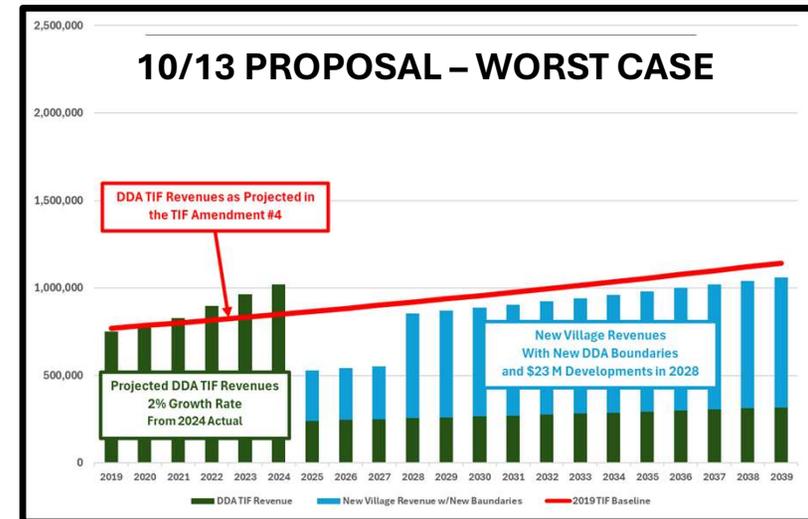
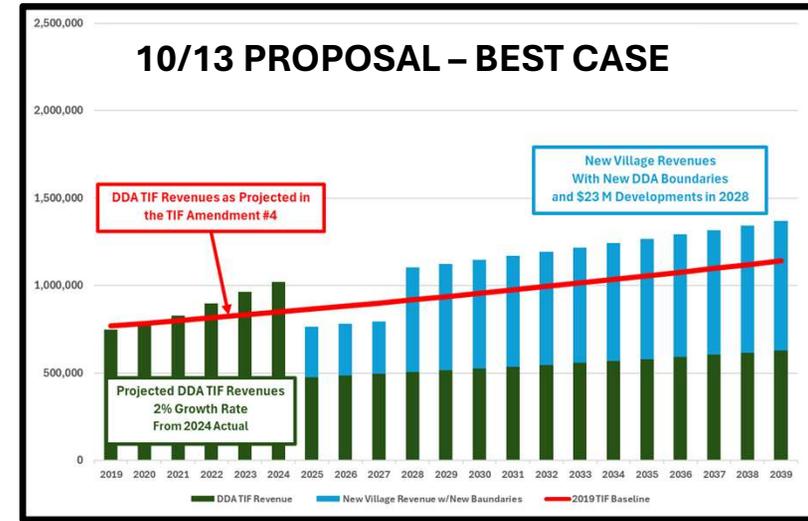
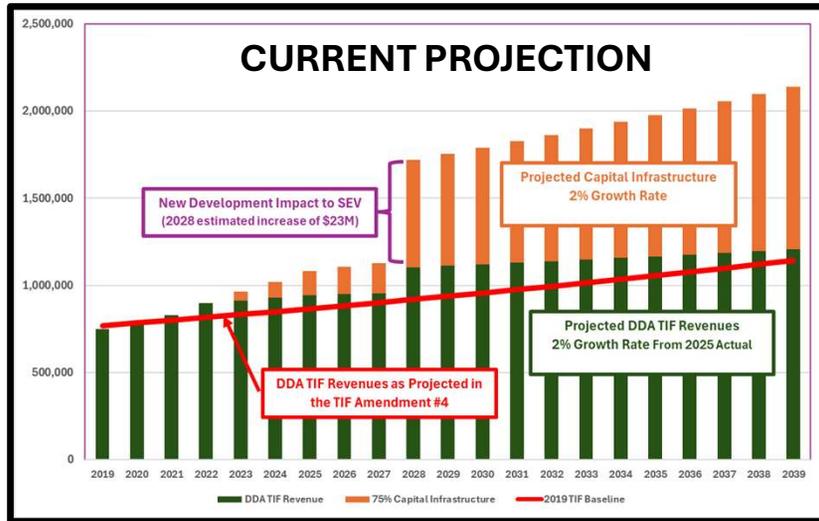
BEST CASE

- Outside taxing districts continue to fund @ 12.3719 millage rate

WORST CASE

- Outside taxing districts opt out of funding TIF @ 0 mills

PROJECTED REVENUE COMPARISON – CURRENT vs. 10/13 PROPOSAL



TOTAL TAX REVENUE 2025-2039	CURRENT PROJECTION	10/13 PROPOSAL BEST CASE	10/13 PROPOSAL WORST CASE
DDA	16,687,158	8,234,785	4,160,142
VILLAGE	9,706,060	8,896,436	8,896,436
TOTAL TAX REVENUE (DDA + VILLAGE)	26,393,218	17,131,221	13,056,578

Where do we go from here?

