Neighborhood Improvement Authority Acknowledgements

~~*NIA Board*~~
~~Frank Demske~~
~~Walt Bargen~~
~~Joi Kempf~~
~~XXXXX~~
~~XXXXX~~
~~Craig Horton, City Manager~~

City Commission
Barbara Yockey, Mayor
Bob Tanis, Mayor Pro Tem
Stu Davis
Luke Stempien
Al Ramirez
Tom Blount
Joe Deluca

City of Imlay City
150 N. Main Street
Imlay City, MI 48444
www.imlaycity.org

Planning Services Provided By:
WADE TRIM

Taxing Jurisdiction	*2025 Millage Rate*
City	16.9637
~~City Roads~~	~~2.2930~~
County	3.5971
~~SET~~	~~6.0000~~
~~MCF~~	~~0.3170~~
~~Lapeer ISD~~	~~2.7781~~
Totals:	**20.5608 ~~31.9489~~**

The NIA authority will not collect from special voted millages. Examples of special voted millages that will not be collect including~~There are a variety of millages that will not be collected by the NIA district including~~ the Fire Hall, City Roads, Lapper EMS, Seniors, Veterans, Law, Lapeer ISD and Hughes Library.

Table 2 shows the estimate of NIA revenue for the district properties over the next 30 years. TIF Plan revenues (based on captured taxable value multiplied by the above millage rate) over this period are estimated to exceed $30,526,530~~47,434,393~~.

As is shown, the total estimated TIF Plan revenues over the 30-year time span are estimated at over $30~~47~~ million. In terms of TIF Plan revenues received for each disbursement cycle, the NIA may expect to receive approximately $54,568~~84,792~~ starting at the 2026-27 disbursement cycle and steadily increasing to approximately $411,848~~600,000~~ by the 2032 disbursement cycle.

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 3.

Table 2
Anticipated Revenue Stream
Proposed City of Imlay City NIA District

Year Producing Captured Revenue	Captured Taxable Value (a)	Tax Increment Revenues (b)	Disbursement Cycle (c)
2026	$2,653,983	$54,568	2026-2027
2027	$5,374,316	$110,500	2027-2028
2028	$8,162,657	$167,831	2028-2029
2029	$11,020,707	$226,595	2029-2030
2030	$13,950,208	$286,827	2030-2031
2031	$16,952,946	$348,566	2031-2032
2032	$20,030,753	$411,848	2032-2033
2033	$23,185,505	$476,713	2033-2034
2034	$26,419,126	$543,198	2034-2035
2035	$29,733,588	$611,346	2035-2036
2036	$33,130,910	$681,198	2036-2037
2037	$36,613,167	$752,796	2037-2038
2038	$40,182,479	$826,184	2038-2039
2039	$43,841,024	$901,407	2039-2040
2040	$47,591,033	$978,510	2040-2041
2041	$51,434,792	$1,057,540	2041-2042
2042	$55,374,645	$1,138,547	2042-2043
2043	$57,562,725	$1,183,536	2043-2044
2044	$59,780,443	$1,229,134	2044-2045
2045	$62,028,202	$1,275,349	2045-2046
2046	$64,306,408	$1,322,191	2046-2047
2047	$66,615,474	$1,369,667	2047-2048
2048	$68,955,817	$1,417,787	2048-2049
2049	$71,327,862	$1,466,558	2049-2050
2050	$73,732,038	$1,515,990	2050-2051
2051	$76,168,780	$1,566,091	2051-2052
2052	$78,638,529	$1,616,871	2052-2053
2053	$81,141,732	$1,668,339	2053-2054
2054	$83,678,843	$1,720,504	2054-2055
2055	$86,250,321	$1,773,376	2055-2056
2056	$88,856,631	$1,826,963	2056-2057
Total	-	$30,526,530	-

Notes:

(a) Data from Table 3.

(b) Figure calculated by applying millage rate to the captured assessed values as follows: 14.4363 mills annually.

(c) This is the fiscal year in which tax increment revenues will be available for expenditure.

