

EXHIBIT 11



NEWAYGO COUNTY ECONOMIC
DEVELOPMENT OFFICE

December 16, 2013

Chris Ortwein
Broker/Owner
Lake&Land Realty LLC

Dear Mr. Ortwein:

I am providing you an estimated economic impact of your proposed residential development at Pettit Lake. There are three areas where the project will have a positive economic impact: 1) additional tax base, 2) construction, 3) increased economic activity in the community. For the following, I have used information obtained from the National Association of Homebuilders (my former employer), local tax rates, and economic multipliers from the U.S. Department of Commerce:

Additional Tax Revenue

The property of the proposed project is currently tax-exempt so any new private investment will generate new property tax revenue for the community (county, townships, school district, etc...). Based on a total project investment of \$15 million (\$7.5 million taxable value) the additional tax benefit when fully built out is:

Homestead	= \$216,000 per year
Non-Homestead	= \$349,000 per year
50 Percent Homestead, 50 Percent Non-Homestead	= \$282,500 per year

So the additional tax revenues per year will be between \$216,000 and \$349,000 per year with a midpoint estimate of \$282,500 per year.

Construction Impact

A conservative economic multiplier for residential construction is 2.1. This means that every \$1 in construction activity will lead to another \$1.1 in indirect economic activity as the dollars circulate through economy. Thus, a \$15 million project as proposed will generate a total of \$31.5 million in economic activity in the local economy during the construction phase.

Increased Economic Activity

New residents to the community, as a result of the project, will lead to additional on-going economic activity to the local economy as these residents spend income locally. Based on the NAHB study, 50 new residential units will produce annually:

\$1.5 million in new income to the local economy.

25 new jobs to the community to support the increased economic activity.

It is clear that this project would have a significant positive impact on the local economy. Please let me know if you have any questions on the above analysis.

Sincerely,



Andrew W. Lofgren
Executive Director

EXHIBIT 13
**BROOKS/CROTON WITIFA
TAX INCREMENT REVENUE PROJECTIONS**

Year	Calendar Year	Year Taxes are Paid	County Tax Increment Revenues	Croton Tax Increment Revenues	Brooks Tax Increment Revenues	Library Tax Increment Revenues	Total Tax Increment Revenues	Cumulative Total
1	2015	2015-2016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2016	2016-2017	\$ 8,419.42	\$ 3,407.45	\$ 323.64	\$ 456.06	\$ 12,606.57	\$ 12,606.57
3	2017	2017-2018	\$ 16,472.17	\$ 6,508.63	\$ 674.91	\$ 951.06	\$ 24,606.76	\$ 37,213.33
4	2018	2018-2019	\$ 24,524.92	\$ 9,609.80	\$ 1,026.18	\$ 1,446.06	\$ 36,606.96	\$ 73,820.29
5	2019	2019-2020	\$ 32,577.67	\$ 12,710.98	\$ 1,377.45	\$ 1,941.06	\$ 48,607.15	\$ 122,427.44
6	2020	2020-2021	\$ 40,630.42	\$ 15,812.15	\$ 1,728.72	\$ 2,436.06	\$ 60,607.35	\$ 183,034.79
7	2021	2021-2022	\$ 41,274.64	\$ 16,060.25	\$ 1,756.82	\$ 2,475.66	\$ 61,567.36	\$ 244,602.16
8	2022	2022-2023	\$ 41,928.52	\$ 16,312.06	\$ 1,785.34	\$ 2,515.85	\$ 62,541.78	\$ 307,143.93
9	2023	2023-2024	\$ 42,592.21	\$ 16,567.66	\$ 1,814.29	\$ 2,556.65	\$ 63,530.81	\$ 370,674.75
10	2024	2024-2025	\$ 43,265.86	\$ 16,827.08	\$ 1,843.68	\$ 2,598.06	\$ 64,534.68	\$ 435,209.43
11	2025	2025-2026	\$ 43,949.61	\$ 17,090.40	\$ 1,873.50	\$ 2,640.09	\$ 65,553.60	\$ 500,763.03
12	2026	2026-2027	\$ 44,643.62	\$ 17,357.67	\$ 1,903.78	\$ 2,682.75	\$ 66,587.81	\$ 567,350.85
13	2027	2027-2028	\$ 45,348.04	\$ 17,628.94	\$ 1,934.50	\$ 2,726.05	\$ 67,637.54	\$ 634,988.38
14	2028	2028-2029	\$ 46,063.02	\$ 17,904.29	\$ 1,965.69	\$ 2,770.00	\$ 68,703.01	\$ 703,691.39
15	2029	2029-2030	\$ 46,788.73	\$ 18,183.77	\$ 1,997.35	\$ 2,814.61	\$ 69,784.46	\$ 773,475.84
16	2030	2030-2031	\$ 47,525.33	\$ 18,467.43	\$ 2,029.48	\$ 2,859.89	\$ 70,882.13	\$ 844,357.97
17	2031	2031-2032	\$ 48,272.97	\$ 18,755.36	\$ 2,062.09	\$ 2,905.85	\$ 71,996.27	\$ 916,354.24
18	2032	2032-2033	\$ 49,031.83	\$ 19,047.60	\$ 2,095.20	\$ 2,952.49	\$ 73,127.11	\$ 989,481.35
19	2033	2033-2034	\$ 49,802.07	\$ 19,344.22	\$ 2,128.79	\$ 2,999.84	\$ 74,274.93	\$ 1,063,756.28
20	2034	2034-2035	\$ 50,583.86	\$ 19,645.30	\$ 2,162.90	\$ 3,047.90	\$ 75,439.96	\$ 1,139,196.23
21	2035	2035-2036	\$ 51,377.39	\$ 19,950.89	\$ 2,197.51	\$ 3,096.67	\$ 76,622.46	\$ 1,215,818.69
22	2036	2036-2037	\$ 52,182.81	\$ 20,261.07	\$ 2,232.65	\$ 3,146.18	\$ 77,822.70	\$ 1,293,641.40
23	2037	2037-2038	\$ 53,000.32	\$ 20,575.89	\$ 2,268.31	\$ 3,196.43	\$ 79,040.95	\$ 1,372,682.35
24	2038	2038-2039	\$ 53,830.08	\$ 20,895.44	\$ 2,304.50	\$ 3,247.44	\$ 80,277.47	\$ 1,452,959.82
25	2039	2039-2040	\$ 54,672.30	\$ 21,219.79	\$ 2,341.24	\$ 3,299.21	\$ 81,532.54	\$ 1,534,492.35
	2040	2040-2041	\$ 55,527.15	\$ 21,549.00	\$ 2,378.53	\$ 3,351.76	\$ 82,806.43	\$ 1,617,298.78
			\$ 1,084,284.95	\$ 421,693.12	\$ 46,207.03	\$ 65,113.68	\$ 1,617,298.78	

EXHIBIT 12**BROOKS/CROTON WITIFA
ASSESSED VALUE PROJECTIONS**

Year	Calendar Year	Year Taxes are Paid	Current Taxable Value	Initial Assessed Value	Captured Assessed Value
	2015	2015-2016	\$ 431,700.00	\$ 431,700.00	\$ -
1	2016	2016-2017	\$ 2,000,000.00	\$ 431,700.00	\$ 1,568,300.00
2	2017	2017-2018	\$ 3,500,000.00	\$ 431,700.00	\$ 3,068,300.00
3	2018	2018-2019	\$ 5,000,000.00	\$ 431,700.00	\$ 4,568,300.00
4	2019	2019-2020	\$ 6,500,000.00	\$ 431,700.00	\$ 6,068,300.00
5	2020	2020-2021	\$ 8,000,000.00	\$ 431,700.00	\$ 7,568,300.00
6	2021	2021-2022	\$ 8,120,000.00	\$ 431,700.00	\$ 7,688,300.00
7	2022	2022-2023	\$ 8,241,800.00	\$ 431,700.00	\$ 7,810,100.00
8	2023	2023-2024	\$ 8,365,427.00	\$ 431,700.00	\$ 7,933,727.00
9	2024	2024-2025	\$ 8,490,908.41	\$ 431,700.00	\$ 8,059,208.41
10	2025	2025-2026	\$ 8,618,272.03	\$ 431,700.00	\$ 8,186,572.03
11	2026	2026-2027	\$ 8,747,546.11	\$ 431,700.00	\$ 8,315,846.11
12	2027	2027-2028	\$ 8,878,759.30	\$ 431,700.00	\$ 8,447,059.30
13	2028	2028-2029	\$ 9,011,940.69	\$ 431,700.00	\$ 8,580,240.69
14	2029	2029-2030	\$ 9,147,119.80	\$ 431,700.00	\$ 8,715,419.80
15	2030	2030-2031	\$ 9,284,326.60	\$ 431,700.00	\$ 8,852,626.60
16	2031	2031-2032	\$ 9,423,591.50	\$ 431,700.00	\$ 8,991,891.50
17	2032	2032-2033	\$ 9,564,945.37	\$ 431,700.00	\$ 9,133,245.37
18	2033	2033-2034	\$ 9,708,419.55	\$ 431,700.00	\$ 9,276,719.55
19	2034	2034-2035	\$ 9,854,045.85	\$ 431,700.00	\$ 9,422,345.85
20	2035	2035-2036	\$ 10,001,856.53	\$ 431,700.00	\$ 9,570,156.53
21	2036	2036-2037	\$ 10,151,884.38	\$ 431,700.00	\$ 9,720,184.38
22	2037	2037-2038	\$ 10,304,162.65	\$ 431,700.00	\$ 9,872,462.65
23	2038	2038-2039	\$ 10,458,725.09	\$ 431,700.00	\$ 10,027,025.09
24	2039	2039-2040	\$ 10,615,605.96	\$ 431,700.00	\$ 10,183,905.96
25	2040	2040-2041	\$ 10,774,840.05	\$ 431,700.00	\$ 10,343,140.05

