



## **MEETING NOTICE**

### **BIRMINGHAM TRIANGLE DISTRICT CORRIDOR IMPROVEMENT AUTHORITY**

PLEASE TAKE NOTICE that a meeting of the Birmingham Triangle District Corridor Improvement Authority will take place on **Tuesday, November 15, 2011 at 7:30 a.m.** in the City Commission Room (#205) at the Birmingham City Hall, 151 Martin St., Birmingham, MI 48009.

### **Meeting Agenda**

1. Call to Order by Commissioner Sherman
2. Roll Call by City Clerk
3. Approval of minutes from April 20, 2010 Meeting
4. New Business
  - a. Discussion Regarding Timing of Adoption of Development & Tax Increment Financing Plan
    - i. April 2010 LSL Planning Presentation
    - ii. October 21, 2011 Letter from David Hieber re: 2012 Taxable Values
    - iii. Summary Chart - Triangle District TV Changes 2010 to 2011
5. Adjourn

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*Approved minutes of the meeting are available in the City Manager's Office or online at:*  
[www.bhamgov.org](http://www.bhamgov.org).

THIS NOTICE IS GIVEN in accordance with Act 261, 1968 Public Act 267.

**DATE POSTED: November 11, 2011**

People with disabilities needing accommodations for effective participation in this meeting should contact the Clerk's Office at 248-530-1880 (voice) or 248-644-5115 (TDD) at least one day in advance to request mobility, visual, hearing, or other assistance.



Birmingham Triangle District  
Corridor Improvement authority  
Tuesday, April 20, 2010  
Birmingham City Hall- Commission Room #205  
151 Martin.  
7:30 a.m.

### Minutes

Commissioner Sherman called the meeting to order at 7:36 a.m.

Present: Mr. Cataldo  
Mr. Hays  
Mr. Saroki  
Commissioner Sherman  
Mr. Stutz  
Mr. Ziegelman

Absent: Mr. Fuller

Others Present: City Manager Markus, Management Analyst Wuerth, Attorney Currier, Planner Ecker, Engineer O'Meara, Jeff Purdy and Pat McGowan, LSL Planning

**MOTION:** Motion by Ziegelman, seconded by Stutz:  
To approve the minutes of September 22, 2009

VOTE: Yeas, 6  
Nays, 0  
Absent, 1 (Fuller)

#### **Review draft development & tax increment financing (TIF) plan.**

The Board viewed a presentation by LSL Planning on the Corridor Improvement Authority Parking Structure Development Plan.

Mr. Purdy reviewed the parking capacity in the Triangle District. He explained that the projected future demand shows a parking deficit of approximately 1500; 500 in the north area and 1000 in the south area. A shared parking program or public parking would better manage the parking supply, should a development become available.

Mr. Purdy explained that there are three phases to the plan:

- Acquire the property
- Surface lot construction

- Parking facility construction

Mr. Purdy recommended that Tax Increment Financing (TIF) be used for 40% and Special Assessment for 60% of the cost.

In response to Mr. Sarocki, Mr. Purdy explained how the land cost was determined.

**Timing of Adoption of Development and Tax Increment Financing Plan**

Mr. Wuerth explained in order to maximize the amount of captured value the TIF plan should be created when the market bottoms out.

Mr. Markus noted the projected decline in property values is 7% this year and 4% next year. He explained the base year is critical as you want the values to increase from that point on.

Mr. Hayes questioned if it was possible to purchase the property without the TIF. Mr. Markus explained there are options available if the opportunity presents itself.

Mr. Wuerth noted the City is minimizing the amount of capture by implementing a Special Assessment District.

Mr. Markus suggested the Board meet again when property values become available or sooner if an opportunity presents itself.

Mr. Markus confirmed for Mr. Hayes that the Board would not be involved in the negotiation of the property if it were to become available.

Commissioner Sherman adjourned the meeting at 8:30 a.m.

Doreen Martin  
Deputy Clerk

# Triangle District Corridor Improvement Authority Parking Structure Development Plan



# Outline

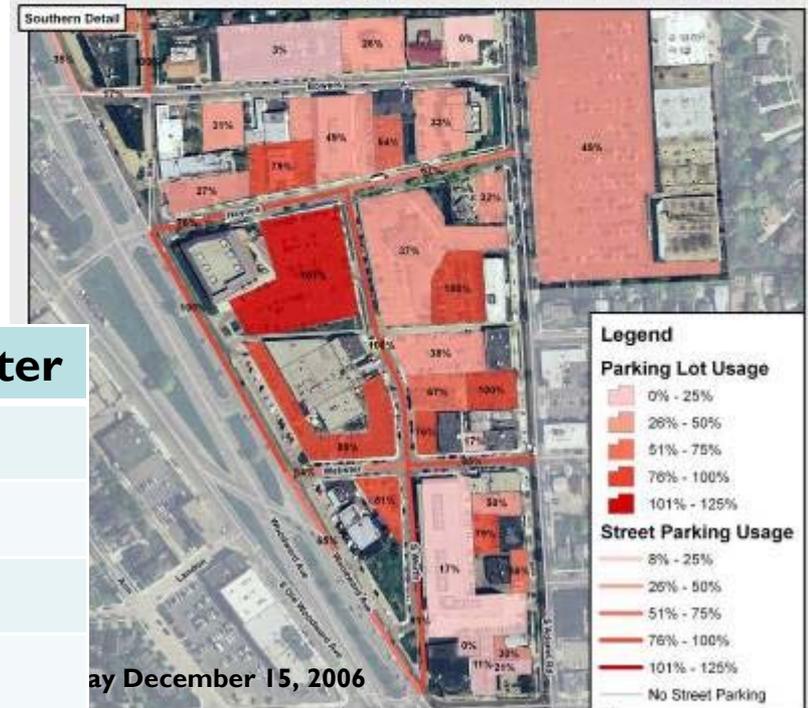
- **Parking Study**
- **CIA Development Plan**
- **Tax increment capture**
- **Next steps**



# Parking

## Parking capacity in the Triangle District is appropriate for peak use

- Parking use evaluated 2 days:
  - Friday, December 15, 2006
  - Saturday, December 23, 2006
- Several lots and streets had no available parking during peak Christmas shopping times.
- Many parking lots underutilized.
- Shared parking program or public parking would better manage parking supply.



ay December 15, 2006



|                      | Overall district | Retail center |
|----------------------|------------------|---------------|
| Spaces/1,000 sq. ft. | 2.99             | 4.03          |
| Cars/1,000 sq. ft.   | 1.27             | 3.31          |
| % occupied           | 42%              | 82%           |
| % off-street         | 44%              | 95%           |
| % on-street          | 30%              | 49%           |

