

**THE DOWNTOWN DEVELOPMENT AUTHORITY
OF THE VILLAGE OF METAMORA**

**AMENDED AND RESTATED
DEVELOPMENT PLAN AND FINANCING PLAN**

2013

INTRODUCTION

The Metamora Village Council created the Downtown Development Authority of the Village of Metamora by ordinance in 1983. The Downtown Development Authority adopted a Development Plan and a Tax Increment Financing Plan in 1983 which was approved by the Village Council. The Plans were amended by the DDA, with approval of the Village Council, in 1995, 2001, and 2008.

The Plan was originally adopted for 30 years and would expire at the end of 2013.

The original plan provided that its top priority was the construction of a sewage treatment plant for the Village of Metamora. That has been accomplished. Other accomplishments of the Downtown Development Authority and Village using funds derived from the Development Plan and Financing Plan include the rehabilitation of the Village Hall, pavement of the municipal parking lot next to the Village Hall, and the implementation of site and sign design guidelines. Ongoing projects include landscaping, preparation of marketing sales materials, the provision of architectural assistance for the central business district, and the installation of curbs and gutters.

These developments to the Development Plan and Financing Plan will extend the plan for 15 years until the end of 2028.

New priorities for the amended and restated Development and Financing Plans will include the expansion of the existing sewer system to add capacity, improvement of the public park system, upgrading the emergency warning system for the Village, and specifically providing for the acquisition of undeveloped, underdeveloped, or historically significant properties.

These amendments to the Development Plan and Financing Plan restate the original plan and all of its amendments so that reference need not be made to the previous plans except for historical purposes.

DEVELOPMENT PLAN

DEVELOPMENT PLAN

Letters correspond with those contained within Section 17 of the Downtown Development Authority Act setting forth the requirements for a development plan.

A. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE.

The Development Area consists of the entire boundaries of the Village of Metamora as they existed in 1983 prior to the annexation of additional property to be used by Metamora Products Corporation for expansion and property used by the Village of Metamora for the sewer lagoon system. The Development Area excludes Parcel Nos. 44-045-010-024-00 and 44-045-010-020-00 owned by the Village of Metamora, and Parcel No. 44-045-010-024-01 owned by Metamora Products Corporation.

See Exhibit A for a map of the Development Area prepared by Birchler Arroyo Associates, Inc.

B. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, SHALL DESIGNATE THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES, AND SHALL INCLUDE A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.

The Village offices are located at 48 E. High Street.

The United States Post Office is located at 3795 N. Oak Street.

The Metamora branch of the Lapeer District Library is located at 4018 Oak Street.

Existing streets are as indicated on the map attached as Exhibit A.

A two-lagoon waste water treatment facility is located in the northeastern portion of the Village.

There is a Department of Public Works building and a building for the operation of the lagoon system on the east side of North Oak Street. On the west side of North Oak Street is a structure for the Village of Metamora water system. The Village Water Tower is located on the west side of Blood Road south of Dryden Road.

Harmer Park is located next to the White Horse Inn in downtown Metamora.

The Metamora Lions Club Hall, owned by the Metamora Lions Club, is located at 3790 N. Oak Street.

There is a mix of commercial, retail, and professional office buildings on High Street and Oak Street, concentrated at the intersection of those streets in the center of town.

An industrial area, including Metamora Products, is located south of the central business district on Oak Street.

The remaining land within the Village is occupied by existing residential homes and vacant residential land that is developed and ready for construction.

A copy of the Zoning Districts Map is attached as Exhibit B.

C. A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

There are no plans to demolish any existing improvements in the Development Area. This Plan does call for the acquisition of historic structures, if necessary, to preserve the historic use of the structure, including the White Horse Inn located at One East High Street, Metamora. It is estimated that any such repairs will be completed by the end of 2014.

D. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION; A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND ESTIMATED TIME OF COMPLETION OF EACH STAGE.

