

C-4 JUL 13 2009 PLEASE SEE
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PAGE 4

APPROVED 7/8/09
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Downtown Development Authority
Minutes
Wednesday, June 10, 2009

Call to Order: at 7:00 P.M. by Chairman Dick Pierson

Roll Call: Members Present: Plante, Drompp, Pierson, Wojciechowski, Gruca, Stabile (arrived 7:10 P.M.), Lietke, Goldenbogen.

Not Present: Nellis, Vanderbossche.

Also Present: Judy Sproat, Director of Planning and Economic Development

Approval of Minutes:

MOTION by Wojciechowski, second by Lietke, to approve the May 13, 2009 minutes as presented. All in favor. Motion carried.

Approval of Agenda:

MOTION by Lietke, second by Goldenbogen to approve the agenda as presented. All in favor. Motion carried.

Treasurers Report: Judy Sproat reported that Bonnie Vanderbossche is asking if the DDA Board would like her to transfer additional money to the CD. The DDA guidelines require keeping \$2,500.00 in the checking account and it is over by \$1,300.00.

MOTION by Gruca second by Lietke to transfer the additional \$1,300.00 to the CD. All in favor. Motion carried.

MOTION by Plante, second by Drompp to accept the treasurer's report as presented (copy attached). All in favor. Motion carried.

Public Comments: Larry Gingas, Chairman of the Parks and Recreation Commission was the public present.

General Business:

A. DDA and TIF Plan Renewal Outline for Discussion

Judy Sproat, Director of Planning and Economic Development explained the New Baltimore Downtown Development Authority 2009 Downtown Development Plan outline. She has been meeting with John Paul Rea, from Macomb County, to review what will be incorporated into the DDA plan renewal.

John Paul Rea explained the community has done the legwork. You have gone through the visioning process with the Blueprints document. The University of Michigan student group has provided a timeline and list of objectives. The major themes have been added to the DDA Plan draft. We need to ensure we are meeting the technical and legislative objectives set forth in DDA legislation. The draft was reviewed (copy attached).

Judy Sproat explained everything should be in the document. The mayor explained that if a project is not identified in the plan, the DDA should not be working on it. Including the park and harbor were discussed. Developing a way finding process was discussed. Infill construction was also discussed and identifying specific guidelines were recommended. Business development was identified as the most important item. A draft document hopefully will be available by July. Design guidelines were also discussed.

The mayor explained the Zoning Ordinance was revised before the Blueprints document and the conflicts have not been addressed yet. A potential downtown development must apply to the Planning Commission, and the Historic District Commission, and DDA input was discussed. That process may prevent people from wanting to work with the City. This is one of the areas proposed to be reviewed under the Organizational Improvements. What are the DDA's responsibilities and obligations and how do they interact with other departments and how can they work together. The mayor explained the Library has just completed that process in about 5 weeks without any glitches. They had a good design.

The DDA does not want their Development Plan to be unclear in any way. They want real nice significant buildings for the future of the downtown. Design guidelines were again discussed. Mr. Rea discussed and proposed form based code. A specific building façade was suggested. The mayor explained Milford had an architect on their DDA who designed for the applicants.

The DDA authority to make applicants comply with guidelines was discussed. Should the DDA invest the time and resources developing a set of principles they would like developers to follow, you would hope the Planning Commission and City Council would back them up. Enforcing design guidelines was discussed. Amending the Zoning Ordinance to give the design guidelines teeth will be required.

Predicting future capture funding was discussed. Identifying a project as funds are available was proposed. Expanding the DDA district was also discussed. The mayor discussed eventually removing all city facilities off of DDA properties except for the library. Helping businesses through the process was recommended. The Business Development section was discussed as the answer. The board thanked Mr. Rea for his assistance with the development plan.

B. Blueprint Committee Work Plan

Judy Sproat explained the four subcommittees identified in the Blueprints document and briefly reviewed them. The Design Committee has been meeting on a regular basis.