NOTE: Annual growth rate in Assessed Value assumed to be 1.5%

XHBIBIT 14

BROOKS/CROTON WITIFA INTEREST AND PRINCIPAL REPAYMENT PROJECTIONS

Initial Principal = \$1,000,000

Annual Interest Rate = 1.5%

Start Principal Balance: 1/01/2015

Payment Number	Payment Date	Initial Principal Balance	Total Paid	Ending Principal Balance	3% Annual Interest	Final Principal Balance
1	Jul-16	\$ 1,000,000.00	\$ 8,419.42	\$ 991,580.58	\$ 14,873.71	\$ 1,006,454.29
2	Dec-16	\$ 1,006,454.29	\$ 4,187.15	\$ 1,002,267.14	\$ 15,034.01	\$ 1,017,301.15
3	Jul-17	\$ 1,017,301.15	\$ 16,472.17	\$ 1,000,828.98	\$ 15,012.43	\$ 1,015,841.41
4	Dec-17	\$ 1,015,841.41	\$ 8,134.59	\$ 1,007,706.82	\$ 15,115.60	\$ 1,022,822.42
5	Jul-18	\$ 1,022,822.42	\$ 24,524.92	\$ 998,297.50	\$ 14,974.46	\$ 1,013,271.97
6	Dec-18	\$ 1,013,271.97	\$ 12,082.04	\$ 1,001,189.93	\$ 15,017.85	\$ 1,016,207.77
7	Jul-19	\$ 1,016,207.77	\$ 32,577.67	\$ 983,630.11	\$ 14,754.45	\$ 998,384.56
8	Dec-19	\$ 998,384.56	\$ 16,029.48	\$ 982,355.07	\$ 14,735.33	\$ 997,090.40
9	Jul-20	\$ 997,090.40	\$ 40,630.42	\$ 956,459.98	\$ 14,346.90	\$ 970,806.88
10	Dec-20	\$ 970,806.88	\$ 19,976.93	\$ 950,829.95	\$ 14,262.45	\$ 965,092.40
11	Jul-21	\$ 965,092.40	\$ 41,274.64	\$ 923,817.76	\$ 13,857.27	\$ 937,675.03
12	Dec-21	\$ 937,675.03	\$ 20,292.73	\$ 917,382.30	\$ 13,760.73	\$ 931,143.04
13	Jul-22	\$ 931,143.04	\$ 41,928.52	\$ 889,214.51	\$ 13,338.22	\$ 902,552.73
14	Dec-22	\$ 902,552.73	\$ 20,613.26	\$ 881,939.47	\$ 13,229.09	\$ 895,168.57
15	Jul-23	\$ 895,168.57	\$ 42,592.21	\$ 852,576.35	\$ 12,788.65	\$ 865,365.00
16	Dec-23	\$ 865,365.00	\$ 20,938.60	\$ 844,426.40	\$ 12,666.40	\$ 857,092.80
17	Jul-24	\$ 857,092.80	\$ 43,265.86	\$ 813,826.94	\$ 12,207.40	\$ 826,034.34
18	Dec-24	\$ 826,034.34	\$ 21,268.82	\$ 804,765.52	\$ 12,071.48	\$ 816,837.00
19	Jul-25	\$ 816,837.00	\$ 43,949.61	\$ 772,887.39	\$ 11,593.31	\$ 784,480.70
20	Dec-25	\$ 784,480.70	\$ 21,603.99	\$ 762,876.71	\$ 11,443.15	\$ 774,319.86
21	Jul-26	\$ 774,319.86	\$ 44,643.62	\$ 729,676.24	\$ 10,945.14	\$ 740,621.38
22	Dec-26	\$ 740,621.38	\$ 21,944.19	\$ 718,677.19	\$ 10,780.16	\$ 729,457.35
23	Jul-27	\$ 729,457.35	\$ 45,348.04	\$ 684,109.31	\$ 10,261.64	\$ 694,370.95
24	Dec-27	\$ 694,370.95	\$ 22,289.50	\$ 672,081.45	\$ 10,081.22	\$ 682,162.67
25	Jul-28	\$ 682,162.67	\$ 46,063.02	\$ 636,099.65	\$ 9,541.49	\$ 645,641.14
26	Dec-28	\$ 645,641.14	\$ 22,639.98	\$ 623,001.16	\$ 9,345.02	\$ 632,346.18
27	Jul-29	\$ 632,346.18	\$ 46,788.73	\$ 585,557.45	\$ 8,783.36	\$ 594,340.81
28	Dec-29	\$ 594,340.81	\$ 22,995.72	\$ 571,345.08	\$ 8,570.18	\$ 579,915.26
29	Jul-30	\$ 579,915.26	\$ 47,525.33	\$ 532,389.94	\$ 7,985.85	\$ 540,375.78
30	Dec-30	\$ 540,375.78	\$ 23,356.80	\$ 517,018.98	\$ 7,755.28	\$ 524,774.27
31	Jul-31	\$ 524,774.27	\$ 48,272.97	\$ 476,501.30	\$ 7,147.52	\$ 483,648.82
32	Dec-31	\$ 483,648.82	\$ 23,723.30	\$ 459,925.52	\$ 6,898.88	\$ 466,824.40
33	Jul-32	\$ 466,824.40	\$ 49,031.83	\$ 417,792.58	\$ 6,266.89	\$ 424,059.46
34	Dec-32	\$ 424,059.46	\$ 24,095.29	\$ 399,964.18	\$ 5,999.46	\$ 405,963.64
35	Jul-33	\$ 405,963.64	\$ 49,802.07	\$ 356,161.57	\$ 5,342.42	\$ 361,504.00
36	Dec-33	\$ 361,504.00	\$ 24,472.86	\$ 337,031.14	\$ 5,055.47	\$ 342,086.60
37	Jul-34	\$ 342,086.60	\$ 50,583.86	\$ 291,502.74	\$ 4,372.54	\$ 295,875.28
38	Dec-34	\$ 295,875.28	\$ 24,856.09	\$ 271,019.19	\$ 4,065.29	\$ 275,084.48
39	Jul-35	\$ 275,084.48	\$ 51,377.39	\$ 223,707.09	\$ 3,355.61	\$ 227,062.70
40	Dec-35	\$ 227,062.70	\$ 25,245.08	\$ 201,817.62	\$ 3,027.26	\$ 204,844.89
41	Jul-36	\$ 204,844.89	\$ 52,182.81	\$ 152,662.08	\$ 2,289.93	\$ 154,952.01
42	Dec-36	\$ 154,952.01	\$ 25,639.89	\$ 129,312.12	\$ 1,939.68	\$ 131,251.80
43	Jul-37	\$ 131,251.80	\$ 53,000.32	\$ 78,251.48	\$ 1,173.77	\$ 79,425.25
44	Dec-37	\$ 79,425.25	\$ 26,040.63	\$ 53,384.62	\$ 800.77	\$ 54,185.39
45	Jul-38	\$ 54,185.39	\$ 53,830.08	\$ 355.31	\$ 5.33	\$ 360.63
46	Dec-38	\$ 360.63	\$ 26,447.38	\$ (26,086.75)	\$ (391.30)	\$ (26,478.05)
47	Jul-39	\$ (26,478.05)	\$ 54,672.30	\$ (81,150.35)	\$ (1,217.26)	\$ (82,367.61)
48	Dec-39	\$ (82,367.61)	\$ 26,860.24	\$ (109,227.84)	\$ (1,638.42)	\$ (110,866.26)
49	Jul-40	\$ (110,866.26)	\$ 55,527.15	\$ (166,393.41)	\$ (2,495.90)	\$ (168,889.31)
50	Dec-40	\$ (168,889.31)	\$ 27,279.28	\$ (196,168.59)	\$ (2,942.53)	\$ (199,111.12)