1. Expand the existing waste water treatment facility or add a new waste water treatment facility to expand capacity. Estimated cost: \$1,000,000. Estimated completion: 2028.
2. Landscaping and beautification of public property including streets and sidewalks to include plantings, decorative lighting, decorative paving, furniture and fixtures. Estimated cost: \$150,000. Estimated completion: Ongoing through 2028.
3. Acquire undeveloped, underdeveloped, and inappropriately developed and blighted property within the Authority Development Area for rehabilitation, improvement, and use as a

public facility or sale to the private sector. Estimated cost: \$500,000. Estimated completion: Ongoing through 2028.

4. Acquire property within the Development Area for redevelopment, resale or lease including historically significant buildings. Estimated cost: \$500,000. Estimated completion: Ongoing through 2028.

5. Acquire the White Horse Inn located at One East High Street, Metamora. Rehabilitate the property in accordance with historic guidelines as much as is feasible. Estimated cost: \$250,000. Estimated completion: 2013.

6. Commission marketing studies and develop marketing and sales materials for the Authority Development Area in order to promote investment by the private sector, the recruitment of businesses, and the development and maintenance of a website. Estimated cost: \$30,000. Estimated completion: Ongoing through 2028.

7. The Authority may update a street scape study (fronts of buildings) in the central business district and provide architectural assistance to building owners, on a contractual, no cost basis, who wish to implement the existing or updated study. Estimated cost: \$50,000. Estimated completion: Ongoing through the year 2028.

8. In cooperation with the Village Council, the DDA proposes to install a new curb and gutter or repair existing curb and gutter within the Village. Estimated cost: \$150,000. Estimated completion: Ongoing through 2028.

9. In cooperation with the Village Council, the DDA proposes to install sidewalks or repair existing sidewalks within the Village. Estimated cost: \$150,000. Estimated completion: Ongoing through 2028.

10. Add municipal parking by the lease of private property or the use of publicly owned property. Pave, landscape, and install lighting in public parking areas. The Downtown Development Authority may also acquire easements for additional parking areas and add striping to existing parking areas. Estimated cost: \$100,000. Estimated completion: Ongoing through 2028.

11. Gateway enhancements including signs, landscaping, and lighting. This would include the acquisition of property, easements, and licenses as well as the design, construction, installation, and maintenance. Estimated cost: \$20,000. Estimated completion: Ongoing through 2028.

12. Utility enhancement. This would include studies, designs, and installation of utilities including the installation of underground utilities and also high speed or wireless telecommunications, television, and internet facilities. Estimated cost: \$500,000. Estimated completion: Ongoing through 2028.

13. Historic preservation. This may include the acquisition or rehabilitation of historic structures or both by financial assistance to the Village, the Metamora Historical Society, or other organizations engaged in historic preservation or by the Downtown Development Authority itself. Estimated cost: \$500,000. Estimated completion: Ongoing through 2028.
14. Acquire additional space for public parks. Upgrade the existing public parks and any new public park, including an upgrade to the pavilion, improvement of handicap accessibility, and installation of benches, tracks, and additional improvements and equipment. Estimated cost: \$150,000. Estimated completion: Ongoing through 2028.
15. Improvement of the Village Emergency Warning Systems. Estimated cost: \$50,000. Estimated completion: Ongoing through 2028.
16. Administration. Estimated cost: \$45,000. Estimated completion: Ongoing through 2028.
17. Upgrade streets within the Development Area. Estimated cost: \$500,000. Estimated completion: Ongoing through 2028.

E. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.

The existing Harmer Park will be left as open space. Additional park land may be acquired within the Village.

F. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

The DDA has no plans to sell, donate, exchange or lease any portion of the Development Area to or from the municipality.

G. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, OR UTILITIES.

There are no current plans to request changes in zoning, streets, street levels, intersections or utilities except for the improvements to these public facilities as set forth in this plan.

H. AN ESTIMATE OF THE COST OF THE DEVELOPMENT, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

The total estimated cost of the improvements combined is \$4,145,000. The primary method of financing the improvements will be from tax increment revenues that have been and will be received by the Authority. These revenues may not be sufficient to fund all of the plans contained in the Development Area. Priorities and budgeting will occur on an ongoing basis.

The primary intent is to finance the projects on a "pay as you go" basis, but the Downtown Development Authority could decide to issue tax increment bonds or assist the Village in the repayment of bonds issued by the Village of Metamora. The DDA may also assist the Village of Metamora in financing the acquisition of land or personal property through the use of installment contract financing.

I. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

This information is not available to the Authority. Property will be leased, sold, or conveyed based upon the decision of the Downtown Development Authority taking into consideration the consideration offered and the extent to which the proposed use will accomplish the goals of the Downtown Development Authority.

J. THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED IN ANY MANNER TO THOSE PERSONS.

There is no express or implied agreement between the Authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner.

Property will be leased, sold, or conveyed based upon the decision of the Downtown Development Authority taking into consideration the consideration offered and the extent to which the proposed use will accomplish the goals of the Downtown Development Authority.

- K. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY, A DEVELOPMENT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE UNITS IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS.

The estimated population of the Development Area is 565. The Development Plan does not call for the displacement of any residents. No occupied residences are designated for acquisition or clearance.

- L. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.

Not applicable.

- M. PROVISION OF THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, BEING PUBLIC LAW 91-646, 42 U.S.C. SECTIONS 4601, ET SEQ.

Not applicable.

- N. A PLAN FOR COMPLIANCE WITH ACT NO. 227 OF THE PUBLIC ACTS OF 1972, BEING SECTIONS 213.321 TO 213.332 OF THE MICHIGAN COMPILED LAWS.

Not applicable.

- O. OTHER MATERIAL THAT THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.

TAX INCREMENT FINANCING PLAN

TAX INCREMENT FINANCING PLAN

A. A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURES.

The Tax Increment Financing Plan began with the approval of the Tax Increment Financing Plan by resolution and ordinance in 1983. The Development Plan defined the entire Village as the "Development Area."

On the date that the plans were approved by the Village Council, an "initial assessed value" became determinable. The "assessed value" is defined in the Downtown Development Authority Act as the "taxable value." The initial assessed value means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the Tax Increment Financing Plan was approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution was adopted. Property exempt from taxation at the time of the determination of the initial assessed value is included as zero. The initial assessed value for this Financing Plan was \$4,968,362.

For each year of the plan, a "captured assessed value" is determined. The "captured assessed value" means the amount in any one year by which the current taxable value of the development area exceeds the initial assessed value.

Each year the municipal and county treasurers transmit to the Authority the "tax increment revenues." The "tax increment revenues" are the amount of ad valorem property taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area except the State Education Tax and the taxes of the local and intermediate school districts. Under this plan, the tax increment revenues shall not include revenue from extra voted millage not to be used for operating purposes including mills levied for the district library, senior citizens, Suncrest Medical Facility, 911, fire and police millage, and veterans' assistance.

The Downtown Development Authority expends the tax increment revenues only pursuant to the Tax Increment Financing Plan, which includes the Development Plan. Surplus funds shall revert proportionately to the respective taxing bodies.

The Village Council may abolish the Tax Increment Financing Plan when it finds that the purposes for which the plan was established are accomplished.

B. THE MAXIMUM AMOUNT OF BONDED INDEBTEDNESS.

The DDA does not expect to incur bonded indebtedness. The DDA may assist the Village in the repayment of bonds, land contracts, or installment purchase contracts to implement some of the projects set forth in the Development Plan.

C. THE DURATION OF THE PROGRAM.

The Tax Increment Financing Plan shall expire at the end of 2028.

D. A STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE ASSESSED VALUES OF ALL TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.

The estimated captured assessed values and revenues are contained in the attached Exhibits C, D and E.

The estimates assume that personal property taxes will be eliminated pursuant to legislation adopted in December of 2012 and assumes a 2% growth rate in the taxable value of the real property within the Development Area. The tables assume the existing taxable value for personal property owned by the utilities will continue at current taxable values as the personal property owned by utility companies will not be exempt. Taxable value of \$207,094 is transferred from the IFT to the real property ad valorem rolls in 2015. The tables assume that other personal property completely drops off the rolls in 2014 except personal property subject to the industrial facilities tax. Personal property subject to the industrial facilities tax is assumed to drop off the rolls as follows:

\$177,903 in the year 2015
\$194,124 in the year 2016
\$690,781 in the year 2019
\$232,188 in the year 2022

The tables are based on millage rates for the year 2012 as follows:

| | |
|----------|---------------|
| Village | 10.410 mills |
| County | 3.27886 mills |
| Township | 1.3732 mills |

This plan will not capture revenues derived from extra voted millage not used for operating purposes including mills levied for the district library, senior citizens, the Suncrest Medical Care Facility, and veterans' assistance.