The entire board was interested in working on the Organization Committee. They were going to update the DDA and TIF Plans. They were also going to establish an information center in the Library, City Hall and the Chamber of Commerce. They were going to distribute information about the use of historic tax credits to downtown building owners, and host quarterly public forums. She asked the board to consider sitting on this sub-committee and scheduled a meeting before the regular DDA meeting. She will send out reminder notices.

The Business Development subcommittee was discussed. Max Plante, Joe Drompp, Dick Pierson and Mark Lietke agreed to work on this. They proposed developing a database of building owners, and tenants and a communication strategy. They propose developing a database for available retail and office space. They also proposed developing a marketing strategy for City owned property on the Bay for private development. They proposed providing the maximum outdoor seating.

Board member Wojciechowski explained his wife works for a real estate company and volunteered to ask her and her boss for marketing suggestions. He volunteered for this committee. Dedicating a page of the DDA website to marketing City owned property was discussed. Scheduling a committee meeting was discussed.

When the DDA plan is renewed, approaching property owners to help them was recommended. Mr. Plante explained that everything the DDA does should be to the property owner's advantage.

The Design committee was also discussed.

Posting the committee meetings was discussed. Public input would be welcome. Consistent places and times were suggested. There is not a quorum of DDA members, so the Open Meetings Act is not being violated. Public participation is encouraged. The town hall meeting to inform the public about the Blueprints progress will be after the Organization Committee meets.

Establishing an outdoor artist area for work and sales was discussed regarding the vacant lot next to Stahl's Bakery. A permit would be required by the property owner.

The Promotion and Marketing work plan priorities were discussed. Developing a downtown website is close to being completed. Additional items are to produce and distribute lure brochures for the entire City. Insert Downtown newsletter into the Channel and add to the City's website. Produce and distribute a walking map of downtown. Coordinate efforts with Ride the Wave, the Chamber of Commerce, BayRama etc. Encouraging resident and business owner participation was discussed.

Judy Sproat will coordinate subcommittee meeting dates.

C. Sample Request for Proposals (RFP) for a Landscape Architect

Judy Sproat distributed a draft Request for Proposals for a Landscape Architect for the Walter and Mary Burke Park and the Downtown District. The Recreation Commission will take the lead on anything that happens in the park. We want to work with them to develop the RFP. Larry Gingas is the Chairperson of the Recreation Commission.

Max Plante read the Request for Proposals into the record (copy attached). Cost estimates will be included and holding an open meeting at the site was recommended for applicants. Advertising the RFP was discussed.

Quotes submitted will be opened by the City Treasurer by Charter at an open meeting. The awarding will be done by the Recreation Commission. The mayor explained the process to the DDA members. We are asking for the design bid, and then it will go out for the construction bid.

Larry Gingas, Chairman of the Recreation Commission, discussed the removal of trees in the park. Some shade will have to be provided by umbrellas, new trees or something.

MOTION by Stabile, second by Wojciechowski that the DDA recommends to the Recreation Commission that a Request for Proposal be put out for bids for Landscape Architecture Services for the Walter and Mary Burke Park and Downtown. All in favor. Motion carried.

Mayor Update:

The mayor explained the expansion project on the LDFA district at Cypress and Cricklewood is being held up by MDOT for a year. We are trying to overturn that decision.

The resurfacing of Huntley (formerly Hooker) is out for bids, and should be complete by fall.

The bike path and sidewalks are complete at Main Street and County Line roads.

Highview reconstruction is close to complete.

The sewer project cannot be completed until the cameras and alarms are finished being installed.

Security cameras are installed.

We are seeing recovery of the hole on Cricklewood.

The five year budget forecast indicates in year three we will be losing \$500,000. We did lose 3.3% last year and lost about 5.6% taxable value this year and lose between 5 and 7% next year. SEMCOG estimates a 20% roll down from where we are now. Unemployment is about 10,000 in Macomb County.

The library gained extra footage from City Council to avoid an additional fire wall.

The Slippery Rock restaurant plans on opening before BayRama.