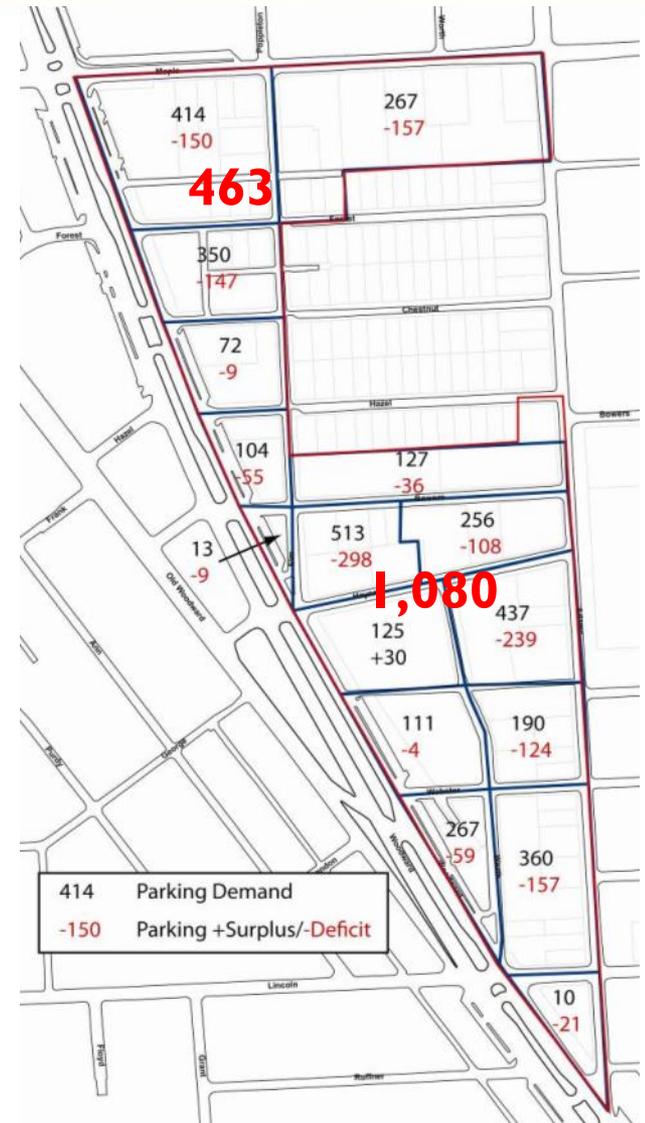
# Projected Future Demand

## Partial build-out based upon Urban Design Plan and new Overlay Zoning

|                                    |       |
|------------------------------------|-------|
| Available On-street Parking Spaces | 303   |
| Private Parking Spaces             | 1,770 |
| Projected Parking Demand           | 3,616 |
| Future Parking Deficit             | 1,543 |

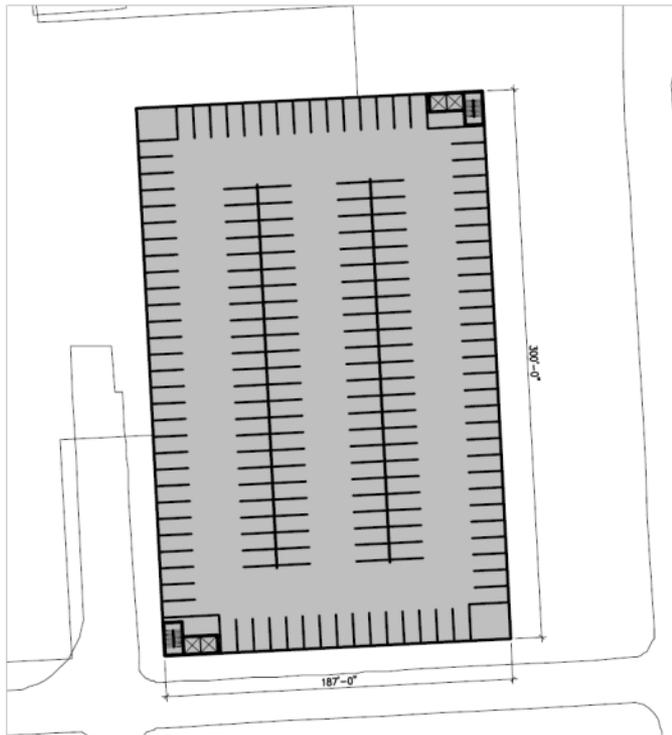
**463 spaces in north area**

**1,080 spaces in south area**



# Site Requirements

- **Width 120 ft. min.**
- **Length 240 ft. min. 300 ft. optimum**
- **Structure height limitations**