The plan does not exclude captured assessed growth and property value resulting solely from inflation.

The undersigned Secretary of the Downtown Development Authority of the Village of Metamora hereby certifies that the Authority determined that it is necessary for the achievement of the

purposes of the Act and this Development Plan and Financing Plan was duly adopted by the Downtown Development Authority of the Village of Metamora at a meeting held on the 5th day of February, 2013, pursuant to proper notice and in compliance with Act 267 of the Public Acts of 1976.

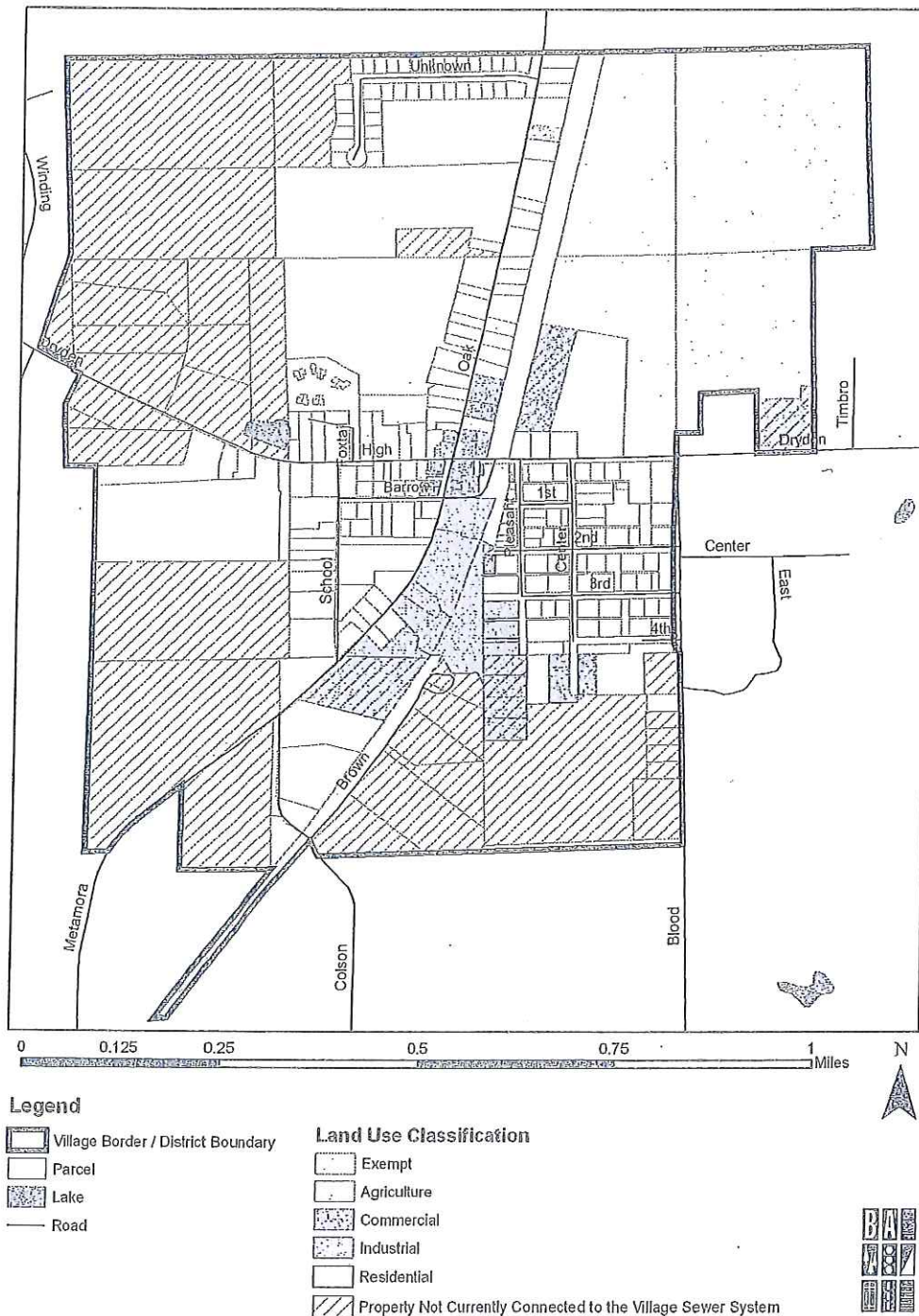


Christa Domeier
Secretary of Metamora Village DDA

The undersigned Village Clerk of the Village of Metamora hereby certifies that this Development Plan and Financing Plan was duly approved by the Metamora Village Council following a public hearing at a meeting held on the _____ day of _____, 2013, pursuant to proper notice and in compliance with Act 267 of the Public Acts of 1976.