\$ 1,426,481.76

\$ 426,873.07

off would be with July 2038 tax reimbursement = \$426,873.07 in interest over 23 years

EXHIBIT 15: Record of Public Hearing on the WITIFA Plan

Property Posting

**CROTON TOWNSHIP
NEWAYGO COUNTY**

**NOTICE OF PUBLIC HEARING ON BROOKS/CROTON JOINT WATER IMPROVEMENT
FINANCING AUTHORITIES, WATER RESOURCE IMPROVEMENT PLAN, DEVELOPMENT PLAN,
AND TAX INCREMENT FINANCING PLAN**

TAKE NOTICE that at a meeting held on April 14th, 2014, the Croton Township Board resolved its intent to create and provide for the operation of a Waterfront Resource Tax Increment Financing Authority ("Authority"), to promote water resource improvement and/or access to inland lakes, specifically Pettit Lake, as authorized under Public Act 94 of 2008, being MCL 125.1771 *et seq.* (the "Act").

TAKE FURTHER NOTICE that the Croton Township Board will hold a joint public hearing on June 15, 2015 at 6:00 p.m. at the **Croton** Township Hall located at 5833 E Division Street, Newaygo, Michigan 49337 to consider the approval of the Water Resource Improvement Plan, Development Plan, and Tax Increment Financing Plan.

TAKE FURTHER NOTICE that the proposed development area includes only those parcels on or near Pettit Lake that are within the boundaries of the previously approved "Planned Unit Development" (PUD) in Croton Township and Brooks Township, also known as the "Pettit Lake Development" (Ottawa Point on Pettit Lake).

TAKE FURTHER NOTICE that Croton Township is authorized under the Act to create and operate joint Authority with Brooks Township in Newaygo County and that the Townships may, at the public hearing, consider the approval of the Brooks/Croton Joint Water Improvement Tax Increment Finance Authorities, Water Resource Improvement Plan, Development Plan, and Tax increment Financing Plan.

TAKE FURTHER NOTICE that at the public hearing the Croton Township Board will hear and consider comments from the public and officials from all taxing jurisdictions with millage that would be subject to capture under a tax increment financing plan regarding the adoption of the proposed plan.

TAKE FURTHER NOTICE that the prepared Water Resource Improvement Plan, Development Plan, and Tax Increment Financing Plan is on file with the Township Clerk for public examination.

Written comments may be addressed to the Croton Township Board, 5833 E Division Street, Newaygo, MI, 49337, and must be received before the meeting date.

Debbra Wright
Croton Township Clerk

Individuals with disabilities requiring auxiliary aids or services should contact the Croton Township Board of Trustees by writing or calling Debbra Wight, 5833 E Division Street, Newaygo, MI. 49337 (231) 652-4301.

CROTON TOWNSHIP with BROOKS TOWNSHIP

**JOINT PUBLIC HEARING
Water Resource Increment Plan
Development Plan
Tax Increment Financing Plan**

June 15, 2015

MINUTES

MEETING CALLED TO ORDER:

Croton Supervisor, Morgan Heinzman called the meeting to order at 6:00 p.m. This meeting was properly posted and a quorum of the Brooks and Croton Township Boards were present.

- 1. Pledge to Flag:**
- 2. Roll Call:**

BROOKS MEMBERS PRESENT: Mike Bouwer, Jennifer Badgero, Christina Haynor
MEMBERS ABSENT: Cory Nelson and Kim Roehrig

CROTON MEMBERS PRESENT: Morgan Heinzman, Debbra Wright, Kim Edwards, Lonny Hall and Ralph Green
MEMBERS ABSENT: None

3. Approval of Agenda:

Moved by Green, **Seconded** by Wright for Croton, **Moved** by Bouwer, **Seconded** by Haynor to accept the agenda as presented.

Approved Unanimously

OPEN JOINT PUBLIC HEARING:

Moved by Green, **Seconded** by Hall for Croton, **Moved** by Bouwer, **Seconded** by Haynor to open the public hearing at 6:05 p.m. **Approved Unanimously**

PUBLIC COMMENT

1. Jim Squires; Had questions on item #12 and #13 of the plan and about what would happen if we have a recession.

Tobi Lake County Administrator gave explanation on the different millage rate per townships which affects the percent of the 25 year capture plan.

2. Russell Lucas of 8091 Island View Drive; had questions on wildlife protection on the lake and concerns about the weed harvesting on the lake.

Don Tilton works with wildlife protection, stated the weed control will protect the lake and all the proper permits were received.

Chris Ortwien of Pettit Lake Development stated they were starting lake study today to see the health of Pettit Lake.

Gordon Kerkstra President of Pettit Lake Association stated muck samples were taken last summer and the results come back good. The lake has never looked better.

CLOSE JOINT PUBLIC HEARING

Moved by Hall, **Seconded** by Green for Croton, **Moved** by Bouwer, **Seconded** by Badgero for Brooks to close the public hearing. **Approved Unanimously**

BOARD DISCUSSION

Croton and Brooks Townships will move forward with formal action on WRTIFA Ordinance at the July board meetings.

Public Comment: None

ADJOURNMENT

CROTON TOWNSHIP

Moved by Hall, **Seconded** by Wright

BROOKS TOWNSHIP -Moved by Bouwer, **Seconded** by Badgero to adjourn at 7:35 p.m.
Approved Unanimously

Respectfully Submitted by,

Tina Bono, Administrative Assistant

Croton Township
Special Meeting

September 24, 2014

Meeting called to order, 10:15

Pledge of Allegiance led by Supervisor Morgan Heinzman.

Members present, Supervisor Morgan Heinzman, Clerk Debbra Wright, Kim Edwards Treasurer, Ralph Green and Lonny Hall Trustees.

Motion by Heinzman 2nd by Green to accept Consent Agenda. All in favor motion passed.

Motion by Heinzman 2nd green to add Summer Recreation employee bonuses to the Agenda. All in favor, motion passed.

Discussion on Ordinance 14-01 An Ordinance Pursuant to acts of 2008, as amended, to establish a joint water resource improvement tax increment finance authority between Croton Township, Newaygo County; to define its boundaries, to prescribe its powers, to provide for a governing board, and to provide for other matters.

Motion by Green 2nd by Hall to approve Kim Edwards to abstain from voting on Agreement between Brooks Township and Croton Township and the Pettit Lake Development, LLC due to employment with the developer. All in favor motion passed.

Motion by Green 2nd Hall, to approve Resolution 14-19 Agreement between Brooks Township/ Croton Township and Pettit Lake, LLC. Roll call vote Ayes: Heinzman, Wright, Green, and Hall.

Nays: none. Absent/Abstain: Edwards. All in favor, motion passed.

Sustain Superior Performance Award for Summer Recreation Employees. Money to be taken from Summer Recreation Budget. \$1000.00 Tina Bono Director of Croton Township Summer Recreation Program. \$200.00 to 4 Summer Rec employees for a total of \$1800.00.

Motion by Green 2nd by Heinzman to approve award \$1000.00 to Tina Bono, Director Summer Recreation Program and \$200.00 to 4 employees of the Summer Rec Program. Roll call vote. Ayes: Green, Wright, Heinzman, Edwards, Hall. Nays: None. Abstain/Absent None. Motion passed.

Meeting adjourned 11:30 am.

Recorded and respectfully submitted by Debbra Wright Croton Township Clerk.

REYNOLDS TOWNSHIP BOARD MEETING MINUTES

May 14, 2015

Supervisor Fisk called the regular Meeting of the Board to order at 7:00 pm., Pledge of Allegiance was given. Pastor Gary Giddings of Church of the Full Gospel, Sand Lake, MI, gave the invocation.

MEMBERS PRESENT: Supervisor Fisk, Clerk Sholty, Treasurer Stevens, Trustee Kindel and Trustee Smith.