A RIVER

Max Plante reported the Blue Moon Soap Company is in the process of getting a new paint job. The Police Department has new windows. The mayor also explained the Rec Center has been approved for a new door and paint.

Dorothy Stabile explained she is still working on gaining access to the roof to remove the graffiti. The mayor explained the city cannot force the neighbor to grant access. Judy Sproat explained the Stabile's gutter project. Trespassing to cover the graffiti was discussed. The foundation work was discussed. Adding a sump pump was suggested. The upstairs apartment is almost ready to rent.

We did not receive the façade grant for Krets and Stahls. The Burger King is moving along. They are waiting on an MDEQ permit. Geri's Card Shop is open on Green Street.

Max Plante complimented the City Council on the Library Plan.

Krets Garage was discussed and Judy Sproat suggested she and the Building Official visit to discuss their options.

Larry Gingas was thanked for attending.

MOTION by Drompp, second by Lietke to adjourn. All in favor. Motion carried.

The next meeting is scheduled for Wednesday, July 8th, 2009.

Respectfully submitted,
Annette Girodat



**DOWNTOWN DEVELOPMENT AUTHORITY
NEW BALTIMORE, MI**

Treasurer's Report: May 31, 2009

Checking Account:		April 30, 2009	<u>34,512.07</u>
5/31/2009	Interest	1.47	
	Total	<u>1.47</u>	1.47
Cash Disbursements:			
5/13/2009	#1140-Grabowski's Greenhouse-Ferns for pots	192.00	
5/13/2009	#1141-Citizens State Bank-Transfer to CD	29,500.00	
	Total Cash Disbursements:	<u>29,692.00</u>	29,692.00
Balance Checking: May 31, 2009			<u>4,821.54</u>
Time Deposit: April 30, 2009 (Variable rate currently at 1.00% APY 1.00%)			132,792.65
5/13/2009	Transfer from Checking Account	29,500.00	
Balance Time Deposit: May 31, 2009			<u>162,292.65</u>
TOTAL FUNDS ON DEPOSIT:			<u>167,114.19</u>
Business Loan			40,581.46
Next payment due - 9-30-09			
Interest rate 4.26%			
Payment amount \$23,774.97			
TOTAL LOANS:			<u>40,581.46</u>

Bonnie A. Vanderbossche, Treasurer

New Baltimore Downtown Development Authority
2009 Downtown Development Plan

- **Introduction**
 - The New Baltimore of Yesterday and Today
- **Demographic and Economic Conditions/Indicators/Projections**
- **Organizational Improvements**
 - Analysis of administrative, board, sub-committee, and volunteer network supporting the DDA
 - City Council
 - DDA Board
 - Organization Subcommittee
 - Design Subcommittee
 - Marketing/Promotions Subcommittee
 - Business Development Subcommittee
 - Fulltime DDA Director
 - Site Plan Review and Site Inspection Administrative and Organizations Framework – Expediting certain aspects of the process
- **Destinations Expansion**
 - Significant community destinations to be developed
 - Walter and Mary Burke Park
 - Entranceway – Green and Washington
 - Library Access and Improvements
 - Transient Harbor
- **Public Progress**
 - Infrastructure
 - Streetscape
 - Parking Elements
 - Wayfinding
 - Pedestrian amenities
 - Sidewalks
 - Infill Construction – Potential pocket parks
 - Palcemaking
- **Building Improvements** *- FACILITATION - CREATIVE BUILDINGS*
 - Façade
 - Design Guidelines
 - Infill Construction *- SPECIFY WHAT ARE INTENDING*
 - Site Plan Review
 - Site Inspections
- **Business Development** *- MOST IMPORTANT*

- Retention
- Expansion
- Attraction
- One-Stop Shop
- Clustering
- Education and Involvement