Table 3
Estimated Revenue Reallocation by Taxing Jurisdiction

Year	Captured Taxable Value Estimate (a)	City 16.9637	County 3.5971	Total Millage (b) 20.5608
2026	107,115,964	1,817,083	385,307	2,202,390
2027	109,793,863	1,862,510	394,940	2,257,450
2028	112,538,710	1,909,073	404,813	2,313,886
2029	115,352,177	1,956,800	414,933	2,371,733
2030	118,235,982	2,005,720	425,307	2,431,026
2031	119,837,563	2,032,888	431,068	2,463,956
2032	121,460,838	2,060,425	436,907	2,497,332
2033	123,106,102	2,088,335	442,825	2,531,160
2034	124,773,651	2,116,623	448,823	2,565,446
2035	126,463,789	2,145,294	454,903	2,600,197
2036	128,176,821	2,174,353	461,065	2,635,418
2037	129,913,056	2,203,806	467,310	2,671,116
2038	131,672,811	2,233,658	473,640	2,707,298
2039	133,456,402	2,263,914	480,056	2,743,970
2040	135,264,153	2,294,581	486,559	2,781,139
2041	137,096,391	2,325,662	493,149	2,818,811
2042	138,953,448	2,357,165	499,829	2,856,994
2043	140,835,660	2,389,094	506,600	2,895,694
2044	142,743,368	2,421,456	513,462	2,934,918
2045	144,676,917	2,454,256	520,417	2,974,673
2046	146,636,657	2,487,500	527,467	3,014,967
2047	148,622,942	2,521,195	534,612	3,055,807
2048	150,636,134	2,555,346	541,853	3,097,199
2049	152,676,595	2,589,960	549,193	3,139,153
2050	154,744,696	2,625,043	556,632	3,181,675
2051	76,168,780	1,292,104	273,987	1,566,091
2052	78,638,529	1,334,000	282,871	1,616,871
2053	81,141,732	1,376,464	291,875	1,668,339
2054	83,678,843	1,419,503	301,001	1,720,504
2055	86,250,321	1,463,125	310,251	1,773,376
2056	88,856,631	1,507,337	319,626	1,826,963
Total	-	64,284,272	13,631,281	77,915,553

Notes:

(a) Data from Table 3.

(b) Total millage, including all reallocations by taxing jurisdictions.

Table 1
Estimate of Captured Taxable Value
Proposed City of Imlay City NIA District

Year	Taxable Value (a)	Estimated Taxable Value Increase (b)	Total Taxable Value (c)	Captured Taxable Value (d)
Base Value 2026 (e)	$106,159,330	$2,653,983	$108,813,313	$2,653,983
2027	$108,813,313	$2,720,333	$111,533,646	$5,374,316
2028	$111,533,646	$2,788,341	$114,321,987	$8,162,657
2029	$114,321,987	$2,858,050	$117,180,037	$11,020,707
2030	$117,180,037	$2,929,501	$120,109,538	$13,950,208
2031	$120,109,538	$3,002,738	$123,112,276	$16,952,946
2032	$123,112,276	$3,077,807	$126,190,083	$20,030,753
2033	$126,190,083	$3,154,752	$129,344,835	$23,185,505
2034	$129,344,835	$3,233,621	$132,578,456	$26,419,126
2035	$132,578,456	$3,314,461	$135,892,918	$29,733,588
2036	$135,892,918	$3,397,323	$139,290,240	$33,130,910
2037	$139,290,240	$3,482,256	$142,772,497	$36,613,167
2038	$142,772,497	$3,569,312	$146,341,809	$40,182,479
2039	$146,341,809	$3,658,545	$150,000,354	$43,841,024
2040	$150,000,354	$3,750,009	$153,750,363	$47,591,033
2041	$153,750,363	$3,843,759	$157,594,122	$51,434,792
2042	$157,594,122	$3,939,853	$161,533,975	$55,374,645
2043	$161,533,975	$2,188,079	$163,722,055	$57,562,725
2044	$163,722,055	$2,217,718	$165,939,773	$59,780,443
2045	$165,939,773	$2,247,759	$168,187,532	$62,028,202
2046	$168,187,532	$2,278,206	$170,465,738	$64,306,408
2047	$170,465,738	$2,309,066	$172,774,804	$66,615,474
2048	$172,774,804	$2,340,344	$175,115,147	$68,955,817
2049	$175,115,147	$2,372,045	$177,487,192	$71,327,862
2050	$177,487,192	$2,404,176	$179,891,368	$73,732,038
2051	$179,891,368	$2,436,742	$182,328,110	$76,168,780
2052	$182,328,110	$2,469,749	$184,797,859	$78,638,529
2053	$184,797,859	$2,503,203	$187,301,062	$81,141,732
2054	$187,301,062	$2,537,111	$189,838,173	$83,678,843
2055	$189,838,173	$2,571,478	$192,409,651	$86,250,321
2056	$192,409,651	$2,606,310	$195,015,961	$88,856,631

Notes:

(a) Taxable value estimates for the TIF District, starting in 2025 based on assumptions for growth resulting from new development and inflation.

(b) Taxable value increase from new construction, renovation of existing structures, demolition and inflation. The 2025 actual taxable value increase was $956,634. The short-term growth (2026-2031) has been estimated at 2.5% per year. By 2042, it is estimated that the total taxable value of the district will have increased by 50% from the base value of the district. Extrapolated over the 30-year span of 2026 through 2056, this results in an annual increase of approximately 1.355%.

(c) Figure represents the sum of taxable value and taxable value increase.

(d) Difference between the total taxable value and the base value.

(e) This figure is the base year value for the District - the 2025 taxable value.

Base taxable value source and future growth estimates source: City of Imlay City Assessor, July 1, 2025.