PUBLIC COMMENT: Resident wanted to thank Pastor Jorge for his involvement with National Day of Prayer and its success. Commissioner Baker asked if Village of Howard City residents can take advantage of another day of cleanup with the Reynolds Township Cleanup day. Supervisor Fisk responded: yes. Marlene Brethauer thanked Supervisor Dan Fisk for all his hard work he has done on behalf of the residents. (Applause!)

CONSENT AGENDA: Planning Commission member Robert Richards stated meeting was canceled due to member attendance. **Motion:** Accept Library's final budget amendment as part of consent agenda. **Motion** by Sholty, 2 nd by Stevens, Ayes: 5, Nays: 0, motion carried. **Motion:** Approve consent agenda consisting of April 9, 2015 regular Meeting of the Board, Police Report, Fire Report, Zoning Report, Planning Commission Report, Treasurer's Report, Library Report, Township's monthly bills and Library final budget amendment. **Motion** by Sholty, 2 nd by Smith, Ayes: 5, Nays: 0, motion carried.

NEW BUSINESS: **Motion:** Approve Metro Act Permit for LYNX Network Group. **Motion** by Sholty, 2nd by Smith, Ayes: 5, Nays: 0, motion carried. Road Advisory Member, Rick Eversole, presented Road Advisory Committee recommendations for 2015 road projects. Wedge & seal Almy from W. Countyline to Daggett; 4 applications of chloride on local roads; Overband crack seal to be determined by Road Commission and Reynolds Twp; Gravel resurface with drainage corrections Lake Montcalm from Whitefish west .5 miles (split project with Pierson.) \$6,280 allocated out of the 2013 budget; Gravel resurface Lake Montcalm from Reed east to twp. line (split project with Pierson); Place a 250# bituminous mat on Whitefish at M-82, .04 miles; Seal coat w/fog seal Daggett from M-82 to Gates; Seal coat w/fog seal Maple Hill from Dewey to Almy; Seal w/fog seal Church from Amy School to Maple Hill; Replace curb on Almy east of Federal; Pave intersection at Amy School & Gates; Balance of . . . in road . . . for more crack seal or to paint road lines.

CROTON TOWNSHIP NEWAYGO COUNTY

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TAKE FURTHER NOTICE that Croton Township is authorized under the Act to create and operate a joint Authority with Brooks Township in Newaygo County and that the Townships may, at the public hearing, consider the approval of the Brooks/Croton Joint Water Improvement Tax Increment Finance Authorities, Water Resource Improvement Plan, Development Plan, and Tax Increment Financing Plan.

TAKE FURTHER NOTICE that at the public hearing the Croton Township Board will hear and consider comments from the public and officials from all taxing jurisdictions with millage that would be subject to capture under a tax increment financing plan regarding the adoption of the proposed plan.

TAKE FURTHER NOTICE that the prepared Water Resource Improvement Plan, Development Plan, and Tax Increment Financing Plan is on file with the Township Clerk for public examination.

Written comments may be addressed to the Croton Township Board, 5833 E Division Street, Newaygo, MI, 49337, and must be received before the meeting date.

Debra Wright
Croton Township Clerk

Individuals with disabilities requiring auxiliary aids or services should contact the Croton Township Board of Trustees by writing or . . . Debra Wright, 5833 E Division Street, Newaygo, MI, 49337 (231) 652-4301.

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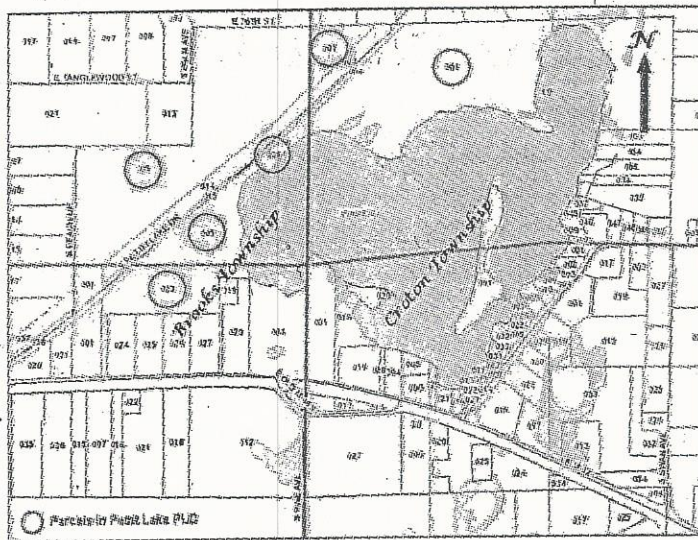
and rides to and from their treatments. Not only do the patients benefit from our Road to Recovery program, but the

volunteer for the Fremont area, call 800-227-2345.

BROOKS TOWNSHIP NEWAYGO COUNTY

NOTICE OF PUBLIC HEARING ON DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

TAKE NOTICE that the Townships of Brooks and Croton previously established by ordinance the Brooks/Croton Joint Water Resource Improvement Authority ("Authority"), which was created under Public Act 94 of 2008 ("Act 94") and Public Act 7 of 1967. Pursuant to Act 94, the Authority has recommended approval of a joint water resource improvement, development, and tax increment financing plan ("Plan") for certain parcels at or near Pettit Lake constituting the proposed Ottawa Pointe Development, a portion of which are located within Brooks Township, and a portion of which are located within Croton Township, as shown here:



TAKE FURTHER NOTICE that the Brooks Township Board of Trustees will hold a public hearing on September 15, 2015 at 6:30 p.m. at Brooks Township Hall, 490 Quarterline Road, Newaygo to review and consider adoption and implementation of the Plan.

TAKE FURTHER NOTICE that at the public hearing the Brooks Township Board will hear and consider comments from the public and officials from all taxing jurisdictions with millage that would be subject to capture under a tax increment financing plan regarding the proposed Plan. Maps, a description of the development area, and a copy of the Plan are available for public inspection at the Brooks Township Hall during normal business hours.

Written comments may be addressed to the Brooks Township Board of Trustees, P.O. Box 625, Newaygo, MI, 49337, and must be received before the meeting date.

Jennifer Badgero, Brooks Township Clerk
Individuals with disabilities requiring auxiliary aids or services should contact the Brooks Township Board of Trustees by writing or calling Jennifer Badgero, P.O. Box 625, Newaygo, MI 49337, (231) 652-6763.

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Commissioners

Chair Patrick Gardner at 8:00 a.m.
Clerk, Andrew B. Robinson, and
by Commissioner Larry Lethorn.

Larry Lethorn, James Malke, Jr.
and Charles Trapp.

es performance and consider the
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ave the agenda dated August 24
John Ortwein, Charles Trapp, Steven

into closed session at 8:05 a.m. to
performance and to consider the
Roll call vote: Philip Dour - aye
aye, Christian Ortwein - aye, Charles

* to open session at 9:24 a.m. Ayes -
w. Charles Trapp, Steven Johnson,

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his resignation of Tobl Lake from the
aye, the commitment and dedication
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ele of Newaygo County for the many
half during his tenure as County
Malke - aye, Christian Ortwein - aye,
aye, Patrick Gardner - aye, Motion

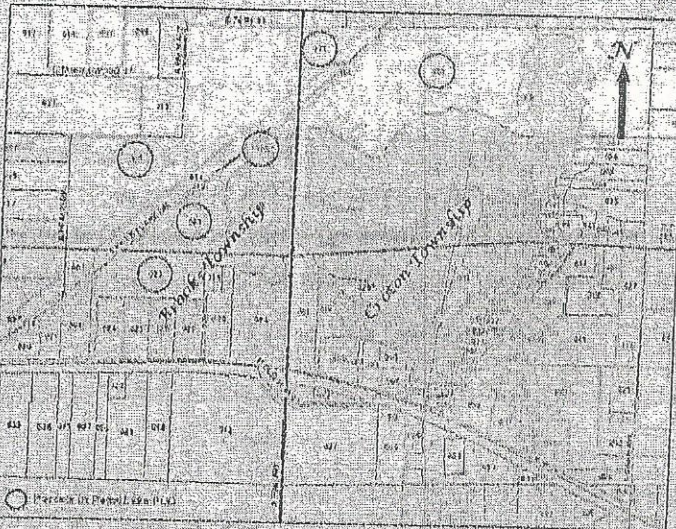
ourn at 9:29 a.m. Ayes - Philip Dour,
app, Steven Johnson, Patrick Gardner

County Clerk
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BROOKS TOWNSHIP NEWAYGO COUNTY

NOTICE OF PUBLIC HEARING ON DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

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Written comments may be addressed to the Brooks Township Board of Trustees, P.O. Box 625, Newaygo, MI, 49337, and must be received before the meeting date.

