

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	City of Taylor	TIF Plan Name	For Fiscal Years ending in
<small>Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2020.</small>	Tax Increment Finance Authority		2020
	Year AUTHORITY (not TIF plan) was created:	1983	
	Year TIF plan was created or last amended to extend its duration:	2000	
	Current TIF plan scheduled expiration date:	2030	
	Did TIF plan expire in FY20?	No	
	Year of first tax increment revenue capture:	1984	
	Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No	
	If yes, authorization for capturing school tax:		
	Year school tax capture is scheduled to expire:	N/A	

This document could not be made WCAG Compliant due to the formatting of the PDF. Please see pages 5 through 9 for a fully accessible transcription of the following tables.

Revenue:	Tax Increment Revenue	\$ 6,574,723
	Property taxes - from DDA levy	\$ -
	Interest	\$ 80,502
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$ 924,024
	Other income (grants, fees, donations, etc.)	\$ 34,915
	Total	\$ 7,614,164

Tax Increment Revenues Received		
	From counties	\$ 329,194
	From municipalities (city, twp, village)	\$ 5,312,885
	From libraries (if levied separately)	\$ 200,269
	From community colleges	\$ 732,375
	From regional authorities (type name in next cell)	\$ -
	From regional authorities (type name in next cell)	\$ -
	From regional authorities (type name in next cell)	\$ -
	From local school districts-operating	\$ -
	From local school districts-debt	\$ -
	From intermediate school districts	\$ -
	From State Education Tax (SET)	\$ -
	From state share of IFT and other specific taxes (school taxes)	\$ -
	Total	\$ 6,574,723

Expenditures	Contractual and Professional Services	\$ 121,050
	Administration	\$ 1,156,100
	MTT and County Chargeback adjustment	\$ 35,189
	Training and Misc	\$ 26,822
	Capital Outlay	\$ 1,887,389
	Debt Expenditures - Principal and Interest	\$ 2,800,025
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
Transfers to other municipal fund (list fund name)	Transfer to BRDA Fund	\$ 100,203
Transfers to other municipal fund (list fund name)		\$ -
	Transfers to General Fund	\$ -
	Total	\$ 6,126,778

Outstanding non-bonded Indebtedness	Principal	\$ -
	Interest	\$ -
Outstanding bonded Indebtedness	Principal	\$ 3,110,000
	Interest	\$ 124,400
	Total	\$ 3,234,400

Bond Reserve Fund Balance		\$ -
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CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				TIF Revenue	
Ad valorem PRE Real	\$ 25,124,100	\$ 2,962,714	\$ 22,161,386	29.0935000	\$644,752.28
Ad valorem non-PRE Real	\$ 283,469,876	\$ 98,381,946	\$ 185,087,930	29.0935000	\$5,384,855.69
Ad valorem industrial personal	\$ 6,237,600	\$ 2,788,930	\$ 3,448,670	29.0935000	\$100,333.88
Ad valorem commercial personal	\$ 26,852,300	\$ 13,728,310	\$ 13,123,990	29.0935000	\$381,822.80
Ad valorem utility personal	\$ 1,718,100	\$ -	\$ 1,718,100	29.0935000	\$49,985.54
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ 330,000	\$ -	\$ 330,000	14.5468000	\$4,800.44
IFT New Facility personal property on industrial class land	\$ 561,800	\$ -	\$ 561,800	14.5468000	\$8,172.39
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
Total Captured Value		\$ 117,861,900	\$ 226,431,876		\$6,574,723.04 Total TIF Revenue

**Tax Increment Revenue
Specific Taxes Allowable for Capture by PA 57 Authorities
As of January 1, 2019**

Former Public Act (now repealed) Year	DDA 197 1975	TIFA 450 1980	LDFA 281 1986	NSRA 35 1867	CIA 280 2005	WRITIFA 94 2008	NIA 61 2007
2018 PA 57 MCL Citation for "specific tax" definition	125.4201.new (aa)	125.4301.new (w)	125.4402.new (hh)	125.4523.new (9)(e)	125.4603.new (e)	125.4703.new (d)	125.4803.new (e)
PA 189 of 1953 Lessees/Tax Exempt Property	X	X	X	X ¹	X	X	X
PA 198 of 1974 IFT	X	X	X	X	X	X	X
PA 255 of 1978 CFT	X	X	X	X	X	X	X
PA 385 of 1984 Tech Park	X	X	X	X	X	X	X
PA 224 of 1985 Enterprise Zone			X				
PA 147 of 1992 NEZ				X			X
PA 146 of 2000 OPRA			X	X			
PA 260 of 2003 Eligible Tax Reverted Property (Land Bank 5/50) Tax							
PA 210 of 2005 Commercial Rehabilitation				X			X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)

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Annual Report on Status of Tax Increment Financing Plan

Form header and authority information

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If yes, authorization for capturing school tax:	
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Note about contact email: The email address shown for submitting the completed form is provided above as plain text; it is included here as an actionable link for convenience: Treas-StateSharePropTaxes@michigan.gov.

Revenue, Tax Increment Revenues Received, and Expenditures

Revenue:

Tax Increment Revenue	\$ 6,574,723
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Outstanding non-bonded indebtedness

Principal	\$ -
Interest	\$ -

Outstanding bonded indebtedness

Principal	\$ 3,110,000
Interest	\$ 124,400
Total	\$ 3,234,400

Bond Reserve Fund Balance

\$ -

Page 3 is complex and may be difficult to understand. This page is a large financial table with many rows, repeated zero-value entries, and visually emphasized totals that could be confusing for a screen reader if left as an image. I converted it into a structured HTML table with explicit headers, row labels, and a note describing the color-based emphasis to reduce ambiguity. If you need help understanding this page, please use the live assistance options in the sidebar.

Captured Values

Property Category	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	TIF Revenue
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					Total TIF

Property Category	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	TIF Revenue Revenue
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Note: In the original page design, the current taxable value, initial assessed value, captured value, and tax rate columns were shaded light blue. The TIF revenue column was shaded pale yellow, the exempt real property row included yellow highlighting, and the total initial assessed value cell was highlighted bright green.

Tax Increment Revenue Specific Taxes Allowable for Capture by PA 57 Authorities

As of January 1, 2019

Column details shown under each authority name: Former Public Act (now repealed), Year, and 2018 PA 57 MCL Citation for "specific tax" definition.

	DDA 197 1975 125.4201.new (aa)	TIFA 450 1980 125.4301.new (w)	LDFA 281 1986 125.4402.new (hh)	NSRA 35 1867 125.4523.new (9)(e)	CIA 280 2005 125.4603.new (e)	WRITIFA 94 2008 125.4703.new (d)	NIA 61 2007 125.4803.new (e)
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PA 198 of 1974 IFT	X	X	X	X	X	X	X
PA 255 of 1978 CFT	X	X	X	X	X	X	X
PA 385 of 1984 Tech Park	X	X	X	X	X	X	X
PA 224 of 1985 Enterprise Zone			X				
PA 147 of 1992 NEZ				X			X
PA 146 of 2000 OPRA			X	X			
PA 260 of 2003 Eligible Tax Reverted Property (Land Bank 5/50) Tax							
PA 210 of 2005 Commercial Rehabilitation				X			X

Note: the NSRA entry for PA 189 of 1953 shows X¹; no corresponding footnote text is visible on this page.

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)

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