□ **Marketing Growth**

- Communication
- Website
- Brochure/Newsletter
- Media Relations

DRAFT

Request for Proposals

for

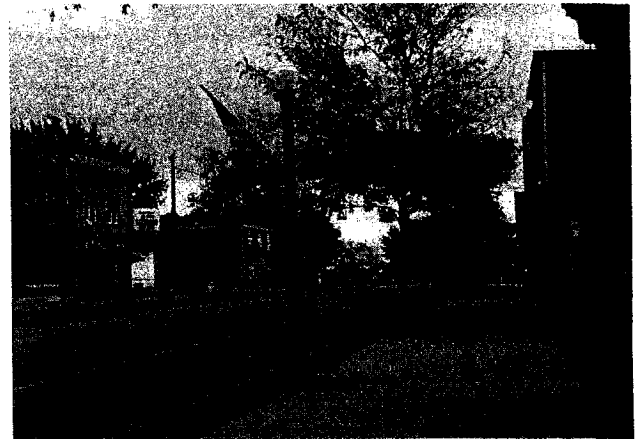
Landscape Architecture Services &
Construction Documentation

for

Walter and Mary Burke Park Improvements

and

Downtown New Baltimore Streetscape Landscape Amenities



Qualified landscape architects and urban design firms are invited to submit proposals for design refinement and landscape architecture services for the Walter and Mary Burke Park and the Downtown District of the City of New Baltimore.

City of New Baltimore
June, 2009



INTRODUCTION

This Request for Proposals (RFP) is for design refinement, landscape architecture services and construction documentation for the Walter and Mary Burke Park improvements and Downtown New Baltimore Streetscape Landscape amenities. The overall project seeks to identify additional landscape components to complement the significant improvements to the Walter and Mary Burke Park and to the Downtown District of the City of New Baltimore. Washington is the City's historic "Main Street" and its renovation is vital to creating a vibrant city core that brings activities to the downtown area.

Project Area Description

The Walter and Mary Burke Park is a public park with a recently renovated beach, a large picnic area, an enclosed pavilion and an open air pavilion for large gatherings, a volleyball court and a fishing . The park has two playsets; one for toddlers and the other for young children. The Walter and Mary Burke Park is unique in that it includes the first public beach to be developed in the area in over 20 years and was unveiled last summer to the New Baltimore community. The Downtown Development District underwent a major streetscape renovation 15 years ago and the existing infrastructure is in relatively good condition. Landscape enhancements are desired to complement the existing streetscape.

Improvement Concepts and Planning Process

The Downtown Development Authority recently completed a *Blueprints for Michigan's Downtowns* program through the Michigan State Housing Development Authority (MSHDA) and the consulting firm of HyettPalma commissioned by MSHDA recommended the following action be taken with regard to the Walter and Mary Burke Park and Downtown New Baltimore:

"Without question, Anchor Bay is Downtown's, and the community's, greatest natural asset. And, the beautiful and well-patronized Walter and Mary Burke Park, located in Downtown on Anchor Bay, is one of the community's most endearing built assets. While both the park and the waterfront are and should remain dominant Downtown destinations, as the park is currently configured, both assets are not as visible as needed to ensure that they are viewed – in a more pronounced way – when entering and passing through Downtown New Baltimore. When traveling into Downtown New Baltimore – along the main Washington Street corridor – the vista from Green Street to the Bay is blocked by the current placement of both signage, playground equipment, and mature trees. Downtown needs maximum exposure to the waterfront – both in terms of physical improvements and view corridors. This will further reinforce the fact that Downtown New Baltimore is a waterfront Downtown, which is an extremely desirable image for any Downtown to project, particularly an image which should be reinforced in association with Downtown revitalization. Therefore, it is recommended that:

- A clear vista to the Bay – or view corridor – be maintained down Washington Street, from its intersection with Green Street;
- The existing large trees located in the park, which block the view of Anchor Bay from Green Street down the Washington Street corridor, should be removed and replaced with low-growing plant material that does not obstruct the view of the Bay from Green Street, and no plant material should be placed in the park in the future that blocks the view of the Bay from Green Street along the Washington Street view corridor;

- The park entrance sign – that reads “Walter and Mary Burke Park” – should be relocated to one side of the intersection of Washington and Front Streets to open-up the view corridor;
- Play equipment currently in the park that obstructs the view of the Bay from along the Washington Street corridor should be relocated to other parts of the park; and
- No additional obstructions should be placed in the view corridor in the future that obstruct the view of the Bay from the Washington Street corridor.