Jennifer Badgero, Brooks Township Clerk
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normal business hours at the City Clerk's Office, 101 East Main Street, Fremont, Michigan.

The property tax millage rate proposed to be levied to support the proposed budget will be the subject of this hearing.

This notice is given by order of the Fremont City Council.
Todd M. Blake City Manager / Finance Director

BROOKS TOWNSHIP NEWAYGO COUNTY

NOTICE OF PUBLIC HEARING ON BROOKS/CROTON JOINT WATER IMPROVEMENT FINANCING AUTHORITIES, WATER RESOURCE IMPROVEMENT PLAN, DEVELOPMENT PLAN, AND TAX INCREMENT FINANCING PLAN

TAKE NOTICE that at a meeting held on April 22nd, 2014, the Brooks Township Board resolved its intent to create and provide for the operation of a Waterfront Resource Tax Increment Financing Authority ("Authority"), to promote water resource improvement and/or access to inland lakes, specifically Pettit Lake, as authorized under Public Act 94 of 2008, being MCL 125.1771 et seq. (the "Act").

TAKE FURTHER NOTICE that the Brooks Township Board will hold a joint public hearing on June 15, 2015 at 6:00 p.m. at the Croton Township Hall located at 5833 E Division Street, Newaygo, Michigan 49337 to consider the approval of the Water Resource Improvement Plan, Development Plan, and Tax Increment Financing Plan.

TAKE FURTHER NOTICE that the proposed development area includes only those parcels on or near Pettit Lake that are within the boundaries of the previously approved "Planned Unit Development" (PUD) in Croton Township and Brooks Township, also known as the "Pettit Lake Development" (Ottawa Point on Pettit Lake).

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TAKE FURTHER NOTICE that the prepared Water Resource Improvement Plan, Development Plan, and Tax Increment Financing Plan is on file with the Township Clerk for public examination.

Written comments may be addressed to the Brooks Township Board, PO Box 625, Newaygo, MI 49337, and must be received before the meeting date.

Jennifer Badgero
Brooks Township Clerk

Persons with disabilities are encouraged to participate. The Township will provide reasonable auxiliary aids and services for individuals with disabilities. Persons needing such aids or services should contact Brooks Township Clerk, Jennifer Badgero, beforehand by writing to P.O. Box 625, Newaygo, Michigan 49337 or by telephone at (231) 652-6763.

Rever Valley Shopper - 6-1-15 pg. 6

DAN FISK
Reynolds Township Supervisor

CROTON TOWNSHIP NEWAYGO COUNTY

NOTICE OF PUBLIC HEARING ON BROOKS/CROTON JOINT WATER IMPROVEMENT FINANCING AUTHORITIES, WATER RESOURCE IMPROVEMENT PLAN, DEVELOPMENT PLAN, AND TAX INCREMENT FINANCING PLAN

TAKE NOTICE that at a meeting held on April 14th, 2014, the Croton Township Board resolved its intent to create and provide for the operation of a Waterfront Resource Tax Increment Financing Authority ("Authority"), to promote water resource improvement and/or access to inland lakes, specifically Pettit Lake, as authorized under Public Act 94 of 2008, being MCL 125.1771 et seq. (the "Act").

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Debbra Wright

Croton Township Clerk

Individuals with disabilities requiring auxiliary aids or services should contact the Croton Township Board of Trustees by writing or calling Debbra Wright, 5833 E Division Street, Newaygo, MI, 49337 (231) 652-4301.

FOR
CROTON
TOWNSHIP
NEWAYGO
COUNTY

Croton Township
Special Meeting

April 25, 2014

Meeting called to order 7:00 pm

Pledge of Allegiance led by Supervisor Morgan Heinzman.

Members Present: Supervisor Morgan Heinzman, Clerk Debra Wright, Treasurer Kim Edwards, Trustees Ralph Green, and Lonny Hall

Motion by Lonny Hall 2nd by Ralph Green to add discussion about adding a car port at the campground to cover the new equipment. All in favor motion passed.

Motion by Green 2nd by Heinzman to approve consent agenda with changes. All in favor motion passed.

Motion by Green 2nd by Wright to approve up to \$40,000.00 to begin replacing the docks at Croton Township Campground. Roll call vote, Ayes: Hall, Green, Edwards, Heinzman, Wright. Nays: none. Motion passed.

Motion by Hall 2nd by Green to spend up to \$32,000.00 for new truck with plow for the Croton Township Maintenance Department. Roll call vote, Ayes: Edwards, Hall, Green, Wright, Heinzman. Nays: none. Motion passed.

Motion by Green 2nd Heinzman to set public hearing for the creation of Water Resource Tax Increment Financing Authority, WRTIFA and pass resolution 2014-013 "Resolution of Intent" to create and operate a WRTIFA. Roll call vote, Ayes: Wright, Hall, Edwards, Green, Heinzman. Nay: none. Motion passed.

Motion by Edwards 2nd by Heinzman to create a new position as "Fire Department Administrator for the Croton Township Fire Department with the salary of \$1200.00 to be paid quarterly. Roll call vote. Ayes: Hall, Green, Edwards, Heinzman. Nays: none. Absent/Abstain: Wright.

Motion by Green, 2nd by Heinzman to spend up to \$1600.00 for a 16' utility trailer to haul lawn mowers. Ayes: Hall, Green, Edwards, Heinzman. Ayes: none. Motion passed.

Motion by Green 2nd by Hall to purchase mower from Timberland Equipment for \$3679.90. Ayes: Heinzman, Wright, Green, Hall, Edwards. Nays: none. Motion passed.

Motion by Wright 2nd by Edwards to appoint Duane duChemin to the NCRA Board. All in favor motion passed.

Discussion on placing a carport at the Campground for equipment storage.

Motion to adjourn by Green 2nd by Heinzman. All in favor meeting adjourn at 10:45 am. Recorded and submitted by

Debra Wright, Croton Township Clerk

Notice REYNOLDS TOWNSHIP

2015 March Board of Review
Meeting dates

The Reynolds Township March Board of Review will meet at the Reynolds Township Hall at 215 E. Edgerton St., Howard City, MI 49329 on Tuesday, March 3, 2015, at 4 pm for an Organizational Meeting to receive & review the 2015 Tax Roll. No individual appeals will be heard at this meeting.

Meetings for residents and non-residents to appeal their Assessments are:

Wednesday, March 11th from 2:00PM to 5:00PM and 6:00PM to 9:00PM

Thursday, March 12th from 9:00AM to Noon and 1:00PM to 4:00PM

Non-Residents may Appeal their Assessments by letter if they are received by March 11 th.

Tentative Ratios:	Agriculture	49.93	Tentative Equalization Factor	1.00
	Commercial	50.00		
	Industrial	49.85		
	Residential	49.88		

Dennis Wright
Reynolds Township Assessor

BOARD OF REVIEW CROTON TOWNSHIP

County of Newaygo
Croton Township Hall • 5833 E Division Street
Newaygo, Michigan 49337

Tuesday, March 3rd, 2015	Organizational Meeting
Wednesday, March 11th, 2015	9 AM - 3 PM
Thursday, March 12th, 2015	3 PM - 9 PM

Tentative Recommended Equalization

Commercial:	Ratio 48.84	Multiplier 1.0238
Industrial:	Ratio 49.95	Multiplier 1.0000
Residential:	Ratio 47.90	Multiplier 1.0438
Personal:	Ratio 50.00	Multiplier 1.0000

Morgan Heinzman
Croton Township Supervisor



PUBLIC NOTICES

CROTON TOWNSHIP NEWAYGO COUNTY

Ordinance No. 14-01

Adopted: September 24, 2014

Effective: September 24, 2014

AN ORDINANCE PURSUANT TO ACT 94 OF THE PUBLIC ACTS OF 2008, AS AMENDED, TO ESTABLISH A JOINT WATER RESOURCE IMPROVEMENT TAX INCREMENT FINANCE AUTHORITY BETWEEN CROTON TOWNSHIP, NEWAYGO COUNTY, AND BROOKS TOWNSHIP, NEWAYGO COUNTY; TO DEFINE ITS BOUNDARIES, TO PRESCRIBE ITS POWERS, TO PROVIDE FOR A GOVERNING BOARD, AND TO PROVIDE FOR OTHER MATTERS

THE TOWNSHIP OF CROTON, NEWAYGO COUNTY, ORDAINS:

Section 1. Purpose and Intent; Creation of Joint Water Resource Improvement Tax Increment Finance Authority.

