

RESOLUTION NO. 2016 - 20 - 10

VILLAGE OF BYRON  
DOWNTOWN DEVELOPMENT AUTHORITY  
(Enacted October 20, 2016)

**A RESOLUTION  
TO APPROVE THE 2016 AMENDMENT  
TO THE VILLAGE OF BYRON  
DOWNTOWN DEVELOPMENT AUTHORITY'S DEVELOPMENT PLAN,  
PURSUANT TO THE PROVISIONS OF ACT 197  
PUBLIC ACTS OF MICHIGAN OF 1975, AS AMENDED**

**WHEREAS**, the Village of Byron (hereinafter, the "Village") created the Byron Downtown Development Authority (hereinafter, the "BDDA") by Ordinance on September 16, 2013, and charged it with its statutory responsibility for developing and implementing a Development Plan; and

**WHEREAS**, the BDDA adopted a proposed Development Plan and Tax Increment Finance Plan (hereinafter, the "Plan") on October 13, 2014, which was forwarded to the Village and subsequently approved by Ordinance on November 20, 2014 pursuant to the provisions of Act 197 of the Public Acts of Michigan of 1975, as amended (hereinafter, the "Act"); and

**WHEREAS**, the BDDA determined in 2016 that the Tax Increment Finance Plan and Development Plan required amendments to change the nature of the Development Area (TIF District) and to clarify the Downtown District, pursuant to recent amendments proposed by the Village of Byron to the September 16, 2013 Ordinance regarding the nature of the Downtown District.

**IT IS THEREFORE RESOLVED** that the Byron Downtown Development Authority 2016 Development Plan and Tax Increment Financing Plan Amendment, as attached hereto and incorporated herein by reference, is approved by the BDDA and is to be submitted to the Village of Byron for approval, in accordance with the Act.

Moved By: Alderman

Seconded By: Bailey

Adopted at a Regular Meeting of the Downtown Development Authority held on the 20th day of October, 2016.

YEAS: Miller, Murphy, Bailey, Alderman, Bowers, Dickinson & Vandermark

NAYS: None

ABSENT: Ayotte and Brunell  
ABSTAIN: None

**Village of Byron  
Downtown Development Authority**



By: Rob Vandemark  
Its: Chairperson

**CERTIFICATION**

I certify that the above is a true and complete copy of Resolution No. 2016-20-10 adopted by the Village of Byron Downtown Development Authority at a Regular Monthly Meeting held on the 20th of October, 2016.

**Village of Byron  
Downtown Development Authority**



By: Marsha Reed  
Its: Recording Secretary

Drafted by:  
John L. Gormley (P53539)  
Attorney for the Village of Byron DDA  
Gormley and Johnson Law Offices, PLC  
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Fowlerville, Michigan 48836  
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**BYRON DOWNTOWN DEVELOPMENT AUTHORITY  
2016 DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCING PLAN AMENDMENTS**

Pursuant to the requirements of MCL 125.1664(2), the Byron Downtown Development Authority (hereinafter, the "BDDA") recommends that the following amendments be incorporated into the BDDA's Development and Tax Increment Finance Plans:

1. The original plan treated the boundaries of the downtown district and the boundaries of the Plan's Tax Increment Finance District in a manner that is somewhat confusing between the map contained on page 9 of the November 20, 2014 Original Tax Increment Finance and Development Plan – which is labeled the Development Area Map, and the reference on page 24 to the Boundaries of the Development Area, and how it differs from the "Downtown Development District".

MCL 125.1653 (2) requires a resolution of intent in which the Village proposes the boundaries of the downtown district; while MCL 125.1668 (2) requires that the BDDA set boundaries for the Development Area. Upon information and belief, and after a public hearing on December 5, 2016, the Village Council will amend the September 13, 2013 Ordinance Establishing the Downtown Development Authority to change the boundaries of the downtown district to include the entire Village boundary by Ordinance. The BDDA also proposes to amend the Development Area (TIF District) to remove some properties and include some new properties. So, the two areas are now to be known as follows in the Plan, as amended:

Pursuant to MCL 125.1653 (2) and the anticipated actions of the Village Council to amend the Ordinance creating the Authority, the map of BDDA's amended Downtown District is attached at Exhibit A and the legal description of the Downtown District is attached at Exhibit B. Both Exhibits A and B are attached hereto and incorporated herein by reference.