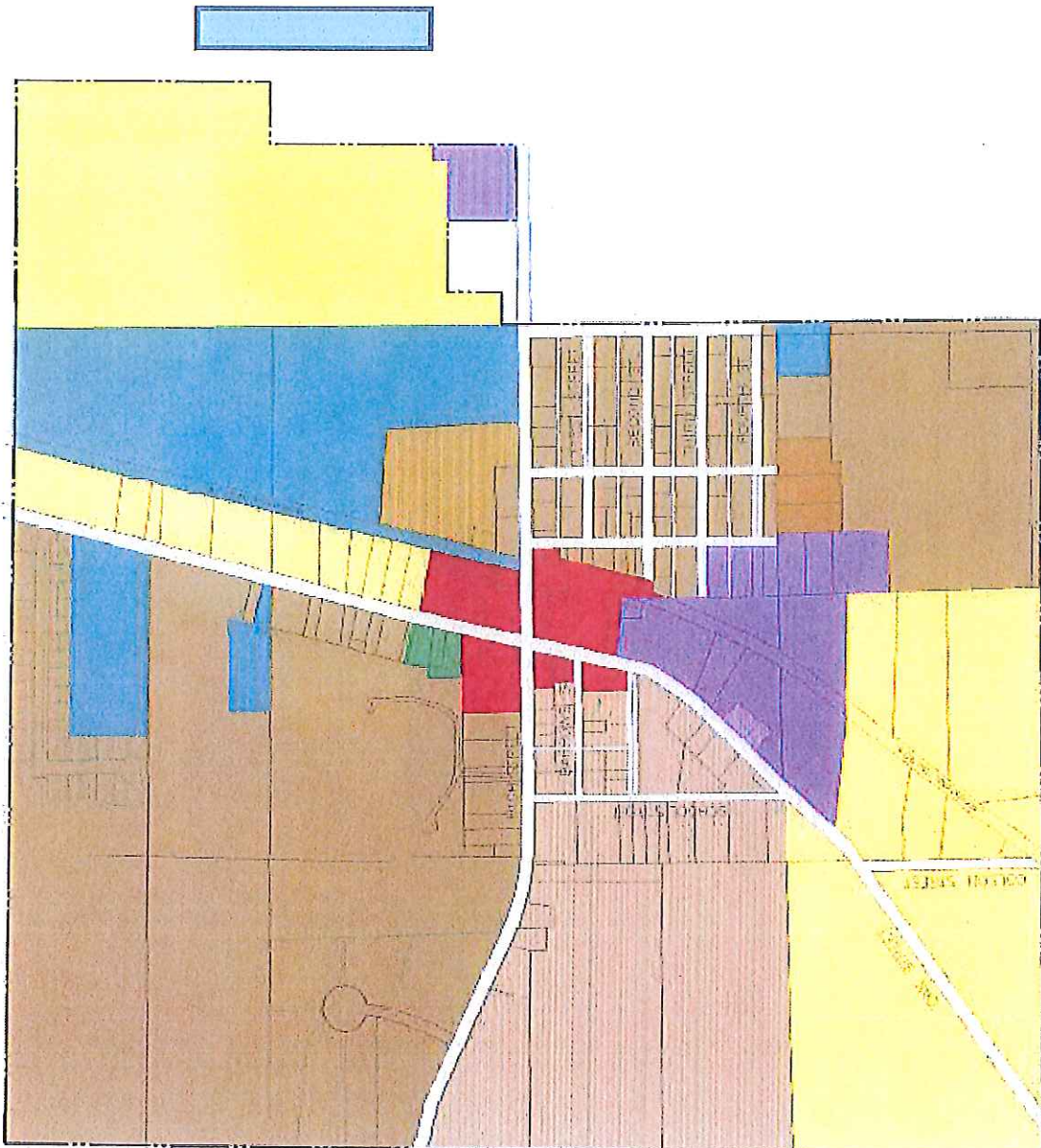
Tina Sauve
Metamora Village Clerk

Figure 2. Parcels by Land Use Classification



Source: Lapeer County Assessor Records

BAA
BLOCHER ARROYO
 ASSOCIATES, INC.



VILLAGE OF METAMORA
 Lapeer County, Michigan
ZONING DISTRICTS MAP

ZONING DISTRICTS LEGEND:

| | |
|-----|--|
| R-1 | Low-Density Single Family Residential |
| R-2 | Single Family Residential |
| M | Multi-Family Residential |
| C | Commercial (Central Business District) |
| O | Office |
| PI | Public Institutional |
| I | Industrial |

MAP 6
 Page 2-10



ROWE INCORPORATED
 1000 S. JEFFERSON ST., FLINT, MI 48907
 (517) 232-1000

EXHIBIT
 B

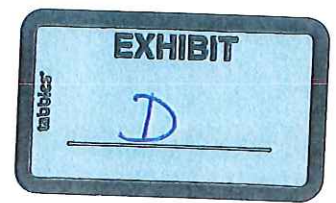


The Downtown Development Authority of the Village of Metamora
Estimated Captured Ad Valorem

| | Real | Persoal | Total Ad Valorem | Captured Value |
|------|---------------|--------------|------------------|----------------|
| 2012 | 13,744,805.00 | 2,466,663.00 | 16,211,468.00 | 11,243,106.00 |
| 2013 | 14,019,701.10 | 2,566,089.00 | 16,585,790.10 | 11,617,428.10 |