Joint, collaborative discussions between the Village and DDA:

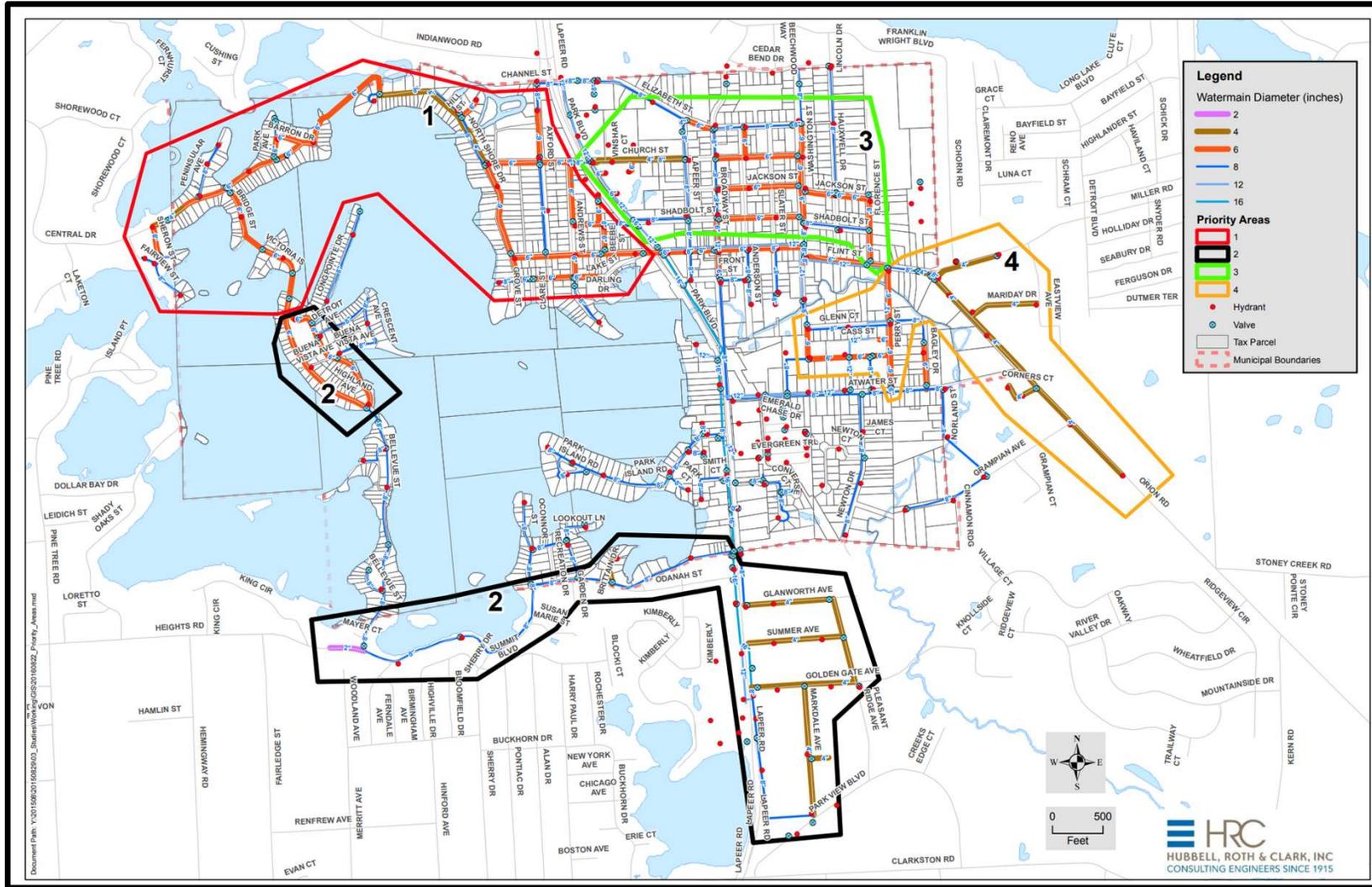
- What are the objectives, obligations, responsibilities, and priorities of the Village and the DDA?
- Where do they overlap or are redundant?
- Which organization is best positioned where they overlap or are redundant?
- Develop and agree on the individual list of responsibilities for both the DDA and the Village.
- Determine and implement the most effective way to fund both the Village and the DDA to successfully execute their respective lists.