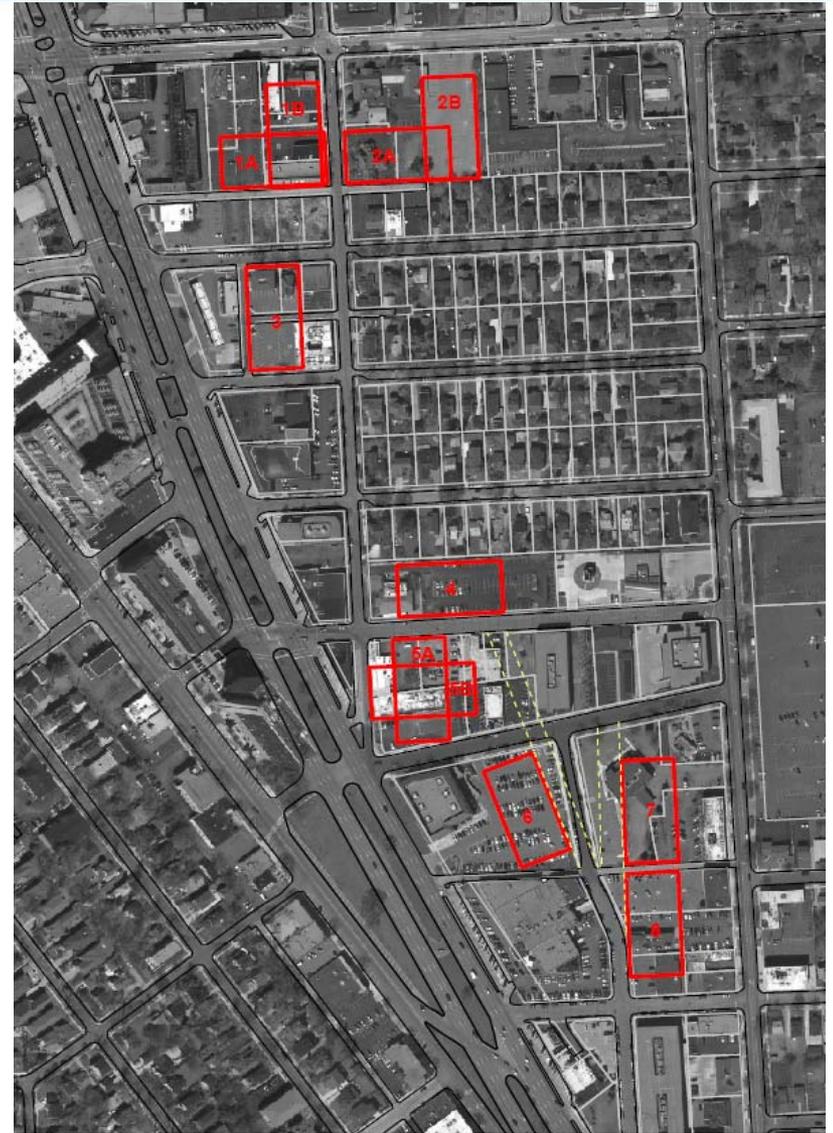
# Parking Structure Location

## Alternative locations

- 120 x 240 footprint

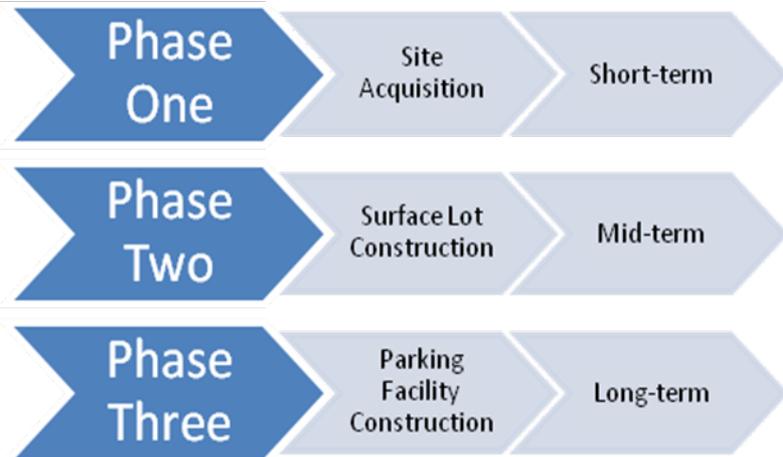
## Alternatives evaluated based upon:

- Site Requirements
- Site Considerations
- Pedestrian Concerns
- Access Design
- Roadway & Traffic



# CIA Development Plan

- **Estimated Cost of Improvements**
- **TIF 40%**
- **SAD 60%**
- **Construction Timeline**



## Preliminary Parking Cost Estimates

|                                  |              |
|----------------------------------|--------------|
| Land Cost                        | \$ 5,000,000 |
| Interim Surface Parking Lot Cost | \$ 180,000   |
| Parking Structure Cost           | \$ 7,200,000 |

|                      | Land acquisition and surface parking |
|----------------------|--------------------------------------|
| 2010 Estimated costs | \$ 5,180,000                         |
| 2015 Estimated costs | \$ 5,203,153                         |
| TIF portion (40%)    | \$ 2,081,261                         |
| SAD portion (60%)    | \$ 3,121,892                         |

|                      | Parking structure |
|----------------------|-------------------|
| 2010 Estimated costs | \$ 7,200,000      |
| 2028 Estimated costs | \$ 12,257,518     |
| TIF portion (40%)    | \$ 4,903,007      |
| SAD portion (60%)    | \$ 7,354,511      |

# Tax Increment Finance

- **TIF Financing will be used for 40%**
- **CIA can “capture” increase in assessed values**
  - **9% decline in 2010**
  - **2.5% per year increase after base year**
- **To maximize the amount of captured value, the TIF Plan will be created when market bottoms-out**
- **Capture would be higher when redevelopment occurs**
- **City can bond for parking structure using reliable income from the TIF**

## Estimated TIF Capture <sup>(1)</sup> 2009 - 2038

| Fiscal Year     | Base Value   | % Value Increase | Taxable Value <sup>(2)</sup> | Capture Amount |
|-----------------|--------------|------------------|------------------------------|----------------|
| 2009            |              |                  | \$44,754,240                 |                |
| Base Year: 2010 | \$40,726,358 | -9.0%            | \$40,726,358                 |                |
| 2011            | \$40,726,358 | 0.0%             | \$40,726,358                 | \$0            |
| 2012            | \$40,726,358 | 2.5%             | \$41,744,517                 | \$1,018,159    |
| 2013            | \$40,726,358 | 2.5%             | \$42,788,130                 | \$2,061,772    |
| 2014            | \$40,726,358 | 2.5%             | \$43,857,834                 | \$3,131,475    |
| 2015            | \$40,726,358 | 2.5%             | \$44,954,279                 | \$4,227,921    |
| 2016            | \$40,726,358 | 2.5%             | \$46,078,136                 | \$5,351,778    |
| 2017            | \$40,726,358 | 2.5%             | \$47,230,090                 | \$6,503,731    |
| 2018            | \$40,726,358 | 2.5%             | \$48,410,842                 | \$7,684,484    |
| 2019            | \$40,726,358 | 2.5%             | \$49,621,113                 | \$8,894,755    |
| 2020            | \$40,726,358 | 2.5%             | \$50,861,641                 | \$10,135,283   |
| 2021            | \$40,726,358 | 2.5%             | \$52,133,182                 | \$11,406,824   |
| 2022            | \$40,726,358 | 2.5%             | \$53,436,511                 | \$12,710,153   |
| 2023            | \$40,726,358 | 2.5%             | \$54,772,424                 | \$14,046,066   |
| 2024            | \$40,726,358 | 2.5%             | \$56,141,735                 | \$15,415,376   |
| 2025            | \$40,726,358 | 2.5%             | \$57,545,278                 | \$16,818,920   |
| 2026            | \$40,726,358 | 2.5%             | \$58,983,910                 | \$18,257,552   |
| 2027            | \$40,726,358 | 2.5%             | \$60,458,508                 | \$19,732,150   |
| 2028            | \$40,726,358 | 2.5%             | \$61,969,971                 | \$21,243,612   |
| 2029            | \$40,726,358 | 2.5%             | \$63,519,220                 | \$22,792,862   |
| 2030            | \$40,726,358 | 2.5%             | \$65,107,200                 | \$24,380,842   |
| 2031            | \$40,726,358 | 2.5%             | \$66,734,880                 | \$26,008,522   |
| 2032            | \$40,726,358 | 2.5%             | \$68,403,252                 | \$27,676,894   |
| 2033            | \$40,726,358 | 2.5%             | \$70,113,334                 | \$29,386,975   |
| 2034            | \$40,726,358 | 2.5%             | \$71,866,167                 | \$31,139,809   |
| 2035            | \$40,726,358 | 2.5%             | \$73,662,821                 | \$32,936,463   |
| 2036            | \$40,726,358 | 2.5%             | \$75,504,392                 | \$34,778,033   |
| 2037            | \$40,726,358 | 2.5%             | \$77,392,002                 | \$36,665,643   |
| 2038            | \$40,726,358 | 2.5%             | \$79,326,802                 | \$38,600,443   |