Pursuant to MCL 125.1668 (2), the map of the BDDA's amended Development Area (TIF District) is attached at Exhibit C and the legal description of the TIF District is attached at Exhibit D. Both Exhibits C and D are attached hereto and incorporated herein by reference. The Tax Roll for the Development Area District (TIF District) is attached hereto at Exhibit E and incorporated herein by reference.

2. The location and extent of existing streets and other public facilities within the development area were set forth in the maps contained on page 9 of the original Plan. They are now amended by this 2016 Plan Amendment and are set forth in the map attached hereto at Exhibit C. The Original Plan discussed the Zoning Ordinance on page 20 and attached the Village's 1989 zoning map on page 31. This 2016 Plan Amendment does not amend the zoning map already in place. The map sets forth the designated location, character, and extent of the categories of public and private land uses existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses. The legal description of the

development area (TIF District) is described as being located in the Village of Byron, County of Shiawassee, to wit:

See Map #3 to the original plan on page 31

3. The description of the existing improvements in the area to be demolished, repaired or altered, a description of any repairs or alterations, and an estimate of the time required for completion.

No change proposed in this Plan Amendment.

4. The description of 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, signage or signalization.

No change proposed in this Plan Amendment.

5. The following is a statement of the construction, or stages of construction, planned and the estimated time for completion of each stage.

No change proposed in this Plan Amendment.

6. The description of any parts of the development area to be left as open space, and the use contemplated for the space is contained in the Original 2014 Plan.

No change proposed in this Plan Amendment.

7. The following is a description of any portion of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

No change proposed in this Plan Amendment.

8. The following is a description of desired zoning changes, and changes in streets, street levels, intersections, or utilities.

No change proposed in this Plan Amendment.

9. The following is an estimate of the costs of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

No change proposed in this Plan Amendment.

10. The following is a 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 the information is available to the

authority.

No change proposed in this Plan Amendment.

11. It is estimated that there are less than 100 persons and families residing in the development area. It is estimated that zero (0) persons or families residing in the development area will be displaced.

Since the Plan does not call for the acquisition of occupied residential property, the Plan does not include a survey of the families or 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.

12. The following constitutes the plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

Because of the answer to Section 12, no plan for establishing priority for relocation is required.

13. The following shall constitute the provisions for 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.*

Because of the answer to Section 12, no provision for the costs of relocating persons displaced is included.

14. No persons are being relocated in the development area, but any future relocation will be done in compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws.

15. This Plan Amendment also provides for the following other material that the authority, local public agency, or governing body, considers pertinent:

- 15.1 The Village of Byron has recently amended the September 16, 2013 Ordinance to change the Downtown District to expand it to cover the entire Village limits so that the Village could reconstitute the Village Planning Commission (hereinafter referred to as the "Commission"), pursuant to the *Michigan Zoning Enabling Act*, Public Act 110 of 2006, as amended, MCL 125.3101 *et seq.* and the *Planning*

*Enabling Act*, Public Act 33 of 2008, as amended, MCL 125.3801 *et seq.* The Village will pass an Ordinance designating that the Commission shall consist of the Board of the Village of Byron Downtown Development Authority (hereinafter referred to as "BDDA"), pursuant to MCL 125.3815 (7)(b). The term of each member shall be the same as their term of office in the BDDA. A Commission member may be removed under the procedure proscribed for removing a BDDA board member.

16. This Development Plan does not provide for improvement related to a qualified facility, as defined in the *Federal Facilities Development Act*, Act No. 275 of the Public Acts of 1992.
17. The original 2014 Plan states that its duration will "last until the principal and interest on bonds issued pursuant to the Plan have been paid or until funds sufficient to make such payments have been segregated or until all improvements have been financed, if bonds are not sold . . . In the absence of a specific bond issue, the Plan is designed . . . for a 25-year plan." Nothing in this Amendment changes that length.
18. The estimated impact of tax increment financing on all taxing jurisdictions in which the BDDA's Development Area was originally addressed by the BDDA on page 39 of the Plan and Tables 2 & 3. Nothing in this Amendment changes those projections drastically. Additionally, the BDDA states:

Tax increment financing permits the BDDA to capture Tax Increment Revenues (as defined below) attributable to increases in the value of real and personal property in the Development Area. The tax increment finance procedure is governed by Act 197 of the Public Acts of 1975, as amended (the "DDA Act"). The procedures outlined below are the procedures provided by the DDA Act effective as of the date this Plan is adopted, but are subject to any changes imposed by future amendments to the DDA Act.