Thought starters:

- Redundancy/Overlap:
 - Streetlamps
 - Waste management
 - Winter maintenance of sidewalks and parking lots
 - Lawn maintenance, maintenance equipment
 - Office staff, office equipment, office space
- Obligation:
 - Police services, DPW services, office services, code enforcement
 - Bond payments – Water mains, sewer pump stations, lumberyard
- Who is best positioned to perform:
 - DPW services
 - Office services
 - Routine maintenance.

Additional Info

Village Water Main Replacement Map



PAMP Study – Major Roads Programs A, B, and C

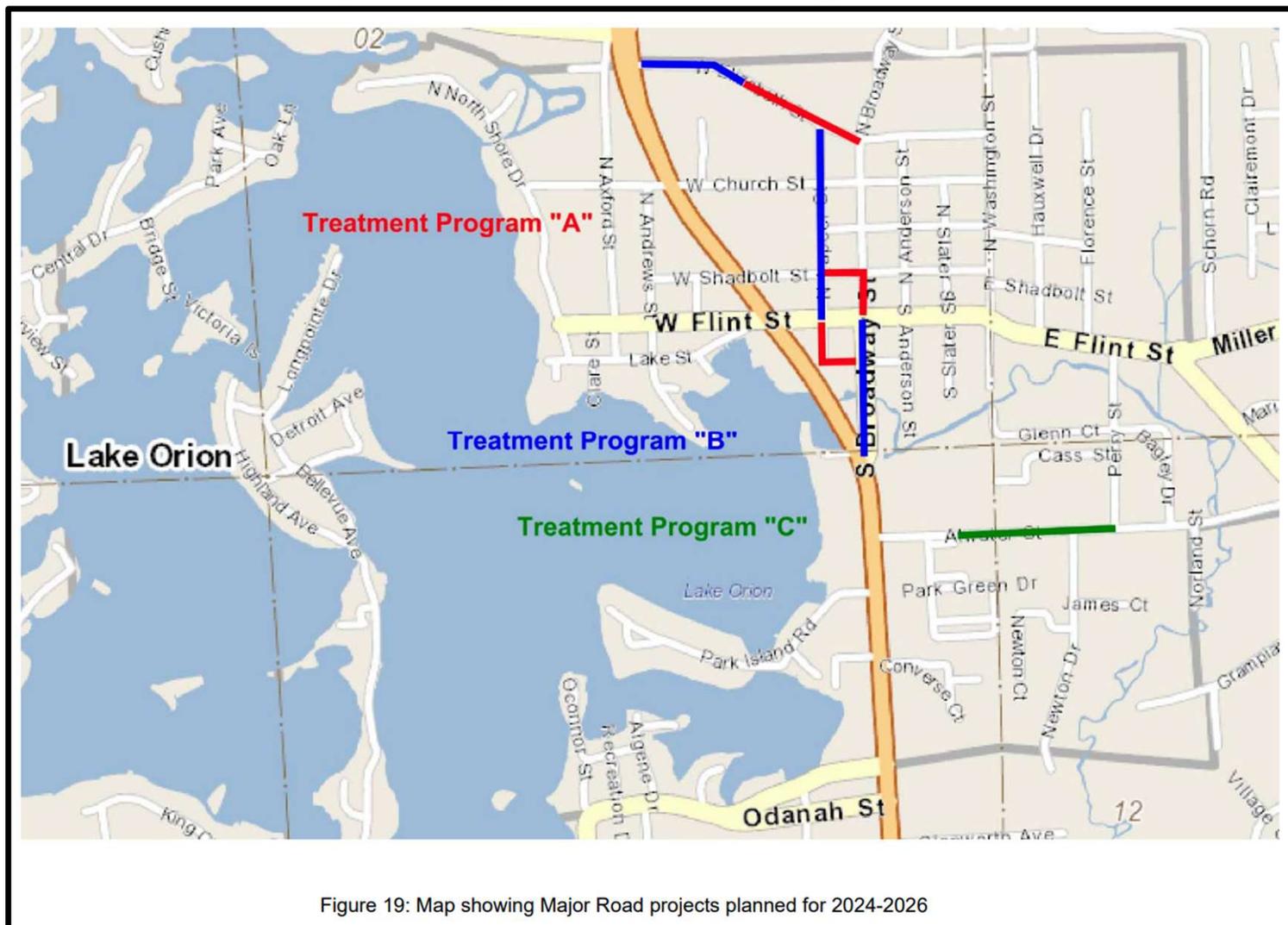
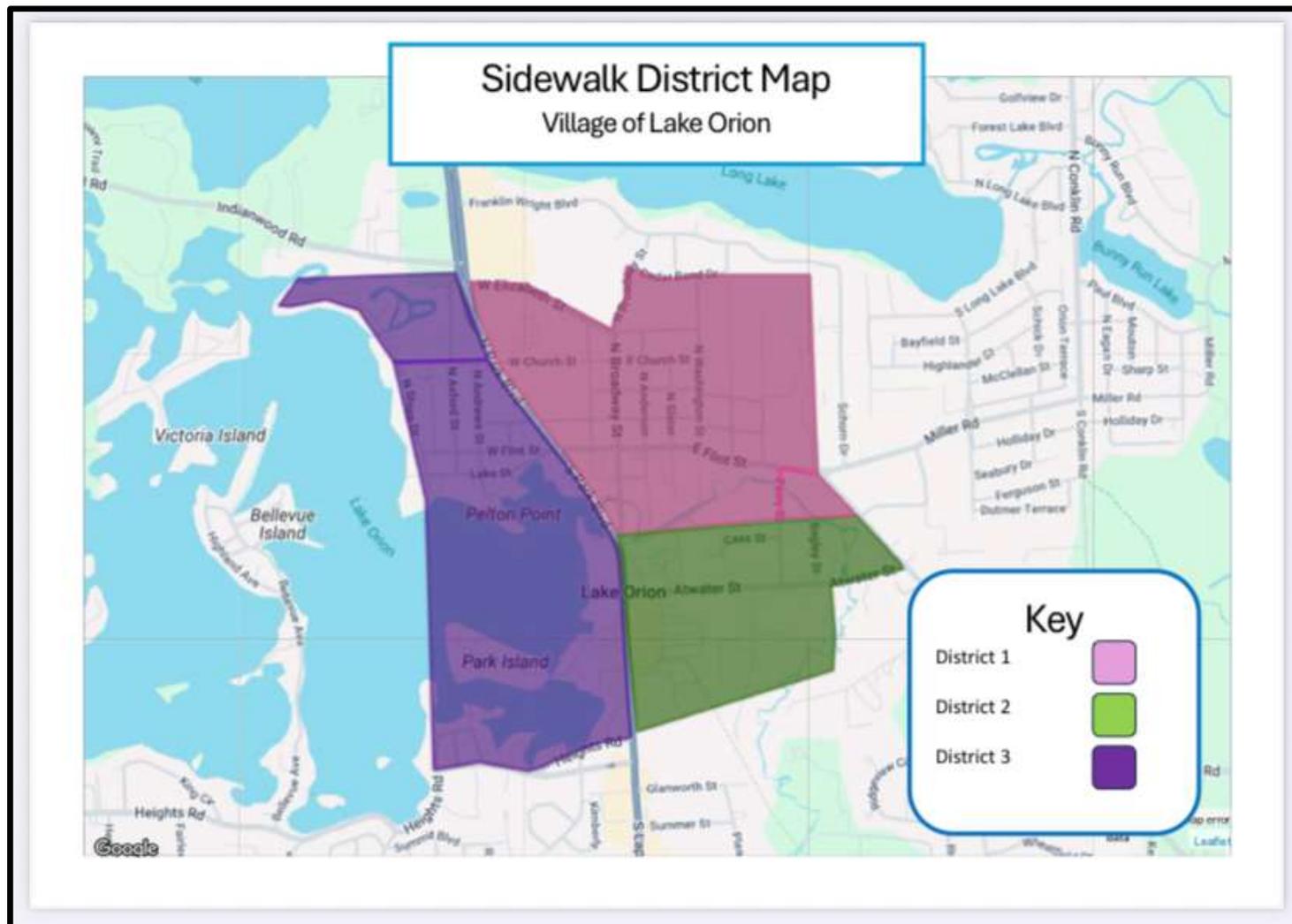