This ordinance is adopted pursuant to the authority granted to the Brooks and Croton Township Boards under PA 94 of 2008, as amended (the "Act"), to create and operate a joint Water Resource Improvement Tax Increment Financing Authority, which is hereby established and regulated pursuant to said Act and this ordinance.

Section 2. Name of Authority.

The name of the Water Resource Improvement Tax Increment Finance Authority created by this ordinance shall be the Brooks/Croton Joint Water Resource Improvement Authority, hereinafter referred to as the "Authority".

Section 3. Powers of the Authority.

The Authority shall be a public body corporate and may sue and be sued in any court in this state. The Authority may, within the development area described in Section 5 hereof, and subject to the limitations in this ordinance and the interlocal agreement described in Section 11 hereof, as amended, exercise the powers, duties and responsibilities as set forth in Section 10 of the Act and take any other action permitted by law.

Section 4. Borrowing Money and Issuing Bonds.

The Authority shall not, without the approval of both Township Boards, borrow money or issue revenue bonds or notes.

Section 6. Authority Board; Appointment; Membership; Terms; Vacancy; Removal; Compensation; Chairperson; Rules; Oath; Records.

The Authority shall be under the supervision and control of a board (the "Authority Board"), as provided in Section 7 of the Act.

(a) The Authority Board shall consist of the Brooks Township Supervisor (or his or her designee), the Croton Township Supervisor (or his or her designee); two (2) members appointed by the Brooks Township Supervisor, subject to approval by the Brooks Township Board; two (2) members appointed by the Croton Township Supervisor, subject to approval by the Croton Township Board; and one (1) member appointed by the Brooks and Croton Township Supervisors, subject to approval by both Township Boards.

(b) Except for the Township Supervisors, whose terms shall be commensurate with his or her terms as Township Supervisor, the term of each appointed member shall be four (4) years or until his or her successor is appointed, except that of the members first appointed, one (1) member shall be appointed, as near as is practical, to each of the following terms: a one (1) year term, a two (2) year term, a three (3) year term, and a four (4) year term.

(c) The Authority Board is subject to the provisions in the Act regarding vacancies, compensation, oaths of office, and removal for cause, as may be addressed or modified in the interlocal agreement described in Section 11 hereof.

(d) The Authority Board may adopt rules of procedure for the transaction of its business.

(e) Following appointment of the members of the Authority Board, the Authority Board shall fill all vacancies of the Authority Board officers.

CROTON TOWNSHIP
Board Meeting

October 13, 2014

Meeting called to order at 7:00pm

Pledge of Allegiance led by Supervisor Heinzman

Members present: Morgan Heinzman, Debbra Wright, Kim Edwards, Ralph Green, and Lonny Hall.

Guest: Chris Ortwein, Newaygo County Commissioner

Motion by Hall, 2nd by Green to approve the Consent Agenda as presented by the clerk. All in favor, motion passed. Agenda Changes: Take discussion about the Audit report off the agenda due to the Auditor not being here. Also, add letter from the Library President. **Motion** by Green, 2nd by Hall to approve the agenda changes. All in favor, motion passed.

Public comment about agenda items: Resident wanted to know where to find the Township Ballots items. Jim Squires stated that he opposes the changes on the Zoning Ordinance.

Questions by a resident about 48th street.

Motion by Green, 2nd by Heinzman to approve the Treasurer's report as presented. All in favor, motion passed.

Correspondence: Hookin' up Vets program, gave the township a plaque for all the help that the township provided them for their fishing events for the vets this year.

Announcements: The two schools within the Township played against each other at the last game and Newaygo beat over Tri-County Schools.

Department Reports

Campground/Maintenance - It has been a good year. Getting ready to start fall cleanup. Docks will be taken out this weekend.

Transfer Station - Things are moving along well.

Zoning - Had to go to court over a citizen not cleaning up property.

Goat report - They have been caught and relocated to a farm in Paris, Michigan.

Fire Dept. - Had a total of 14 runs for last month. 2 fire runs, 1 motor vehicle accident, and 11 medical runs.

Road Commission - Will check into 48th street to see if it will be done before winter. Will also check into where we stand with all the projects.

Zoning - Petition request for a variance to construct a garage. Board has granted the request.

Planning - Quarterly meeting on Thursday. Not much is on the Agenda for that.

Library - No report.

Guest, Chris Ortwein County Commissioner, reported that the county is healthy and doing well. At this time, bids are being opened for the equipment being auctioned off.

Rescue Truck - Joseph Daywood for \$500.00

Ford Tractor - Brian Hills for \$775.00

Ford F-250 - Harold Huizenga for \$1201.00

16 ft. Tandem trailer - Chris Bruggema for \$802.00

6 ft. small trailer - Harold Huizenga for \$226.00

Case 580B - Ron Dunham for \$3250.00

1977 Dodge ¾ ton - Zack Christopherson for \$1826.00

Small backpack - Bob Sanborn for \$53.00

Motion by Hall, 2nd by Green to recommend the change to the Zoning Ordinance Amendment as presented by the planning commission board. All in favor, motion passed.

Discussion was made on the Water TIFA for Petit Lake.

Motion by Heinzman, 2nd by Green to appoint Chris Ortwein and Dr. Don Tilton to the Water TIFA board for Petit Lake.

Discussion was made on the Croton School Building to put fascia and soffit on the building. Supervisor Heinzman asked the board if they would like to do this and it was all agreed to put money away for the repairs.

Library board letter was read about the Lease agreement and it stated that they are not accepting the terms of the new lease agreement.

Public Comment was made at this time

Motion by Green, 2nd by Heinzman to adjourn the meeting at this time. All in favor, motion passed.

Meeting adjourned at 8:00 p.m.

Respectfully submitted by

Debbra Wright

Croton Township Clerk

Recorded By

Traca Bartholomew

Croton Township Recording Secretary

Croton Township Joint Public Hearing

With Brooks Township

September 15, 2015

Meeting called to order 6:30 pm

Pledge of Allegiance lead by Supervisor Morgan Heinzman.

Roll Call Croton Township: Supervisor Morgan Heinzman, Clerk Debbra Wright, Treasurer Kimberly Edwards, Trustee Ralph Green, Absent Lonny Hall.

Roll Call Brooks Township: Supervisor Cory Nelson, Treasurer Christina Haynor, Trustee's Michael Bouwer, and Kim Roehrig, Absent Jennifer Badgero.

Public Hearing called to order 6:30 pm.

Public Comment: Newaygo Library Board representative reports it will be opting out of the Water Resource Tax Increment Financing Plan as of September 15, 2015. Croton Township Library opted out of the WRTIFA by notifying Croton Township Board by certified letter on August 04, 2015.

Chris Ortwein explains the benefits of the WRTIFA Plan.

Motion by Debbra Wright, 2nd Ralph Green to give Morgan Heinzman permission to sign the agreement with the developer. Roll call vote Ayes: Ralph Green, Debbra Wright, Morgan Heinzman. Nays: None.

Abstain: Kimberly Edwards. Absent: Lonny Hall.

Motion by Debbra Wright, 2nd by Ralph Green to approve Resolution 2015-02 An Ordinance Pursuant to Act 94 of the Public Acts of 2008, as Amended, Finding That the Combined Water Resource Improvement, Development, and Tax Increment Financing Plan of the Brooks/Croton Joint Water Resource Improvement Authority Constitutes a Public Purpose, and Formally Approving Such Plan. Approved by Morgan Heinzman, Debbra Wright, and Ralph Green. Abstain Kim Edwards. Absent Lonny Hall. Motion passed.

Close Public Hearing 6:52

Recorded and Respectfully Submitted by:

Debbra Wright, Croton Township Clerk

EXHIBIT A

Parcel 1:

PPN: 62-19-25-200-023

Parcel 1: Part of the Northeast 1/4 of Section 25, Town 12 North, Range 12 West, Brooks Township, Newaygo County, Michigan, described as commencing on the North Right of Way line of M-82 (82nd Street); thence South 00 degrees 09' 55" West along the North-South 1/4 line 1171.99 feet and North 87 degrees 18' 22" East 365.32 feet from the North 1/4 corner; thence North 00 degrees 00' 17" East 697.38 feet; thence North 88 degrees 10' 03" East parallel to North Section line 1265.73 feet; thence North 00 degrees 00' 17" East 338.78 feet; thence North 88 degrees 10' 03" East 325.60 feet; thence North 00 degrees 00' 17" East 132 feet to the North Section line; thence West along the Section line to the Southeasterly Right of Way of Pettit Lake Drive; thence Southwesterly along the Right of Way to the West line of the East 30 acres of the Northwest 1/4 of the Northeast 1/4; thence South along said West line to the North Right of Way line of M-82; thence East along the Right of Way to the point of beginning.