# Tax Increment Finance – Capture by Jurisdiction

| <i>Millage Rates</i> |                               | <b>11.0689</b>               | <b>0.7226</b>             | <b>1</b>                   | <b>4.19</b>    | <b>0.4561</b>             | <b>0.1</b>           | <b>0.59</b> | <b>1.5844</b>     | <b>19.712</b>                           |
|----------------------|-------------------------------|------------------------------|---------------------------|----------------------------|----------------|---------------------------|----------------------|-------------|-------------------|---|
|                      | Capture Amount <sup>(1)</sup> | City of Birmingham Operating | City of Birmingham Refuse | City of Birmingham Library | Oakland County | HCMA/County Parks and Rec | Zoological Authority | SMART       | Community College | Total of Non-School Taxing Jurisdiction |
| Fiscal Year          |                               |                              |                           |                            |                |                           |                      |             |                   |   |
| 2009                 | 0                             | 0                            | 0                         | 0                          | 0              | \$0                       | 0                    | 0           | 0                 | 0                                       |
| 2010                 | 0                             | 0                            | 0                         | 0                          | 0              | \$0                       | 0                    | 0           | 0                 | 0                                       |
| 2011                 | 0                             | 0                            | 0                         | 0                          | 0              | \$0                       | 0                    | 0           | 0                 | 0                                       |
| 2012                 | \$1,018,159                   | \$11,270                     | \$736                     | \$1,018                    | \$4,266        | \$464                     | \$102                | \$601       | \$1,613           | \$20,070                                |
| 2013                 | \$2,061,772                   | \$22,822                     | \$1,490                   | \$2,062                    | \$8,639        | \$940                     | \$206                | \$1,216     | \$3,267           | \$40,642                                |
| 2014                 | \$3,131,475                   | \$34,662                     | \$2,263                   | \$3,131                    | \$13,121       | \$1,428                   | \$313                | \$1,848     | \$4,962           | \$61,728                                |
| 2015                 | \$4,227,921                   | \$46,798                     | \$3,055                   | \$4,228                    | \$17,715       | \$1,928                   | \$423                | \$2,494     | \$6,699           | \$83,341                                |
| 2016                 | \$5,351,778                   | \$59,238                     | \$3,867                   | \$5,352                    | \$22,424       | \$2,441                   | \$535                | \$3,158     | \$8,479           | \$105,494                               |
| 2017                 | \$6,503,731                   | \$71,989                     | \$4,700                   | \$6,504                    | \$27,251       | \$2,966                   | \$650                | \$3,837     | \$10,305          | \$128,202                               |
| 2018                 | \$7,684,484                   | \$85,059                     | \$5,553                   | \$7,684                    | \$32,198       | \$3,505                   | \$768                | \$4,534     | \$12,175          | \$151,477                               |
| 2019                 | \$8,894,755                   | \$98,455                     | \$6,427                   | \$8,895                    | \$37,269       | \$4,057                   | \$889                | \$5,248     | \$14,093          | \$175,333                               |
| 2020                 | \$10,135,283                  | \$112,186                    | \$7,324                   | \$10,135                   | \$42,467       | \$4,623                   | \$1,014              | \$5,980     | \$16,058          | \$199,787                               |
| 2021                 | \$11,406,824                  | \$126,261                    | \$8,243                   | \$11,407                   | \$47,795       | \$5,203                   | \$1,141              | \$6,730     | \$18,073          | \$224,851                               |
| 2022                 | \$12,710,153                  | \$140,687                    | \$9,184                   | \$12,710                   | \$53,256       | \$5,797                   | \$1,271              | \$7,499     | \$20,138          | \$250,543                               |
| 2023                 | \$14,046,066                  | \$155,474                    | \$10,150                  | \$14,046                   | \$58,853       | \$6,406                   | \$1,405              | \$8,287     | \$22,255          | \$276,876                               |
| 2024                 | \$15,415,376                  | \$170,631                    | \$11,139                  | \$15,415                   | \$64,590       | \$7,031                   | \$1,542              | \$9,095     | \$24,424          | \$303,868                               |
| 2025                 | \$16,818,920                  | \$186,167                    | \$12,153                  | \$16,819                   | \$70,471       | \$7,671                   | \$1,682              | \$9,923     | \$26,648          | \$331,535                               |
| 2026                 | \$18,257,552                  | \$202,091                    | \$13,193                  | \$18,258                   | \$76,499       | \$8,327                   | \$1,826              | \$10,772    | \$28,927          | \$359,893                               |
| 2027                 | \$19,732,150                  | \$218,413                    | \$14,258                  | \$19,732                   | \$82,678       | \$9,000                   | \$1,973              | \$11,642    | \$31,264          | \$388,960                               |
| 2028                 | \$21,243,612                  | \$235,143                    | \$15,351                  | \$21,244                   | \$89,011       | \$9,689                   | \$2,124              | \$12,534    | \$33,658          | \$418,754                               |
| 2029                 | \$22,792,862                  | \$252,292                    | \$16,470                  | \$22,793                   | \$95,502       | \$10,396                  | \$2,279              | \$13,448    | \$36,113          | \$449,293                               |
| 2030                 | \$24,380,842                  | \$269,869                    | \$17,618                  | \$24,381                   | \$102,156      | \$11,120                  | \$2,438              | \$14,385    | \$38,629          | \$480,595                               |
| 2031                 | \$26,008,522                  | \$287,886                    | \$18,794                  | \$26,009                   | \$108,976      | \$11,862                  | \$2,601              | \$15,345    | \$41,208          | \$512,680                               |
| 2032                 | \$27,676,894                  | \$306,353                    | \$19,999                  | \$27,677                   | \$115,966      | \$12,623                  | \$2,768              | \$16,329    | \$43,851          | \$545,567                               |
| 2033                 | \$29,386,975                  | \$325,281                    | \$21,235                  | \$29,387                   | \$123,131      | \$13,403                  | \$2,939              | \$17,338    | \$46,561          | \$579,276                               |
| 2034                 | \$31,139,809                  | \$344,683                    | \$22,502                  | \$31,140                   | \$130,476      | \$14,203                  | \$3,114              | \$18,372    | \$49,338          | \$613,828                               |
| 2035                 | \$32,936,463                  | \$364,570                    | \$23,800                  | \$32,936                   | \$138,004      | \$15,022                  | \$3,294              | \$19,433    | \$52,185          | \$649,244                               |
| 2036                 | \$34,778,033                  | \$384,955                    | \$25,131                  | \$34,778                   | \$145,720      | \$15,862                  | \$3,478              | \$20,519    | \$55,102          | \$685,545                               |
| 2037                 | \$36,665,643                  | \$405,848                    | \$26,495                  | \$36,666                   | \$153,629      | \$16,723                  | \$3,667              | \$21,633    | \$58,093          | \$722,753                               |
| 2038                 | \$38,600,443                  | \$427,264                    | \$27,893                  | \$38,600                   | \$161,736      | \$17,606                  | \$3,860              | \$22,774    | \$61,159          | \$760,892                               |
|                      |                               | \$5,346,351                  | \$349,020                 | \$483,006                  | \$2,023,797    | \$220,299                 | \$48,301             | \$284,974   | \$765,275         | <b>\$9,521,024</b>                      |