“It is strongly suggested that a qualified landscape architect be retained to assist with enhancements of the view corridor at Washington and Front Streets in order to ensure that all actions are of the highest quality possible and that appropriate planting and other improvements are made to enhance the view corridor and connection of Downtown with the waterfront.”

“The community has been discussing the development of a transient harbor facility on Anchor Bay, adjacent to Downtown, for a number of years. This project should continue to be pursued, since it will provide a valuable new draw and destination for Downtown’s waterfront during the late spring to early fall season. Also, some in the community have concerns that the placement of a transient harbor in proximity to the recently enhanced waterfront beach will potentially harm the water quality and limit user desire to swim in waters near the harbor due to anticipated toxic boat discharge. In conjunction with environmental studies being conducted to assess the feasibility of developing the harbor, this issue should be addressed. And, the public should be informed of the outcome of the environmental analysis in order to either be ensured that toxic discharge will not be an issue or informed of specific steps that will be taken to mitigate the issue.”

The entire New Baltimore Blueprints for Michigan’s Downtowns document and the Parks and Recreation Master Plan can both be viewed on the City of New Baltimore website: www.cityofnewbaltimore.org

To that end, the Downtown Development Authority Board of Directors, the Parks and Recreation Commission and the New Baltimore City Council have collaborated with New Baltimore staff and various City Departments, establishing a joint effort to enhance and improve the Walter and Mary Burke Park and Downtown New Baltimore District.

The Scope of Work

The deliverables for this project should include a step-by-step breakdown of the tasks to be performed on a product-by-product basis. Any tasks or subtasks that are assumed to be accomplished by City Staff and the general level of participation expected should be clearly identified and included as tasks or subtasks. The Scope of Work should also be sensitive to planning process to date, and should not seek to re-design the large project.

The deliverables for this project should include, at a minimum:

1. A design refinement stage that allows stakeholders to participate in the implementation of the park and streetscape improvements;
2. Based on the input from stakeholders, revise the preferred design alternative and prepare materials for a public meeting;
3. Review and recommend tree selections for various park playgrounds to increase shade;

4. Review and recommend removing trees in "view corridor" to improve the view from Anchor Bay looking towards Downtown and from Washington Street looking towards Anchor Bay;
5. Design of improvements to recreational facilities;
6. Review and recommend relocating existing park amenities, trees and/or shrubs, pavilion and signs;
7. Recommend plant choices for improved safety, visibility and durability;
8. Recommend additional streetscape amenities to complement current infrastructure.

Your proposal should include meeting with the various stakeholders to gather information and determine goals, prepare options and design concepts, present ideas at a public meeting, refine options, prepare a final plan for presentation. The plan should include lighting, landscaping, parking, activity areas etc. A complete project budget estimate should be provided to assist with phasing.

Selection Procedure

After review of submitted materials, the City will identify a list of pre-qualified landscape architects whose qualifications are determined to be the best for providing the variety of services listed above. A review committee will use the following criteria for evaluating submittals:

- Overall qualifications of the consultant and any team members
- Demonstrated relevant experience as evidenced in project examples
- Expertise in tree selection and sustainable practices

Submittal Requirements

Please submit the following in order:

- Cover Letter – A one-page letter with your primary contact information
- Qualifications and Experience – Include a minimum of three project references
- Scope of Work – In a straightforward manner, present the proposed approach to achieve the objectives and tasks as described in this Request for Proposals.
- Project Schedule if selected

Deadline

The primary contact for this RFP is:

Judy Sproat
Director of Planning and Economic Development
City of New Baltimore
36535 Green Street
New Baltimore, MI 48047
(586) 725-2151, ext. 110
jsproat@cityofnewbaltimore.org

Your submittal must be received by Judy Sproat at the above address on or before 5:00 pm on July 15, 2009.