The Tax Increment Revenues are generated when the Current Assessed Value of all properties within the Development Area exceed the Initial Assessed Value of the properties. The amount in any one year by which the Current Assessed exceeds the Initial Assessed Value is the Captured Assessed Value.

**Initial Assessed Value:** When the Village Council enacted the Original Plan by Ordinance in 1986, the Initial Assessed Value of the Development Area was established as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time that Ordinance was approved, as shown by the then most recent assessment roll of the Village for which equalization had been completed, prior to the adoption of the 2014 Original Plan by Ordinance. Property exempt from taxation at the time of the determination of the Initial Assessed Value was included as zero. However, in determining the Initial Assessed Value, property for which a "specific local tax" was paid in lieu of a property tax was not considered to be property that was exempt from taxation. A "specific local tax" is defined in the DDA Act and includes "Industrial Facilities Taxes" levied under 1974 PA 198, taxes levied under the *Technology Park Development Act*, 1984 PA 385, and taxes levied on lessees and users of tax-exempt

property under 1953 PA 189. The Initial Assessed Value or Current Assessed Value of property subject to a specific local tax was determined by calculating the quotient of the specific local tax paid divided by the *ad valorem* millage rate, or by other method as prescribed by the State Tax Commission.

**Current Assessed Value:** Each year the "Current Assessed Value" of the Development Area will be determined. The Current Assessed Value of the Development Area is the taxable value of the property in the Development Area.

**Captured Assessed Value:** The amount by which the Current Assessed Value exceeds its Initial Assessed Value in any one year is the "Captured Assessed Value."

**Tax Increment Revenues:** For the duration of the Plan, taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value of the Development Area. The BDDA will receive that portion of the *ad valorem* tax levy of all taxing jurisdictions on the Captured Assessed Value of the taxable property in the Development Area, other than the State, local school district, intermediate school district tax levies, and specific local taxes attributable to such *ad valorem* property taxes (the "Tax Increment Revenues"), subject to limitations and exemptions which may be contained in the DDA Act, this Tax Increment Financing Plan, and the provisions of any agreements for the sharing of Captured Assessed Value.

Increases in the Current Assessed Values which generate Tax Increment Revenues can result from any of the following:

- a. Construction of new developments;
- b. New rehabilitation, remodeling, alterations, or additions;
- c. Increases in property values which occur for any other reason.

Tax Increment Revenues can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements described in the Plan, or can be pledged for payment of bonds or notes issued by the BDDA or the Village under the DDA Act. Further, the BDDA may not borrow money or issue revenue notes without the prior approval of the Village. The BDDA may expend tax increment revenues only in accordance with this Plan; surplus revenues revert proportionally to the respective taxing jurisdictions.

19. **Adoption of these Amendments.** The Village of Byron, before adopting an Ordinance approving these 2016 Amendments, shall hold a public hearing on this development plan and seek input and approval from the Citizens Advisory Committee, if one forms. At the time of the hearing, the Village Council shall provide to all interested persons an opportunity to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument of merits, and for introduction of documentary evidence pertinent to the development plan. The Village Council shall make and preserve a record of the

public hearing, including all data presented at that time. All provisions of the Original 2014 Plan not modified by these amendments to the Plan shall remain in full force and effect.

Drafted By:

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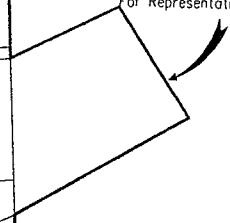


**EXHIBIT A**

**DOWNTOWN DISTRICT MAP (AMENDED NOVEMBER 2016)**



Not Accurate  
For Representative Purposes



**EXHIBIT B**

**AMENDED LEGAL DESCRIPTION FOR**

**DOWNTOWN DISTRICT MAP (AMENDED NOVEMBER 2016)**

Village of Byron DDA Downtown District Description (As Amended November 2016):