# Tax Increment Finance – Bond Estimates

- **Bond table in 2 phases:**
  - **Land acquisition**
  - **Parking structure construction**
- **4% interest rate**
- **Surface parking**
  - **Constructed 2015**
  - **Financed to 2027**
    - **\$2,081,261 principal**
    - **\$709,812 interest**
    - **\$2,791,073 total**
- **Structure**
  - **Constructed 2028**
  - **Financed to 2038**
    - **\$4,903,007 principal**
    - **\$1,224,507 interest**
    - **\$6,127,514 total**

| Fiscal Year<br>Ending<br>June 30 | Tax Increment<br>Revenues <sup>(1)</sup> | Land Bond <sup>(2)</sup> |             |                 | Structure Bond <sup>(3)</sup> |               |                 | Total Debt<br>Service | Excess Tax<br>Increment<br>Revenues |
|----------------------------------|--|--------------------------|-------------|-----------------|-------------------------------|---------------|-----------------|-----------------------|-------------------------------------|
|                                  |  | Debt<br>Principal        | Interest    | Debt<br>Service | Debt<br>Principal             | Interest      | Debt<br>Service |                       |                                     |
|                                  |  |                          | 4%          |                 |                               | 4%            |                 |                       |                                     |
| 2009                             | \$0                                      |                          |             |                 |                               |               |                 | \$0                   | \$0                                 |
| 2010                             | \$0                                      |                          |             |                 |                               |               |                 | \$0                   | \$0                                 |
| 2011                             | \$0                                      |                          |             |                 |                               |               |                 | \$0                   | \$0                                 |
| 2012                             | \$20,070                                 |                          |             |                 |                               |               |                 | \$0                   | \$20,070                            |
| 2013                             | \$40,642                                 |                          |             |                 |                               |               |                 | \$0                   | \$60,712                            |
| 2014                             | \$61,728                                 |                          |             |                 |                               |               |                 | \$0                   | \$122,439                           |
| 2015                             | \$83,341                                 | (\$2,081,261)            | (\$83,250)  | \$205,780       |                               |               |                 | (\$205,780)           | \$0                                 |
| 2016                             | \$105,494                                | (\$1,958,732)            | (\$78,349)  | \$105,494       |                               |               |                 | (\$105,494)           | \$0                                 |
| 2017                             | \$128,202                                | (\$1,931,587)            | (\$77,263)  | \$128,202       |                               |               |                 | (\$128,202)           | \$0                                 |
| 2018                             | \$151,477                                | (\$1,880,649)            | (\$75,226)  | \$151,477       |                               |               |                 | (\$151,477)           | \$0                                 |
| 2019                             | \$175,333                                | (\$1,804,398)            | (\$72,176)  | \$175,333       |                               |               |                 | (\$175,333)           | \$0                                 |
| 2020                             | \$199,787                                | (\$1,701,241)            | (\$68,050)  | \$199,787       |                               |               |                 | (\$199,787)           | \$0                                 |
| 2021                             | \$224,851                                | (\$1,569,504)            | (\$62,780)  | \$224,851       |                               |               |                 | (\$224,851)           | \$0                                 |
| 2022                             | \$250,543                                | (\$1,407,432)            | (\$56,297)  | \$250,543       |                               |               |                 | (\$250,543)           | \$0                                 |
| 2023                             | \$276,876                                | (\$1,213,187)            | (\$48,527)  | \$276,876       |                               |               |                 | (\$276,876)           | \$0                                 |
| 2024                             | \$303,868                                | (\$984,839)              | (\$39,394)  | \$303,868       |                               |               |                 | (\$303,868)           | \$0                                 |
| 2025                             | \$331,535                                | (\$720,364)              | (\$28,815)  | \$331,535       |                               |               |                 | (\$331,535)           | \$0                                 |
| 2026                             | \$359,893                                | (\$417,644)              | (\$16,706)  | \$359,893       |                               |               |                 | (\$359,893)           | \$0                                 |
| 2027                             | \$388,960                                | (\$74,457)               | (\$2,978)   | \$77,436        |                               |               |                 | (\$77,436)            | \$311,525                           |
| 2028                             | \$418,754                                | \$0                      |             |                 | (\$4,903,007)                 | (\$196,120)   | \$730,279       | (\$730,279)           | \$0                                 |
| 2029                             | \$449,293                                |                          |             |                 | (\$4,368,849)                 | (\$174,754)   | \$449,293       | (\$449,293)           | \$0                                 |
| 2030                             | \$480,595                                |                          |             |                 | (\$4,094,310)                 | (\$163,772)   | \$480,595       | (\$480,595)           | \$0                                 |
| 2031                             | \$512,680                                |                          |             |                 | (\$3,777,487)                 | (\$151,099)   | \$512,680       | (\$512,680)           | \$0                                 |
| 2032                             | \$545,567                                |                          |             |                 | (\$3,415,907)                 | (\$136,636)   | \$545,567       | (\$545,567)           | \$0                                 |
| 2033                             | \$579,276                                |                          |             |                 | (\$3,006,976)                 | (\$120,279)   | \$579,276       | (\$579,276)           | \$0                                 |
| 2034                             | \$613,828                                |                          |             |                 | (\$2,547,979)                 | (\$101,919)   | \$613,828       | (\$613,828)           | \$0                                 |
| 2035                             | \$649,244                                |                          |             |                 | (\$2,036,070)                 | (\$81,443)    | \$649,244       | (\$649,244)           | \$0                                 |
| 2036                             | \$685,545                                |                          |             |                 | (\$1,468,269)                 | (\$58,731)    | \$685,545       | (\$685,545)           | \$0                                 |
| 2037                             | \$722,753                                |                          |             |                 | (\$841,456)                   | (\$33,658)    | \$722,753       | (\$722,753)           | \$0                                 |
| 2038                             | \$760,892                                |                          |             |                 | (\$152,361)                   | (\$6,094)     | \$158,456       | (\$158,456)           | \$602,436                           |
| 2039                             |  |                          |             |                 | \$0                           |               |                 | \$0                   | \$602,436                           |
|                                  | \$9,521,024                              |                          | (\$709,812) | \$2,791,073     |                               | (\$1,224,507) | \$6,127,514     | (\$8,918,588)         |                                     |