Figure 19: Map showing Major Road projects planned for 2024-2026

Lake Orion Sidewalk Improvement Plan



DDA PROJECTED REVENUES – TIF AMENDMENT #4 BASELINE

Year	Total Captured Value	Village of Lake Orion 13.1021 Mills	Orion Twp. 4.8848 Mills	Oakland Co. 4.0400 Mills	Orion Twp. Library 1.3666 Mills	Community College 1.5303 Mills	Metro Parks 0.2129 Mills	Co. Parks 0.2349 Mills	Total 25.3716 Mills
2019	30,309,420	397,117	148,055	122,450	41,421	46,383	6,453	7,120	768,998
2020	30,915,608	405,059	151,017	124,899	42,249	47,310	6,582	7,262	784,378
2021	31,533,921	413,161	154,037	127,397	43,094	48,256	6,714	7,407	800,066
2022	32,164,599	421,424	157,118	129,945	43,956	49,221	6,848	7,555	816,067
2023	32,807,891	429,852	160,260	132,544	44,835	50,206	6,985	7,707	832,389
2024	33,464,049	438,449	163,465	135,195	45,732	51,210	7,124	7,861	849,036
2025	34,133,330	447,218	166,734	137,899	46,647	52,234	7,267	8,018	866,017
2026	34,815,996	456,163	170,069	140,657	47,580	53,279	7,412	8,178	883,338
2027	35,512,316	465,286	173,471	143,470	48,531	54,344	7,561	8,342	901,004
2028	36,222,563	474,592	176,940	146,339	49,502	55,431	7,712	8,509	919,024
2029	36,947,014	484,083	180,479	149,266	50,492	56,540	7,866	8,679	937,405
2030	37,685,954	493,765	184,088	152,251	51,502	57,671	8,023	8,852	956,153
2031	38,439,673	503,640	187,770	155,296	52,532	58,824	8,184	9,029	975,276
2032	39,208,467	513,713	191,526	158,402	53,582	60,001	8,347	9,210	994,782
2033	39,992,636	523,988	195,356	161,570	54,654	61,201	8,514	9,394	1,014,677
2034	40,792,489	534,467	199,263	164,802	55,747	62,425	8,685	9,582	1,034,971
2035	41,608,339	545,157	203,248	168,098	56,862	63,673	8,858	9,774	1,055,670
2036	42,440,505	556,060	207,313	171,460	57,999	64,947	9,036	9,969	1,076,784
2037	43,289,315	567,181	211,460	174,889	59,159	66,246	9,216	10,169	1,098,319
2038	44,155,102	578,525	215,689	178,387	60,342	67,571	9,401	10,372	1,120,286
2039	45,038,204	590,095	220,003	181,954	61,549	68,922	9,589	10,579	1,142,691
Totals	781,477,390	10,238,994	3,817,360	3,157,168	1,067,967	1,195,894	166,376	183,569	19,827,331