Parcel 2:

PPN: 62-20-19-300-001

Parcel 2: All that part of Government Lots 1 and 2 of Section 19, Town 12 North, Range 11 West, Croton Township, Newaygo County, Michigan, lying South of the East-West 1/4 line of said Section 19, Town 12 North, Range 11 West, except a strip of land 200 feet wide across Government Lot 1 described as commencing 751.66 feet East of the West 1/4 Post; thence East 299.22 feet; thence South 45 degrees 44' 10" West 1460.65 feet to the West Section line; thence North along the Section line 278.16 feet; thence North 45 degrees 44' 10" East 1044.78 feet to the point of beginning.

Parcel 3:

PPN: 62-19-24-400-005

Parcel 3: That part of Government Lot 7 of Section 24, Town 12 North, Range 12 West, Brooks Township, Newaygo County, Michigan, lying South of the East-West 1/4 line and also Government Lot 8 of said Section 24, Town 12 North, Range 12 West, except a strip of land commencing South 0 degrees 14' 00" East 698.81 feet from the East 1/4 corner; thence South 45 degrees 44' 10" West 530.04 feet; thence South 48 degrees 59' 18" West 2526.24 feet to the South Section line; thence North 87 degrees 59' 30" East along the Section line 16.47 feet; thence South 00 degrees 03' 03" East 251.12 feet; thence North 48 degrees 59' 18" East 2583.74 feet; thence North 45 degrees 44' 10" East 342.39 feet; thence North 0 degrees 14' 00" West 278.16 feet to the Beginning. Also except commencing South 00 degrees 14' 00" East 976.97 feet and South 45 degrees 44' 10" West 342.39 feet and South 48 degrees 59' 18" West 60 feet from the Northeast corner of the Southeast 1/4; thence South 48 degrees 59' 18" West 400 feet; thence South 41 degrees 00' 42" East 107 feet to the Lake; thence Northeasterly along the Lake 400 feet, more or less to a point lying South 41 degrees 00' 42" East of the point of beginning; thence North 41 degrees 00' 42" West 125 feet, more or less to the point of beginning.

Parcel 4:

PPN: 62-19-24-400-006

Parcel 4. Part of Government Lot 8 of Section 24, Town 12 North, Range 12 West, Brooks Township, Newaygo County, Michigan, described as commencing South 00 degrees 14' 00" East 976.97 feet and South 45 degrees 44' 10" West 342.39 feet and South 48 degrees 59' 18" West 60 feet from the Northeast corner of the Southeast 1/4; thence South 48 degrees 59' 18" West 400 feet; thence South 41 degrees 00' 42" East 107 feet to the Lake; thence Northeasterly along the Lake 400 feet, more or less to a point lying South 41 degrees 00' 42" East 125 feet, more or less from the point of beginning; thence North 41 degrees 00' 42" West 125 feet, more or less to the point of beginning.

EXHIBIT 16: Agreements and opting out Resolutions



STATE OF MICHIGAN
COUNTY OF NEWAYGO
BOARD OF COMMISSIONERS

At a regular session of the said Board, held in the City of White Cloud, in said County,
on the 28th day of October 2015, the following Resolution was adopted:

RESOLUTION #10-031-15
WRITIFA WATER RESOURCE OPT OUT

WHEREAS the County of Newaygo ("Newaygo "), Michigan, has adopted a "Fiscal Policy for Economic Development Participation: Tax Abatement or Capture Programs ("Policy") that seeks both to encourage commerce and economic development within Newaygo but also to be equitable in distributing the costs of Newaygo services to taxpayers and citizens within the County;

WHEREAS the Policy applies to Authorities and Development Plans adopted pursuant to the Water Resource Improvement Tax Increment Finance Authority Act of 2008, being MCL §125.1771 et. seq. ("WRITIFA") and to effectuate the Policy, Newaygo must first adopt a resolution exempting the ad valorem property taxes that it collects from any WRITIFA tax increment financing plan ("WRITIFA Plan") that a WRITIFA Authority may adopt as provided in MCL §125.1785(5);

WHEREAS Newaygo may thereafter enter into an agreement(s) with the local unit specifying how its ad valorem property taxes will be captured under terms and conditions acceptable to Newaygo and consistent with its Policy;

WHEREAS Brooks and Croton Townships with Newaygo have created a Joint WRITIFA and have adopted a WRITIFA Plan;

NOW, THEREFORE, IT IS HEREBY RESOLVED that Newaygo exempts its taxes from capture by the Joint WRITIFA created by Brooks and Croton Townships as provided in MCL §125.1785(5) and as is necessary to implement its Policy;


IT IS FURTHER RESOLVED that Newaygo invites the Joint WRITIFA to approve an agreement(s) with Newaygo that will be consistent with its Policy and invites officials from the Townships to work with the Newaygo Administration to develop such agreement(s);

IT IS FURTHER RESOLVED that the Newaygo County Clerk shall file a copy of this Resolution with the Clerks of Brooks and Croton Townships as soon as possible;

IT IS FURTHER RESOLVED that any motion, resolution, or other act of Newaygo inconsistent with this Resolution is hereby rescinded, modified, replaced or superseded by this Resolution.


Motion by: Lethorn Supported by: Trapp to adopt the foregoing Resolution.
Ayes being: Deur, Gardner, Johnson, Lethorn, Maike, Trapp
Nays: 0 Absent: 0 Abstain: Ortwein

The Resolution was adopted
On October 28, 2015


Patrick Gardner, Newaygo County Board Chairman

STATE OF MICHIGAN)
)
COUNTY OF NEWAYGO)

I, Andrew B. Robinson, County Clerk, do hereby certify that the foregoing is a true copy of Resolution #10-031-15 adopted by the Newaygo County Board of Commissioners at a regular session held on October 28th, 2015.


Andrew B. Robinson, Newaygo County Clerk

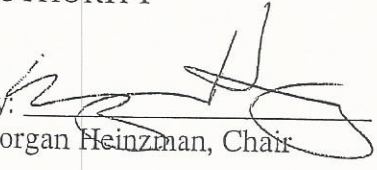
AGREEMENT

Brooks/Croton Joint Water Improvement Tax Increment Finance Authority ("Authority"), Michigan and the County of Newaygo ("Newaygo"), Michigan, by and through their representative governing bodies, enter into the following agreement pursuant to MCL 125.1785(3):

1. The parties desire to avail themselves of MCL 125.1785(3) which authorizes taxing jurisdictions and the governing body of a municipality in which the development area is located to opt out of the increment financing plan and to enter into agreements regarding the sharing of a portion or all of the captured assessed value of the Water Resource Improvement Tax Incremental Finance Authority.
2. Consistent with its adopted policy, Newaygo agrees to pay back to the Authority 100% of its tax revenue in an amount equal to that which would otherwise be captured under the increment financing plan resulting from growth in the total taxable value of the Benefit Area as those terms are defined in MCL 125.1785(3). This amount shall be determined based on Newaygo's annual allocated and voted millage assessments, subject to Headlee required rollbacks, and the annual tax allocation process and collected taxes.
3. Newaygo and Authority agree to the above-described sharing for a period of not to exceed 25 years or the repayment of up to \$1.426 Million or an amount equal to the repayment of the initial investment of \$1 Million and any interest accrued up to that time, up to \$1.426 Million, beginning with the first tax increment revenue to be captured by the Authority.
 - (i) Tax revenues collected through Veteran's, Commission on Aging and Road Patrol are excluded.
4. This Agreement contains the entire expression of the parties' understanding regarding the matters identified herein. There are no other oral or written understandings. This Agreement may only be amended by a writing approved by the legislative bodies of both parties.
5. By signing below, a representative of the respective legislative bodies hereby attests that the legislative body he or she represents has duly approved this Agreement and authorized its execution.