# Tax Increment Finance – Only City Capture

- **County, HCMA, Zoo, SMART and OCC all opt-out**
- **No new development**
- **Finance extended from 2038 to 2046**
- **Interest increased \$1,204,155**
- **Parking structure construction cost increased \$615,371**

| Fiscal Year<br>Ending June 30 | Tax Increment<br>Revenues <sup>(1)</sup> | Land Bond <sup>(2)</sup> |               |              | Structure Bond <sup>(3)</sup> |               |              | Total Debt<br>Service | Excess Tax<br>Increment<br>Revenues |
|-------------------------------|--|--------------------------|---------------|--------------|-------------------------------|---------------|--------------|-----------------------|-------------------------------------|
|                               |  | Debt Principal           | Interest      | Debt Service | Debt Principal                | Interest      | Debt Service |                       |                                     |
|                               |  |                          | 4%            |              |                               | 4%            |              |                       |                                     |
| 2009                          | \$0                                      |                          |               |              |                               |               |              | \$0                   | \$0                                 |
| 2010                          | \$0                                      |                          |               |              |                               |               |              | \$0                   | \$0                                 |
| 2011                          | \$0                                      |                          |               |              |                               |               |              | \$0                   | \$0                                 |
| 2012                          | \$13,024                                 |                          |               |              |                               |               |              | \$0                   | \$13,024                            |
| 2013                          | \$26,373                                 |                          |               |              |                               |               |              | \$0                   | \$39,397                            |
| 2014                          | \$40,056                                 |                          |               |              |                               |               |              | \$0                   | \$79,453                            |
| 2015                          | \$54,081                                 | (\$2,081,261)            | (\$83,250)    | \$133,535    |                               |               |              | (\$133,535)           | \$0                                 |
| 2016                          | \$68,457                                 | (\$2,030,977)            | (\$81,239)    | \$68,457     |                               |               |              | (\$68,457)            | \$0                                 |
| 2017                          | \$83,192                                 | (\$2,043,759)            | (\$81,750)    | \$83,192     |                               |               |              | (\$83,192)            | \$0                                 |
| 2018                          | \$98,296                                 | (\$2,042,317)            | (\$81,693)    | \$98,296     |                               |               |              | (\$98,296)            | \$0                                 |
| 2019                          | \$113,777                                | (\$2,025,713)            | (\$81,029)    | \$113,777    |                               |               |              | (\$113,777)           | \$0                                 |
| 2020                          | \$129,645                                | (\$1,992,965)            | (\$79,719)    | \$129,645    |                               |               |              | (\$129,645)           | \$0                                 |
| 2021                          | \$145,910                                | (\$1,943,038)            | (\$77,722)    | \$145,910    |                               |               |              | (\$145,910)           | \$0                                 |
| 2022                          | \$162,582                                | (\$1,874,849)            | (\$74,994)    | \$162,582    |                               |               |              | (\$162,582)           | \$0                                 |
| 2023                          | \$179,670                                | (\$1,787,261)            | (\$71,490)    | \$179,670    |                               |               |              | (\$179,670)           | \$0                                 |
| 2024                          | \$197,186                                | (\$1,679,081)            | (\$67,163)    | \$197,186    |                               |               |              | (\$197,186)           | \$0                                 |
| 2025                          | \$215,139                                | (\$1,549,059)            | (\$61,962)    | \$215,139    |                               |               |              | (\$215,139)           | \$0                                 |
| 2026                          | \$233,541                                | (\$1,395,882)            | (\$55,835)    | \$233,541    |                               |               |              | (\$233,541)           | \$0                                 |
| 2027                          | \$252,404                                | (\$1,218,175)            | (\$48,727)    | \$252,404    |                               |               |              | (\$252,404)           | \$0                                 |
| 2028                          | \$271,738                                | (\$1,014,499)            | (\$40,580)    | \$271,738    |                               |               |              | (\$271,738)           | \$0                                 |
| 2029                          | \$291,555                                | (\$783,341)              | (\$31,334)    | \$291,555    |                               |               |              | (\$291,555)           | \$0                                 |
| 2030                          | \$311,868                                | (\$523,120)              | (\$20,925)    | \$311,868    |                               |               |              | (\$311,868)           | \$0                                 |
| 2031                          | \$332,688                                | (\$232,177)              | (\$9,287)     | \$241,465    |                               |               |              | (\$241,465)           | \$91,224                            |
| 2032                          | \$354,029                                | \$0                      |               |              | (\$5,518,378)                 | (\$220,735)   | \$445,252    | (\$445,252)           | \$0                                 |
| 2033                          | \$375,903                                |                          |               |              | (\$5,293,860)                 | (\$211,754)   | \$375,903    | (\$375,903)           | \$0                                 |
| 2034                          | \$398,325                                |                          |               |              | (\$5,129,711)                 | (\$205,188)   | \$398,325    | (\$398,325)           | \$0                                 |
| 2035                          | \$421,307                                |                          |               |              | (\$4,936,575)                 | (\$197,463)   | \$421,307    | (\$421,307)           | \$0                                 |
| 2036                          | \$444,863                                |                          |               |              | (\$4,712,731)                 | (\$188,509)   | \$444,863    | (\$444,863)           | \$0                                 |
| 2037                          | \$469,009                                |                          |               |              | (\$4,456,377)                 | (\$178,255)   | \$469,009    | (\$469,009)           | \$0                                 |
| 2038                          | \$493,758                                |                          |               |              | (\$4,165,624)                 | (\$166,625)   | \$493,758    | (\$493,758)           | \$0                                 |
| 2039                          | \$519,125                                |                          |               |              | (\$3,838,491)                 | (\$153,540)   | \$519,125    | (\$519,125)           | \$0                                 |
| 2040                          | \$545,127                                |                          |               |              | (\$3,472,905)                 | (\$138,916)   | \$545,127    | (\$545,127)           | \$0                                 |
| 2041                          | \$571,779                                |                          |               |              | (\$3,066,694)                 | (\$122,668)   | \$571,779    | (\$571,779)           | \$0                                 |
| 2042                          | \$599,097                                |                          |               |              | (\$2,617,583)                 | (\$104,703)   | \$599,097    | (\$599,097)           | \$0                                 |
| 2043                          | \$627,099                                |                          |               |              | (\$2,123,189)                 | (\$84,928)    | \$627,099    | (\$627,099)           | \$0                                 |
| 2044                          | \$655,800                                |                          |               |              | (\$1,581,018)                 | (\$63,241)    | \$655,800    | (\$655,800)           | \$0                                 |
| 2045                          | \$685,219                                |                          |               |              | (\$988,459)                   | (\$39,538)    | \$685,219    | (\$685,219)           | \$0                                 |
| 2046                          | \$715,373                                |                          |               |              | (\$342,778)                   | (\$13,711)    | \$356,490    | (\$356,490)           | \$358,883                           |
| 2047                          |  |                          |               |              | \$0                           |               |              | \$0                   | \$358,883                           |
|                               | \$11,096,997                             |                          | (\$1,048,699) | \$3,129,961  |                               | (\$2,089,775) | \$7,608,153  | (\$10,738,114)        |                                     |