DDA PROJECTED REVENUES – WITH 75/25%

Year	Total Captured Value	Total Millage	Tax Revenue	Tax Revenue less 2022 Baseline	75% Capital Imp Allocation	25% DDA Allocation	DDA Total Revenue	Note:
2019	30,309,420		750,033		0		750,033	
2020	30,915,608		789,347		0		789,347	
2021	31,533,921		828,290		0		828,290	
2022	37,328,840	24.0290	896,788	2022 Baseline	0		896,788	Baseline Year
2023	39,534,290	25.9344	963,680	66,893	50,170	16,723	913,510	Exhibit A Calculation
2024	41,111,310	24.8423	1,019,833	123,046	92,285	30,762	927,549	Exhibit A Calculation
2025	43,597,660	24.8423	1,083,066	186,279	139,709	46,570	943,357	Fund Contribution Worksheet
2026	44,469,613	24.8423	1,104,727	207,940	155,955	51,985	948,772	2% Annual Growth in Value
2027	45,359,005	24.8423	1,126,822	230,035	172,526	57,509	954,296	2% Annual Growth in Value
2028	46,266,186	24.8423	1,149,358	252,571	189,429	63,143	959,930	2% Annual Growth in Value
2029	47,191,509	24.8423	1,172,346	275,559	206,669	68,890	965,677	2% Annual Growth in Value
2030	48,135,339	24.8423	1,195,793	299,006	224,254	74,751	971,538	2% Annual Growth in Value
2031	49,098,046	24.8423	1,219,708	322,921	242,191	80,730	977,517	2% Annual Growth in Value
2032	50,080,007	24.8423	1,244,103	347,316	260,487	86,829	983,616	2% Annual Growth in Value
2033	51,081,607	24.8423	1,268,985	372,198	279,148	93,049	989,836	2% Annual Growth in Value
2034	52,103,239	24.8423	1,294,364	397,577	298,183	99,394	996,181	2% Annual Growth in Value
2035	53,145,304	24.8423	1,320,252	423,465	317,598	105,866	1,002,653	2% Annual Growth in Value
2036	54,208,210	24.8423	1,346,657	449,870	337,402	112,467	1,009,254	2% Annual Growth in Value
2037	55,292,375	24.8423	1,373,590	476,803	357,602	119,201	1,015,988	2% Annual Growth in Value
2038	56,398,222	24.8423	1,401,062	504,275	378,206	126,069	1,022,856	2% Annual Growth in Value
2039	57,526,186	24.8423	1,429,083	532,296	399,222	133,074	1,029,861	2% Annual Growth in Value

DDA PROJECTED REVENUES – WITH NEW DEV AND 75/25%

Year	Total Captured Value	Total Millage	Tax Revenue	Tax Revenue less 2022 Baseline	75% Capital Imp Allocation	25% DDA Allocation	DDA Total Revenue	Note:
2019	30,309,420		750,033		0		750,033	
2020	30,915,608		789,347		0		789,347	
2021	31,533,921		828,290		0		828,290	
2022	37,328,840	24.0290	896,788	2022 Baseline	0		896,788	Baseline Year
2023	39,534,290	25.9344	963,680	66,893	50,170	16,723	913,510	Exhibit A Calculation
2024	41,111,310	24.8423	1,019,833	123,046	92,285	30,762	927,549	Exhibit A Calculation
2025	43,597,660	24.8423	1,083,066	186,279	139,709	46,570	943,357	Fund Contribution Worksheet
2026	44,469,613	24.8423	1,104,727	207,940	155,955	51,985	948,772	2% Annual Growth in Value
2027	45,359,005	24.8423	1,126,822	230,035	172,526	57,509	954,296	2% Annual Growth in Value
2028	69,266,186	24.8423	1,720,731	823,944	617,958	205,986	1,102,773	2% Annual Growth Plus \$23M Development
2029	70,651,509	24.8423	1,755,146	858,359	643,769	214,590	1,111,377	2% Annual Growth in Value
2030	72,064,539	24.8423	1,790,249	893,462	670,096	223,365	1,120,152	2% Annual Growth in Value
2031	73,505,830	24.8423	1,826,054	929,267	696,950	232,317	1,129,104	2% Annual Growth in Value
2032	74,975,947	24.8423	1,862,575	965,788	724,341	241,447	1,138,234	2% Annual Growth in Value
2033	76,475,466	24.8423	1,899,826	1,003,039	752,280	250,760	1,147,547	2% Annual Growth in Value
2034	78,004,975	24.8423	1,937,823	1,041,036	780,777	260,259	1,157,046	2% Annual Growth in Value
2035	79,565,075	24.8423	1,976,579	1,079,792	809,844	269,948	1,166,735	2% Annual Growth in Value
2036	81,156,376	24.8423	2,016,111	1,119,324	839,493	279,831	1,176,618	2% Annual Growth in Value
2037	82,779,504	24.8423	2,056,433	1,159,646	869,735	289,912	1,186,699	2% Annual Growth in Value
2038	84,435,094	24.8423	2,097,562	1,200,775	900,581	300,194	1,196,981	2% Annual Growth in Value
2039	86,123,796	24.8423	2,139,513	1,242,726	932,045	310,682	1,207,469	2% Annual Growth in Value