That certain parcel of land within Sections 13, 14, 23, and 24, T5N-R4E, Burns Township, Shiawassee County, Michigan. Described as Beginning at the West quarter corner of Section 13, also being the East quarter corner of Section 14; thence Easterly along the North line of the West half of the Southwest quarter of said Section 13, to the Northeast corner of the West half of the Southwest quarter of said Section 13; thence Southerly, along the East line of the West half of the Southwest quarter of said Section 13, to the Section line common to Section 13 and Section 24; thence continuing Southerly, along the East line of the West half of the Northwest quarter of said Section 24, to the South line of Block 63 of the Plat of the Village of Byron, Michigan, extended Easterly; thence Easterly, along said South line of Block 63 extended Easterly, to a point which is S13°39'28"W, 101.94 feet from a cast iron stake at the corner of Mill Pond Bay, at the former Brick Yard; thence N13°39'28"E, 101.94 feet to said cast iron stake; thence Easterly, Southerly, and Westerly around the edge of the Mill Pond to the East line of the West half of the Northwest quarter of said Section 24; thence Southerly, along said East line, to the South line of the West half of the Northwest quarter of said Section 24, also being the East-West quarter line of said Section; thence Westerly, along said South line of the West half of the Northwest quarter, to the West quarter corner of Section 24, also being the East quarter corner of Section 23; thence continuing Westerly, along the East-West quarter line of Section 23, to the center of Section 23; thence Northerly, along the North-South quarter line of said Section 23, to the North quarter corner of Section 23, also being the South quarter corner of Section 14; thence continuing Northerly, along the North-South quarter line of Section 14, to the center of said Section 14; thence Easterly, along the East-West quarter line of Section 14, to the East quarter corner of Section 14, also being the West quarter corner of Section 13 and the point of Beginning.

**EXHIBIT C**

**DEVELOPMENT AREA DISTRICT (TIF DISTRICT)  
MAP (AMENDED NOVEMBER 2016)**



**EXHIBIT D**

**LEGAL DESCRIPTION FOR  
DEVELOPMENT AREA DISTRICT (TIF DISTRICT)  
MAP (AMENDED NOVEMBER 2016)**

**Revised Development District Description**  
**9-29-16**

**Blocks 4, 15 & Lots 1, 2 of Block 22** of the Original Plat including the closed section of Hamilton Street lying between Block 15 and 22; Lots 3 & 4, Block 22 also Com at SE Cor of Block 22, S 3 Rods, W to Shia River, N 3 Rods, E to Beg; Sect 23 T5N R4E, Com on W Ln of Sag St at 74 Lks S of SE Cor of Lot 4, Blk 22, S 1.25 Chs, W 3.60 Chs to E bank of Shia Riv, N 1,25 Chs to pt 74 Lks S of SW cor of Lot 4, N 1.25 Chs to Pt 75 Lks S of SW COR of said LOT 4, E 3.60 Chs to Beg;

**Sect 23, T5N, R4E** Com on W Ln of Sag St, 2 Chs S of SE Cor of Lot 4, Blk 22, Th E 75 Lks to Cen of Sag st., 'rh S21\*45"E on C/Line of Pontiac & Gr Riv Rd 6,56 Chs, Th S 89\*30?W 6.96 Chs to E Bank of Shia Riv, Th N4\*W on Right Bank of Riv 6.0675 Chs to Pt 2 Chs S of SW Cor of Lot 4, Blk 22, Th E Par'l to S Ln of said Lot 4 3.60 Chs to Beg, EX Com in Cen of Pontiac & Grand Riv Rd 2 Chs S & 3 Rds E & S21\*45'E 6.56 Chs from SE Cor of Lot 4, Blk 22, N21\*45"W 2 1/2 Rds, W 12 Rds, S21\*45'W 2 V2 Rds, Th E 12 Rds to Beg;

**Block 3** of the Original Plat, EX the E 32' of Lots 9 & 10;

**Block 16** of the original Plat, EX Lots 1 thru 6;

**Block 21** of the Original Plat; EXCEPT the E 61' of Lot 12, the E 42' of the N 44' Of Lot 11, and the N l'of the S 22" of the E 26' of Lot ++; ALSO EXCEPT, Lots 1, 2 and 3; ALSO EXCEPT, the N V2 of Lot 4;

**Lot B** of Roberts, I.L. Addition;

**Lots C, D & E** of Roberts, I.L. Addition, EXCEPT the N 49.5' of Lots C & E; The N 49.5' of Lots C & E, Roberts, I.L. Addition to the Village;

**Sect 24, T5N, R4E, Part OF NW 1/4:** Bounded on S By E Branch of Shia Riv On E BY Byron Mill Pond, On N 8y Mill Race & on W By Pontiac & Grand River Rd;