# Tax Increment Finance – Only City Capture

## Surface parking

- **Constructed 2015**
- **Financed to 2031 instead of 2027**

| Surface Parking | Full Capture | City only   |
|-----------------|--------------|-------------|
| Principal       | \$2,081,261  | \$2,081,261 |
| Interest        | \$709,812    | \$1,048,699 |
| Total           | \$2,791,073  | \$3,129,960 |

## Structure

- **Constructed 2032 instead of 2028**
- **Financed to 2046 instead of 2038**

| Parking Structure | Full Capture | City only   |
|-------------------|--------------|-------------|
| Principal         | \$4,903,007  | \$5,518,378 |
| Interest          | \$1,224,507  | \$2,089,775 |
| Total             | \$6,127,514  | \$7,608,153 |

**New development would accelerate process**





L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

C O U N T Y M I C H I G A N

DEPARTMENT OF MANAGEMENT AND BUDGET

EQUALIZATION DIVISION

October 21, 2011

City of Birmingham  
151 Martin St.  
Birmingham, MI 48009

RE: Anticipated Change in Values for Birmingham

Dear Robert J. Bruner Jr.,

An estimate for the change in assessed and taxable values has been completed for the City of Birmingham for 2012. It is anticipated that the residential assessments will see an overall increase on a citywide basis of 1.5 to 2.5%. Commercial and industrial assessed values will decrease from -9.0% to -10.0%.

The City of Birmingham's assessment changes could result in a change to the overall taxable value of 0 to +1.0%.

The County as a whole is expecting a decrease in taxable value from -3.0 to -4.0%. The countywide estimates that our office has produced since 2008 have proven to be accurate within a half of a percent of actual. This City of Birmingham estimate is derived from the first three quarters of the one year sales study mandated by the state. The results may vary due to uncapping's, personal property valuations, or market conditions.

Please contact my office if you have any questions or concerns about the changes in value for the next tax year.

Sincerely,

David Hieber  
Oakland County Equalization Manager

Cc: B. Sharon Ostin

# Birmingham Triangle District

## Taxable Value Changes (2010-2011)

| PARCEL #         | TAXABLE VALUE-2010 | TAXABLE VALUE-2011 | CHANGE (\$)    | CHANGE (%) |
|------------------|--------------------|--------------------|----------------|------------|
| 08-19-36-226-002 | \$2,764,690.00     | \$3,040,710.00     | \$276,020.00   | 9.98%      |
| 08-19-36-226-003 | \$460,370.00       | \$468,190.00       | \$7,820.00     | 1.70%      |
| 08-19-36-226-007 | \$441,580.00       | \$385,430.00       | (\$56,150.00)  | -12.72%    |
| 08-19-36-226-009 | \$426,070.00       | \$370,070.00       | (\$56,000.00)  | -13.14%    |
| 08-19-36-226-012 | \$308,610.00       | \$313,850.00       | \$5,240.00     | 1.70%      |
| 08-19-36-226-013 | \$275,520.00       | \$280,200.00       | \$4,680.00     | 1.70%      |
| 08-19-36-226-020 | \$634,600.00       | \$645,380.00       | \$10,780.00    | 1.70%      |
| 08-19-36-226-021 | \$187,880.00       | \$160,960.00       | (\$26,920.00)  | -14.33%    |
| 08-19-36-226-022 | \$871,740.00       | \$886,550.00       | \$14,810.00    | 1.70%      |
| 08-19-36-227-002 | \$753,430.00       | \$766,230.00       | \$12,800.00    | 1.70%      |
| 08-19-36-227-003 | \$875,560.00       | \$755,950.00       | (\$119,610.00) | -13.66%    |
| 08-19-36-227-005 | \$226,350.00       | \$230,190.00       | \$3,840.00     | 1.70%      |
| 08-19-36-227-006 | \$256,200.00       | \$260,550.00       | \$4,350.00     | 1.70%      |
| 08-19-36-227-007 | \$151,020.00       | \$153,580.00       | \$2,560.00     | 1.70%      |
| 08-19-36-227-008 | \$218,510.00       | \$222,220.00       | \$3,710.00     | 1.70%      |
| 08-19-36-227-023 | \$299,100.00       | \$304,180.00       | \$5,080.00     | 1.70%      |
| 08-19-36-227-024 | \$986,890.00       | \$1,003,660.00     | \$16,770.00    | 1.70%      |
| 08-19-36-227-027 | \$740,280.00       | \$752,860.00       | \$12,580.00    | 1.70%      |
| 08-19-36-227-028 | \$519,440.00       | \$685,430.00       | \$165,990.00   | 31.96%     |
| 08-19-36-228-001 | \$753,900.00       | \$766,710.00       | \$12,810.00    | 1.70%      |
| 08-19-36-228-002 | \$497,710.00       | \$432,010.00       | (\$65,700.00)  | -13.20%    |
| 08-19-36-228-003 | \$212,910.00       | \$216,520.00       | \$3,610.00     | 1.70%      |
| 08-19-36-228-004 | \$466,230.00       | \$407,540.00       | (\$58,690.00)  | -12.59%    |
| 08-19-36-228-005 | \$810,140.00       | \$823,910.00       | \$13,770.00    | 1.70%      |
| 08-19-36-230-003 | \$809,600.00       | \$820,850.00       | \$11,250.00    | 1.39%      |
| 08-19-36-230-004 | \$0.00             | \$0.00             | \$0.00         | -          |
| 08-19-36-232-001 | \$1,058,930.00     | \$1,076,930.00     | \$18,000.00    | 1.70%      |
| 08-19-36-232-005 | \$733,490.00       | \$745,950.00       | \$12,460.00    | 1.70%      |
| 08-19-36-233-021 | \$0.00             | \$0.00             | \$0.00         | -          |
| 08-19-36-233-022 | \$1,806,790.00     | \$1,474,750.00     | (\$332,040.00) | -18.38%    |
| 08-19-36-234-003 | \$0.00             | \$0.00             | \$0.00         | -          |
| 08-19-36-234-004 | \$262,870.00       | \$251,350.00       | (\$11,520.00)  | -4.38%     |
| 08-19-36-234-005 | \$0.00             | \$0.00             | \$0.00         | -          |
| 08-19-36-234-006 | \$0.00             | \$0.00             | \$0.00         | -          |
| 08-19-36-234-007 | \$0.00             | \$119,220.00       | \$119,220.00   | -          |
| 08-19-36-235-003 | \$124,560.00       | \$126,670.00       | \$2,110.00     | 1.69%      |
| 08-19-36-235-004 | \$122,780.00       | \$124,860.00       | \$2,080.00     | 1.69%      |
| 08-19-36-235-005 | \$121,690.00       | \$123,750.00       | \$2,060.00     | 1.69%      |
| 08-19-36-235-006 | \$120,680.00       | \$122,730.00       | \$2,050.00     | 1.70%      |
| 08-19-36-235-007 | \$118,630.00       | \$120,640.00       | \$2,010.00     | 1.69%      |
| 08-19-36-235-008 | \$118,630.00       | \$120,640.00       | \$2,010.00     | 1.69%      |
| 08-19-36-235-009 | \$118,630.00       | \$120,640.00       | \$2,010.00     | 1.69%      |
| 08-19-36-235-010 | \$118,630.00       | \$120,640.00       | \$2,010.00     | 1.69%      |
| 08-19-36-235-011 | \$104,540.00       | \$101,640.00       | (\$2,900.00)   | -2.77%     |