BROOKS / CROTON JOINT WATER
RESOURCE IMPROVEMENT FINANCE
AUTHORITY

Dated: 10/21, 2015

By: 
Morgan Heinzman, Chair

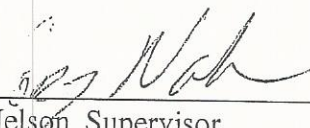
CROTON TOWNSHIP

Dated: 10/21, 2015

By: 
Morgan Heinzman, Supervisor

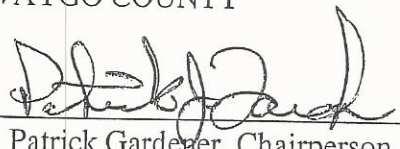
BROOKS TOWNSHIP

Dated: 10/21, 2015

By: 
Cory Nelson, Supervisor

NEWAYGO COUNTY

Dated: 10/28, 2015

By: 
Patrick Gardener, Chairperson

Croton Township Library
8260 S. Croton-Hardy Drive
Newaygo, MI 49337
(231) 652-1615/fax (231) 652-3086
www.croton.michlibrary.org

August 6, 2015

Debbra Wright
Township Clerk
Croton Township
5833 Division
Newaygo, MI 49337

Ms. Wright:

Please find enclosed Croton Township Library's Resolution of Exemption from Water Resources Improvement Plan Tax Increment Financing Plan 2015-01. This financing plan was discussed and voted on by Croton Township Library Board members present at the August 4, 2015 regular board meeting.

Sincerely,



Diane Greiner, Library Director
Croton Township Library
8260 S. Croton-Hardy Drive
Newaygo, MI 49337
231-652-1615
crodg@llcoop.org

**Resolution of Exemption from Water Resources Improvement Plan
Tax Increment Financing Plan**

**Croton Township Library
Resolution 2015-01**

WHEREAS: the Brooks Township and Croton Township has notified the Croton Township Library (the 'Library') of a proposed ordinance creating a Water Resources Improvement Tax Increment Finance Authority project (the 'TIFA') and has designated a Water Resources Improvement to include property shown on the attached maps and parcel descriptions (Exhibit A, 7, 8) pursuant to the provisions of Act No. 94 of the Michigan Public Acts of 2008, as amended by Public Act 25 of 2013, and The Urban Cooperation Act of 1967 (MCL 124.501 et seq., "Public Act 7"), and

WHEREAS: the Library received notice of a public hearing establishing the Authority on 06/15/2015, and the Library has 60 (sixty) days to exempt its taxes from capture and thereby opting out of the proposed TIFA from the time of the public hearing which was held on June 15, 2015, and

WHEREAS: the Library property tax revenues in the Brooks Township and Croton Township TIFA District may be subject to capture by a tax increment financing plan approved by Brooks Township and Croton Township, and

WHEREAS: these property tax revenues are needed to provide essential library services including staffing, materials, technology, building maintenance and utilities and

WHEREAS: taxpayers in the Library Township approved a millage to fund library services and not to be captured to improve commercial areas or used for other purposes, and

WHEREAS: the mission of the Library and the mission of the Authority are fundamentally different and

WHEREAS: pursuant to MCL 125.1785 (5), the Croton Township Library may exempt its property taxes from capture in the Brooks Township and Croton Township TIFA District by adopting a resolution to that effect, and

WHEREAS: this resolution becomes effective upon filing the resolution with the Brooks Township Clerk and Croton Township Clerk, and

WHEREAS: it is the policy of the Croton Township Library not to permit capture of Library property tax revenues in any future or amended TIFA districts,

BE IT RESOLVED: that a copy of this resolution shall be filed with the Brooks Township Clerk and Croton Township Clerk.

June 30, 2014

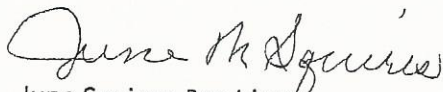
Croton Township
Morgan Heinzman- Supervisor
5833 E. Division St.
Newaygo, Mi 49337

Re: NOTICE OF INTENT TO CREATE AND PROVIDE FOR THE OPERATION OF A WATER
RESOURCE IMPROVEMENT TAX INCREMENT FINANCE AUTHORITY.

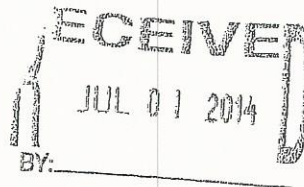
At the regular meeting of the Croton Township Library Board held June 3rd, 2014, Mr. Morgan Heinzman and Mr. Chris Ortwein, were guest speakers, speaking on the adoption of a resolution declaring the townships intent to create a joint Authority with Brooks Township, providing for the operation of Water Resource Improvement Tax Increment Finance Authority as provided in Act 94 of 2008 being MCL 125.1771. The proposed development area involved includes only those parcels on or near Pettit Lake that are within the boundaries of the previously approved "Planned Unit Development" in Croton Township and Brooks Township also know as the Pettit Lake Development.

Following a question and answer period, the Croton Township Board voted to support the Croton Township Boards adoption of this resolution.

Sincerely,



June Squires, President
Croton Township Library Board



Moved by: Sherry Maurer

Supported by: June Squires

AYES: 5 NAYS: 0

Adopted: August 4, 2015

I, Sherry Maurer, Acting Secretary of the Croton Township Library Board of Trustees, do hereby certify that the aforesaid is a true and correct copy of a Resolution adopted at a regular meeting of the Croton Township Library Board held on August 4, 2015.

Signed,

Sherry Maurer

Sherry Maurer, Acting Secretary

NEWAYGO AREA DISTRICT LIBRARY

RESOLUTION TO EXEMPT TAXES FROM CAPTURE BY THE BROOKS/CROTON
JOINT WATER RESOURCE AUTHORITY

A resolution made and adopted at a regular meeting of the Library Board of the Newaygo Area District Library ("Library"), Newaygo County, State of Michigan, held at the Library on the 20 day of October, 2015, at 4:45 p.m.

Members present: Sharon Haeger, Marjorie Redder, Carol Sherwood,
Elizabeth Pitzer, Ted Mitchell, Angela Chase, Deborah Cunningham

Members absent: none

The following resolution was offered by Sherwood and supported
by Haeger.

WHEREAS, Brooks Township and Croton Township previously established the Brooks/Croton Joint Water Resource Improvement Authority Corridor Improvement Authority ("Authority") pursuant to the Water Resource Improvement Tax Increment Finance Authority Act, 2008 PA 94, MCL 125.1771 *et seq.* ("WRITIFA Act"); and

WHEREAS, the Brooks Township ("Township") Board held a public hearing on September 15, 2015, regarding establishing the joint water resource improvement, development and tax increment Financing Plan ("Plan") and hearing citizen comments on the proposed creation of the Plan; and

WHEREAS, pursuant to Section 15 (5) of the WRITIFA Act, not more than 60 days after the public hearing on the Plan, the governing body of a taxing jurisdiction levying ad valorem property taxes that would otherwise be subject to capture may exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality proposing to create the authority; and

WHEREAS, the Library is a taxing authority levying ad valorem property taxes that would otherwise be subject to capture by the Authority once the Plan is approved and established; and

WHEREAS, the resolution exempting the Library property taxes from capture by the Authority takes effect when filed with the Township Clerk and remains effective until a copy of a resolution rescinding that resolution is filed with the Township Clerk; and

WHEREAS, the Library Board has determined that it is in the best interests of the health, safety and welfare of the Library District residents and taxpayers to exempt its taxes from capture by the Brooks/Croton Joint Water Resource Improvement Authority Corridor Improvement Authority, including to specifically exempt its taxes from the Plan as set forth in the attached notice of the September 15, 2015 hearing.

THEREFORE, the Board of the Newaygo Area District Library, Newaygo County, Michigan, resolves as follows:

1. The Newaygo Area District Library resolves to "opt out" of the Brooks/Croton Joint Water Resource Improvement Authority Corridor Improvement Authority. To that end, the Library Board resolves to exempt its ad valorem property taxes from capture by the Brooks/Croton Joint Water Resource Improvement Authority, including exempting its ad valorem property tax from capture pursuant to the joint water resource improvement, development and tax increment Financing Plan (identified more fully in the notice attached as Exhibit A) pursuant to the authority granted by the Water Resource Improvement Tax Increment Finance Authority Act, 2008 PA 94, MCL 125.1771 *et seq.*
2. The Secretary and/or the Library Director shall immediately file a copy of this Resolution with the Brooks Township Clerk and the Croton Township Clerk.
3. Pursuant to Section 15(5) of the Water Resource Improvement Tax Increment Finance Authority Act, this Resolution takes effect when filed with the Brooks and Croton Township Clerks and remains effective until a copy of a resolution rescinding this Resolution is filed with the Brooks Township and Croton Township Clerk.

YEAS: 6 Haeger, Redder, Sherwood, Pitzer

NAYS: 1 Chase

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN

COUNTY OF NEWAYGO

)
) ss.
)

CERTIFICATION

I, the undersigned, the duly qualified and acting Secretary of the Board of Trustees of the Newaygo Area District Library, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Board of said District Library at a regular meeting held on the 20 day of October, 2015.

Margaret Bedder
Secretary, Board of Trustees
Newaygo Area District Library

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