**Sect 14 T5N R4E, Pt of SE Frl 1/4** Desc As Beg On Sec Ln at Pt Wh Is 1225' W of SE Cor, N Alg Ln Run at Rt Angle With Sec Ln 330', N89\*33'50"W 917.62' to Ln Wh is 476.84' E of & Par With N-S 1/4 Ln, TH NO\*44'30"W Alg & Par to Shia Riv, E'ly & S'ly Alg Said Riv to S Ln of Sec, W 855' M/L to BEG;  
**Sect 23 T5N R4E, Com on N Sec Ln** at Pt 900' W of NE Cor of SEC, SO\*35'E 275.50" Par to E SEC Ln, W 62", SO\*35' E 660', E 552 FT To W Bk of Shia Riv, NW'LY To N Ln of SEC, W 518' To BEG;



**SEC 14**, T5N, R4E, Com at S 1/4 Post Of Sec, Th N 31.30 Chs to SHIAWASSEE RIVER, E 7.22 1/2 Chs S to S Sec Ln, Th W 7.22 1/2 Chs to Beg EX Com at S 1/4 Post N 570 FT, E 100 FT, S 570 FT, W 100 Ft to BEG EX Com on S Sec Ln 133 Ft E Of S 1/4 Post, Th N0\*44'30" W 200 Ft, E 132 Ft S 0\*44'30" E 200 Ft to Sec Ln, Th W 132 FT To BEG EX Com on S Sec Ln 265 Ft E Of S 1/4 Post, Th E 75 Ft N 200 Ft W 75 Ft, Th S 200 Ft to BEG

**Sect 23**, T5N-R4E, Com on N SEC Ln at Pt 900' W of NE Cor of SEC, Th SO\*35'E 275.50', W 84', N To SEC Ln, Th E 84' To BEG, ALSO Com At Pt on SEC Ln W 984' From NE Cor of SEC, Th 0\*39'E 275.5', E 22', SO\*39'E 160.50", W 189,34', N25\*27'03"W 73,09', W 15.50', TH on Curve to Right Radius of 44.45', Delta Angle of 89\*25', Chord Bearing & Dist of N45\*19'30"W 62.54', TH NO\*39'W 95', E 198", NO\*39'W 231' to N SEC Ln, TH E 59.5' TO BEG.

**SEC 23**, T5N, R4E, Com on N SEC Ln E 1489.90 FT from N 1/4 post of Sec, Th SO\*39'E Parl with E Sec Ln 231 FT, TH W 115.5 FT, TH NO\*39'W 231 Ft TO N Sec Ln, Th E 115.5' TO BEG.

**SEC 23** T5N R4E, Com at Pt W 984 FT & S 0\*39'E 275.50 FT & E 22FT & S 0'39'E 160.50 FT from NE COR of Sec, Th S 0'39'E 100 Ft, W 189.34 Ft, N 0\*39'W 100 Ft, Th E 189.34 Ft TO BEG