# Birmingham Triangle District

## Taxable Value Changes (2010-2011)

| PARCEL #             | TAXABLE VALUE-2010     | TAXABLE VALUE-2011     | CHANGE (\$)           | CHANGE (%)    |
|----------------------|------------------------|------------------------|-----------------------|---------------|
| 08-19-36-235-012     | \$0.00                 | \$0.00                 | \$0.00                | -             |
| 08-19-36-235-013     | \$237,650.00           | \$241,690.00           | \$4,040.00            | 1.70%         |
| 08-19-36-280-002     | \$237,480.00           | \$241,510.00           | \$4,030.00            | 1.70%         |
| 08-19-36-281-003     | \$462,450.00           | \$399,020.00           | (\$63,430.00)         | -13.72%       |
| 08-19-36-281-004     | \$330,560.00           | \$284,460.00           | (\$46,100.00)         | -13.95%       |
| 08-19-36-281-005     | \$383,170.00           | \$330,440.00           | (\$52,730.00)         | -13.76%       |
| 08-19-36-281-017     | \$507,880.00           | \$516,510.00           | \$8,630.00            | 1.70%         |
| 08-19-36-281-022     | \$161,240.00           | \$163,980.00           | \$2,740.00            | 1.70%         |
| 08-19-36-281-028     | \$271,380.00           | \$275,990.00           | \$4,610.00            | 1.70%         |
| 08-19-36-281-029     | \$986,040.00           | \$1,002,800.00         | \$16,760.00           | 1.70%         |
| 08-19-36-281-030     | \$418,240.00           | \$425,350.00           | \$7,110.00            | 1.70%         |
| 08-19-36-281-031     | \$1,957,670.00         | \$1,990,950.00         | \$33,280.00           | 1.70%         |
| 08-19-36-282-002     | \$3,730,280.00         | \$3,793,690.00         | \$63,410.00           | 1.70%         |
| 08-19-36-282-005     | \$2,474,470.00         | \$2,516,530.00         | \$42,060.00           | 1.70%         |
| 08-19-36-283-009     | \$1,031,550.00         | \$898,110.00           | (\$133,440.00)        | -12.94%       |
| 08-19-36-283-014     | \$600,640.00           | \$515,090.00           | (\$85,550.00)         | -14.24%       |
| 08-19-36-283-016     | \$687,540.00           | \$699,220.00           | \$11,680.00           | 1.70%         |
| 08-19-36-283-019     | \$182,620.00           | \$185,720.00           | \$3,100.00            | 1.70%         |
| 08-19-36-283-020     | \$219,020.00           | \$222,740.00           | \$3,720.00            | 1.70%         |
| 08-19-36-283-021     | \$266,920.00           | \$271,450.00           | \$4,530.00            | 1.70%         |
| 08-19-36-283-022     | \$283,230.00           | \$288,040.00           | \$4,810.00            | 1.70%         |
| 08-19-36-283-024     | \$1,210,780.00         | \$1,231,360.00         | \$20,580.00           | 1.70%         |
| 08-19-36-283-025     | \$0.00                 | \$0.00                 | \$0.00                | -             |
| 08-19-36-284-001     | \$96,990.00            | \$98,630.00            | \$1,640.00            | 1.69%         |
| 08-19-36-284-002     | \$132,900.00           | \$119,010.00           | (\$13,890.00)         | -10.45%       |
| 08-19-36-284-009     | \$548,530.00           | \$475,920.00           | (\$72,610.00)         | -13.24%       |
| 08-19-36-284-010     | \$403,540.00           | \$200,000.00           | (\$203,540.00)        | -50.44%       |
| 08-19-36-285-001     | \$4,928,830.00         | \$5,012,620.00         | \$83,790.00           | 1.70%         |
| 08-19-36-285-002     | \$147,790.00           | \$150,300.00           | \$2,510.00            | 1.70%         |
| 08-19-36-285-006     | \$293,150.00           | \$298,130.00           | \$4,980.00            | 1.70%         |
| 08-19-36-285-007     | \$0.00                 | \$0.00                 | \$0.00                | -             |
| 08-19-36-285-008     | \$266,010.00           | \$270,530.00           | \$4,520.00            | 1.70%         |
| 08-19-36-285-009     | \$216,060.00           | \$219,730.00           | \$3,670.00            | 1.70%         |
| 08-19-36-285-010     | \$95,070.00            | \$96,680.00            | \$1,610.00            | 1.69%         |
| 08-19-36-285-012     | \$241,180.00           | \$245,280.00           | \$4,100.00            | 1.70%         |
| 08-19-36-285-013     | \$518,270.00           | \$527,080.00           | \$8,810.00            | 1.70%         |
| 08-19-36-427-001     | \$558,990.00           | \$568,490.00           | \$9,500.00            | 1.70%         |
| <b>TOTAL TAXABLE</b> | <b>\$26,419,760.00</b> | <b>\$26,229,830.00</b> | <b>(\$189,930.00)</b> | <b>-0.72%</b> |