| 2014 | 14,300,095.12 | 624,435.00 | 14,924,530.12 | 9,956,168.12 |
| 2015 | 14,801,557.62 | 702,912.00 | 15,504,469.62 | 10,536,107.62 |
| 2016 | 15,097,588.77 | 525,009.00 | 15,622,597.77 | 10,654,235.77 |
| 2017 | 15,399,540.55 | 525,009.00 | 15,924,549.55 | 10,956,187.55 |
| 2018 | 15,707,531.36 | 525,009.00 | 16,232,540.36 | 11,264,178.36 |
| 2019 | 16,021,681.99 | 525,009.00 | 16,546,690.99 | 11,578,328.99 |
| 2020 | 16,342,115.63 | 525,009.00 | 16,867,124.63 | 11,898,762.63 |
| 2021 | 16,668,957.94 | 525,009.00 | 17,193,966.94 | 12,225,604.94 |
| 2022 | 17,002,337.10 | 525,009.00 | 17,527,346.10 | 12,558,984.10 |
| 2023 | 17,342,383.84 | 525,009.00 | 17,867,392.84 | 12,899,030.84 |
| 2024 | 17,689,231.52 | 525,009.00 | 18,214,240.52 | 13,245,878.52 |
| 2025 | 18,043,016.15 | 525,009.00 | 18,568,025.15 | 13,599,663.15 |
| 2026 | 18,403,876.47 | 525,009.00 | 18,928,885.47 | 13,960,523.47 |
| 2027 | 18,771,954.00 | 525,009.00 | 19,296,963.00 | 14,328,601.00 |
| 2028 | 19,147,393.08 | 525,009.00 | 19,672,402.08 | 14,704,040.08 |