**SEC 23** T5N R4E, Com 90 Rds E oF N 1/4 POST, S 14 Rds, E 5 Rds, N 14 Rds, W 5 Rds TO BEG

**EXHIBIT E**

**TAX ROLL FOR THE  
DEVELOPMENT AREA DISTRICT (TIF DISTRICT)  
(AMENDED NOVEMBER 2016)**

Village of Byron DDA TIF Roll Amended October 2016

Base Year	Tax Roll ID	Owner	Street Address	Base Year TV
2014	016-66-059-000	TYKOSKI, ROBERT JR.&LYNNDY	224 S. Saginaw	\$28,000
2014	016-66-060-000	EPCO-BYRON REAL ESTATE	230 S. Saginaw	\$15,000
2014	016-60-022-003	HANNAN DANIELLE & PATRICK	216 Saginaw	\$52,800
2014	016-60-022-002	HOOLEY KEVIN D & RITA J	210 Saginaw	\$13,000
2014	016-60-022-001	BALANCED BODY YOGA LLC	204 Saginaw	\$24,591
2014	016-60-015-017	VILLAGE OF BYRON	146 Saginaw	\$0
2014	016-60-015-016	VILLAGE OF BYRON	No address shown	\$0
2014	016-60-015-015	WILUTIS MARK	140 Saginaw	\$42,726
2014	016-60-015-014	NBD BANK	136 Saginaw	\$46,394
2014	016-60-015-013	LOCHIRCO MICHAEL	134 Saginaw	\$27,533
2014	016-60-015-011	DICKINSON CHRISTOPHER-KAR	132 Saginaw	\$45,110
2014	016-60-015-012	KREJCI EDWARD V & THERESA	126 Saginaw	\$39,300
2014	016-60-015-008-02	DOLEHANTY DIANE M	122 Saginaw	\$6,307
2014	016-60-015-008-03	DOLEHANTY MAX E	122 Saginaw	\$6,307
2014	016-60-015-008-01	WILUTIS MARK	120 S. Saginaw	\$5,000
2014	016-60-015-007	MACK MARVIN	11473 New Lothrop Rd	\$5,000
2014	016-60-015-009	MACK MARVIN L & SHIRLEY A	11473 New Lothrop Rd	\$5,000
2014	016-60-015-006	MC DOWELL DAVID JR	110 S. Saginaw	\$5,000
2014	016-60-015-005	MC DOWELL DAVID JR	108 S. Saginaw	\$5,000
2014	016-60-015-004	SMITH DAVID C & DENISE L	106 S. Saginaw	\$5,000
2014	016-60-015-002	VILLAGE OF BYRON	Church (upper story)	\$0
2014	016-60-015-003	VILLAGE OF BYRON	105 Church St	\$0
2014	016-60-015-001	VILLAGE OF BYRON	100 Saginaw	\$0
2014	016-60-015-018	VILLAGE OF BYRON	Saginaw	\$0
2014	016-60-004-005	MUSCHOTT DONALD J	103 Saginaw	\$35,320
2014	016-60-004-004	AYOTTE KENNETH J & MITZI	119 N. Saginaw	\$28,700
2014	016-60-004-003	BYRON AREA SCHOOLS	No address shown	\$0
2014	016-60-004-002	RAUCH MICHAEL E & JANETTE	125 Saginaw	\$27,388
2014	016-60-004-001	DANIELS MICHAEL E & BETHA	107 Washington St	\$33,669
2014	016-60-003-011	KREJCI THERESA M & EDWARD	124 N. Saginaw	\$52,600
2014	016-60-003-009	LUDWIG JOSEPH M & PAGI	118 N. Saginaw	\$30,100
2014	016-60-003-008	OLRICH MARK & MICHELLE	110 N. Saginaw	\$24,900
2014	016-60-003-007	DODSON LONNIE S & MANDY L	102 E. Maple	\$30,600
2014	016-60-016-014	BYRON LODGE #80	No address shown	\$0
2014	016-60-016-013	PLESS BRUCE	109 Saginaw	\$15,048
2014	016-60-016-011	HARMON PAUL T & ELIZABETH	123 S. Saginaw	\$60,742
2014	016-60-016-012	HARMON PAUL T & ELIZABETH	123 S. Saginaw	\$5,783
2014	016-60-016-010	DRURY KATHERINE M & LARY	127 Saginaw	\$27,813
2014	016-60-016-009	HANSENS QUIK STOP INC	133 S. Saginaw	\$37,260
2014	016-60-016-007	HANSENS QUIK STOP INC	135 S. Saginaw	\$60,970
2014	016-60-016-008	AHH PROPERTIES LTD	109 Hamilton	\$14,700
2014	016-60-021-012	ASSET 20024 LLC	203 S. Saginaw	\$58,724
2014	016-60-021-011	MIDDLETON DONALD L & SHER	Saginaw	\$15,000
2014	016-60-021-010	MIDDLETON DONALD L & SHER	Saginaw	\$2,972
2014	016-60-021-009	ORR DUNCAN C	215 Saginaw	\$45,200
2014	016-60-021-005	219 S SAGINAW ST LLC	219 S. Saginaw	\$43,000
2014	016-60-004-003	BYRON SCHOOLS	No address shown	\$0
2014	016-66-045-000	BYRON AGRICULTURAL SCHOOL	No address shown	\$0
2014	016-66-046-000	RBV HOLDINGS	303 W. Maple St.	\$108,127
2014	016-66-037-000	BYRON SCHOOLS	No address shown	\$0
2016	016-66-043-000	RBV HOLDINGS	303 W. Maple St.	\$3,774
2016	016-66-058-000	RBV HOLDINGS	305 W. Maple St.	\$30,791
2016	016-66-042-000	RBV HOLDINGS	307 W. Maple St.	\$49,655
2016	016-66-021-000	BYRON SCHOOLS	514 Maple	\$0
TOTAL				\$1,219,904