SCHOOL	PARCEL NUMBER	PROPERTY	E CLS	TOTAL ASMNT	TOTAL ASMNT	LAND AS	BLDG AS	TOTAL	BOARD/TRIB
TAXPAYER NAME & ADDRESS		LEGAL DESCRIPTION	X	LOSSES	ADDITIONS	ASSESSED	ASSESSED	VALUATIONS	ADJUSTME

50040 07-13-100-375 (*Real Property*) IFT _____ A _____ A _____
 EBBCO INC
 51536 INDUSTRIAL DR C 861,000 C _____
 NEW BALTIMORE MI 48047 T 861,000 T _____

EXPIRE 12-30-2012

Taxpayer: CONVST L L C
 Address : 3930 ST JAMES
 DDA:LDFA98 Base Value= UTICA, MI 48316
 Captured Value=861,000

Last Transfer Date: 03/07/2002 (100%) PRE/MBT% = 0

Most recent sale was on 03/07/2002 for 1,928,104 by EBBCO INC. Terms: ARMS-LENGTH Lbr/Pg:

50040 07-13-196-121 () 301 _____ A _____ A _____
 EXPAN INC
 51513 INDUSTRIAL DR C
 NEW BALTIMORE MI 48047 T _____



DDA:LDFA98 Base Value= Captured Value=
 Last Transfer Date: / / (0%) PRE/MBT% = 0

50040 07-13-198 374 () IFT _____ A _____ A _____
 J & R STEEL
 PO BOX 283 C 320,800 C _____
 NEW BALTIMORE MI 48047 T 320,800 T _____

EXPIRE 12-30-2010

DDA:LDFA98 Base Value= Captured Value=320,800
 Last Transfer Date: / / (0%) PRE/MBT% = 0

50040 07-13 199-654 () IFT _____ A _____ A _____
 MAGNUM INDUCTION INC
 51517 INDUSTRIAL DR C
 NEW BALTIMORE MI 48047 T _____



DDA:LDFA98 Base Value= Captured Value=
 Last Transfer Date: / / (0%) PRE/MBT% = 0

50040 07-13-296-121 () IFTP _____ A _____ A _____
 EXPAN INC
 51513 INDUSTRIAL DR C
 NEW BALTIMORE MI 48047 T _____



DDA:LDFA98 Base Value= Captured Value=
 Last Transfer Date: / / (0%) PRE/MBT% = 100

Totals for all Parcels: Count= 5, Cur. S.E.V.=1,200,700, Prev. S.E.V.=1,898,540, Cur. Taxable=1,181,800, Prev. Taxable=1,898,540

07-13-198-374
Property Class: IFT
Map #:

2010 Est. T.C.V.
Printed 07/07/2009
NEW BALTIMORE

J & R STEEL
51543 INDUSTRIAL DR
NEW BALTIMORE, MI 48047

Land Value Estimates for Land Table DEFLT.DEFAULT NEIGHBORHOOD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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0.00 Total Acres Total Est. Land Value =

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Industrial, Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 49.00

Adjusted Square Foot Cost for Upper Floors = 49.00

0 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 0 Height per Story Multiplier: 0.880

Ave. Floor Area: Perimeter: 0 Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 43.12

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 59.506

Total Floor Area: Base Cost New of Upper Floors =

Reproduction/Replacement Cost =

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0

Total Depreciated Cost =

Cost Estimate over-riden by Assessor. Flat value of 712,800 used

ECF (COMMERCIAL) 0.900 => TCV of Bldg: 1 = 641,520

Total Estimated True Cash Value of Commercial/Industrial Buildings = 641,520

2010 Est. T.C.V. 07-13-198-374 = 641,520

Est. TCV/Total Floor Area = 0.00

2009 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
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320,800	320,800	320,800	320,800	0.00
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2010	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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2010 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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320,800	320,800	320,800	320,800	320,800	
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07-13-100-375
Property Class: IFT
Map #:

2010 Est. T.C.V.
Printed 07/07/2009
NEW BALTIMORE

EBBCO INC
51536 INDUSTRIAL DR
NEW BALTIMORE, MI 48047

Land Value Estimates for Land Table DEFLT.DEFAULT NEIGHBORHOOD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			0.00 Total Acres		Total Est. Land Value =		

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000

Costs are taken from the Industrial, Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 49.00

Adjusted Square Foot Cost for Upper Floors = 49.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 22 Height per Story Multiplier: 1.180
Ave. Floor Area: 22,500 Perimeter: 600 Perim. Multiplier: 0.932
Refined Square Foot Cost for Upper Floors: 53.89

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 74.366

Total Floor Area: 22,500 Base Cost New of Upper Floors = 1,673,230

22,500 Sq.Ft. of Sprinklers @ 2.15, County Mult.:1.38 Cost New = 66,758

Reproduction/Replacement Cost = 1,739,987
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 1,426,790

ECF (COMMERCIAL) 0.900 => TCV of Bldg: 1 = 1,284,111
Replacement Cost/Floor Area= 77.33 Est. TCV/Floor Area= 57.07

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2000

Description of Occupancy: OFFICE

Costs are taken from the Industrial, Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 49.00

Adjusted Square Foot Cost for Upper Floors = 49.00

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.920
Ave. Floor Area: 3,750 Perimeter: 400 Perim. Multiplier: 1.279
Refined Square Foot Cost for Upper Floors: 57.66

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 79.567

Total Floor Area: 7,500 Base Cost New of Upper Floors = 596,753

7,489 Sq.Ft. of Sprinklers @ 2.43, County Mult.:1.38 Cost New = 25,114

Reproduction/Replacement Cost = 621,867
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 528,587

ECF (COMMERCIAL) 0.900 => TCV of Bldg: 2 = 475,728
Replacement Cost/Floor Area= 82.92 Est. TCV/Floor Area= 63.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,759,839

2010 Est. T.C.V. 07-13-100-375 = 1,759,839

Est. TCV/Total Floor Area = 58.66, Most recent sale 03/07/2002 for 1,928,104

2009 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
861,000	861,000	861,000	861,000	0.00

2010 *	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
		18,900				
2010 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	879,900	879,900	879,900	861,000	861,000	

07-13-296-466
Property Class
Map #:

IFTP

2010 Est. T.C.V.
Printed 07/07/2009
NEW BALTIMORE

TRANNAV TECHNOLOGIES INC
35105 CRICKLEWOOD
NEW BALTIMORE, MI 48047

<< 2010 Statement (Current Year Statement) >>

Bought During	Furniture & Fixtures	Machinery & Equipment	Office, Elec. Video & Test	
2003		60,257*45%		
2002	1,280*37%	523,398*42%		31,620*17%
2001	1,988*33%	345,820*38%	24,416*33%	
Prior				
Total	3,268	929,475	24,416	31,620
TCV->	1,130	378,355	8,057	5,312

Bought During	Computer Equipment
2003	800* 8%
Prior	
Total	800
TCV->	64

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		100	
Section H. Assessable Tools		100	
Section I. Qualified Personal Property		100	
Section M. Leasehold Improvements		TBL	
Section N. Buildings on Leased Land		TBL	
Section O. Rental Information		100	
13. Idle Equipment	31,620	TBL	5,312
14. Construction in Progress		50	
15 & 16. Cable, Utility & Cellular Assets		TBL	

Total Cost New= 989,579 TCV= 392,918 Assessed Value= 196,460

2010 Est. T.C.V. 07-13-296-466		=	392,918
Est. TCV/Total Floor Area =	0.00		
2009 Assessed MBOR	S.E.V.	Base for Cap	C.P.I.
212,970	212,970	212,970	0.00
2010 New Eq. Adjustment	Loss	Additions	Tax Adjustment
	16,510		-16,510
2010 Assessed MBOR	S.E.V.	Capped	->Taxable<-
196,460	196,460	196,460	196,460
			PRE/MBT
			196,460

EXPIRES 12-30-2017

IFTP PERSONAL PROPERTY

2009 \$ 212,970