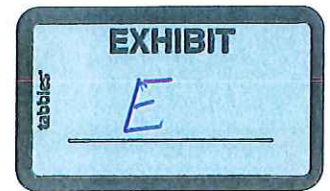
Estimated Capture from IFT

| | IFT Real | IFT Personal | Total IFT (All Captured) |
|------|------------|--------------|--------------------------|
| 2012 | 207,094.00 | 1,394,422.00 | 1,601,516.00 |
| 2013 | 211,235.88 | 1,294,996.00 | 1,506,231.88 |
| 2014 | 215,460.60 | 1,294,996.00 | 1,510,456.60 |
| 2015 | - | 1,117,093.00 | 1,117,093.00 |
| 2016 | - | 922,969.00 | 922,969.00 |
| 2017 | - | 922,969.00 | 922,969.00 |
| 2018 | - | 922,969.00 | 922,969.00 |
| 2019 | - | 232,188.00 | 232,188.00 |
| 2020 | - | 232,188.00 | 232,188.00 |
| 2021 | - | 232,188.00 | 232,188.00 |
| 2022 | - | - | - |
| 2023 | - | - | - |
| 2024 | - | - | - |
| 2025 | - | - | - |
| 2026 | - | - | - |
| 2027 | - | - | - |
| 2028 | - | - | - |



Estimated Revenue DDA of the Village of Metamora

| | Revenue from Ad Valorem | Revenue from IFT | Total Revenue |
|------|-------------------------|------------------|---------------|
| 2013 | 174,982.40 | 11,343.48 | 186,325.88 |
| 2014 | 149,960.40 | 11,375.29 | 161,335.70 |
| 2015 | 158,695.49 | 8,412.86 | 167,108.35 |
| 2016 | 160,474.74 | 6,950.91 | 167,425.65 |
| 2017 | 165,022.75 | 6,950.91 | 171,973.66 |
| 2018 | 169,661.73 | 6,950.91 | 176,612.64 |
| 2019 | 174,393.49 | 1,748.61 | 176,142.10 |
| 2020 | 179,219.88 | 1,748.61 | 180,968.49 |
| 2021 | 184,142.80 | 1,748.61 | 185,891.41 |
| 2022 | 189,164.17 | - | 189,164.17 |
| 2023 | 194,285.98 | - | 194,285.98 |
| 2024 | 199,510.22 | - | 199,510.22 |
| 2025 | 204,838.94 | - | 204,838.94 |
| 2026 | 210,274.24 | - | 210,274.24 |
| 2027 | 215,818.25 | - | 215,818.25 |
| 2028 | 221,473.13 | - | 221,473.13 |



The Downtown Development Authority of the Village of Metamora

Estimated Revenue Derived frc Village

| | Village | County | Township | Total |
|------|------------|-----------|-----------|------------|
| 2013 | 128,777.36 | 40,561.24 | 16,987.23 | 186,325.83 |
| 2014 | 111,505.64 | 35,121.12 | 14,708.89 | 161,335.65 |
| 2015 | 115,495.35 | 36,377.78 | 15,235.18 | 167,108.31 |
| 2016 | 115,714.65 | 36,446.86 | 15,264.11 | 167,425.62 |
| 2017 | 118,857.97 | 37,436.92 | 15,678.75 | 171,973.63 |
| 2018 | 122,064.15 | 38,446.78 | 16,101.68 | 176,612.61 |
| 2019 | 121,738.94 | 38,344.37 | 16,058.78 | 176,142.09 |
| 2020 | 125,074.66 | 39,395.03 | 16,498.80 | 180,968.48 |
| 2021 | 128,477.09 | 40,466.70 | 16,947.62 | 185,891.40 |
| 2022 | 130,739.02 | 41,179.15 | 17,246.00 | 189,164.17 |
| 2023 | 134,278.91 | 42,294.12 | 17,712.95 | 194,285.98 |
| 2024 | 137,889.60 | 43,431.38 | 18,189.24 | 199,510.22 |
| 2025 | 141,572.49 | 44,591.39 | 18,675.06 | 204,838.94 |
| 2026 | 145,329.05 | 45,774.60 | 19,170.59 | 210,274.24 |
| 2027 | 149,160.74 | 46,981.48 | 19,676.03 | 215,818.25 |
| 2028 | 153,069.06 | 48,212.49 | 20,191.59 | 221,473.13 |