

ANNUAL REPORT COVER SHEET

This cover sheet and the attached Annual Report or portion thereof should be filed electronically with the Municipal Securities Rulemaking Board through the EMMA Dataport at <http://www.emma.msrb.org> pursuant to Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(A) and (B).

Issuer's Name: Township of Adams, County of Houghton, Michigan

Issuer's Six-Digit CUSIP Number(s): 006415

or Nine-Digit CUSIP Number(s) to which the attached Annual Report relates: _____

Number of pages of the attached Annual Report or portion thereof: 6 pages plus Audited Financial Statement

Fiscal Period: April 1, 2017 - March 31, 2018

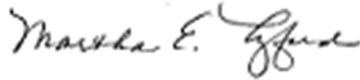
Name of Bond Issue to which the attached Annual Report relates:

2013 Refunding Bonds (Limited Tax General Obligation)

Dated Date: 07/17/2013

I hereby represent that I am authorized by the Issuer or its agent to distribute this information publicly:

Signature:



Name: Martha E. Lyford

Title: Disclosure Coordinator

Employer: Bendzinski & Co., Municipal Finance Advisors

Address: 615 Griswold, Suite 1225

City, State, Zip Code: Detroit, MI 48226-3997

Email: mel@bendzinski.com

ANNUAL INFORMATION STATEMENT
FOR THE TOWNSHIP OF ADAMS, COUNTY OF HOUGHTON, MICHIGAN

Pursuant to the Awarding Resolution and various Continuing Disclosure Undertakings executed and delivered by the Township of Adams in connection with the issuance of the above-referenced bond issues, we provide the following update of numerical financial information and operating data included in the official statements of the Township relating to the above referenced bond issues:

POPULATION

2010 U.S. Census	2,573
2000 U.S. Census	2,747
1990 U.S. Census	2,388

HISTORY OF PROPERTY VALUATIONS

<u>Year</u>	<u>State Equalized Valuation</u>	<u>Taxable Value</u>
2018	\$62,574,500	\$46,849,177
2017	61,094,065	45,695,188
2016	60,574,541	45,383,439
2015	61,310,137	45,636,777
2014	59,686,650	44,026,942
2013	58,938,298	41,772,707
2012	58,703,704	39,563,146
2011	46,931,988	37,560,852
2010	48,712,063	37,552,500
2009	47,484,761	36,957,794

Source: County of Houghton Equalization Department

An analysis of **State Equalized Valuation** is as follows:

	<u>BY CLASS</u>		
	<u>2018</u>	<u>2017</u>	<u>2016</u>
Real Property	\$53,777,669	\$51,594,640	\$50,924,319
Personal Property	8,796,831	9,499,425	9,650,222
TOTAL	<u><u>\$62,574,500</u></u>	<u><u>\$61,094,065</u></u>	<u><u>\$60,574,541</u></u>

	<u>BY USE</u>		
	<u>2018</u>	<u>2017</u>	<u>2016</u>
Residential	\$44,638,064	\$42,778,086	\$41,551,259
Commercial	6,456,050	6,054,232	6,507,446
Industrial	2,242,525	2,300,084	2,283,183
Timber-Cutover	441,030	462,238	582,431
Personal Property	8,796,831	9,499,425	9,650,222
TOTAL	<u><u>\$62,574,500</u></u>	<u><u>\$61,094,065</u></u>	<u><u>\$60,574,541</u></u>

ANNUAL INFORMATION STATEMENT
FOR THE TOWNSHIP OF ADAMS, COUNTY OF HOUGHTON, MICHIGAN
An analysis of **Taxable Value** is as follows:

	BY CLASS		
	2018	2017	2016
Real Property	\$38,052,346	\$36,195,763	\$35,733,217
Personal Property	8,796,831	9,499,425	9,650,222
TOTAL	<u>\$46,849,177</u>	<u>\$45,695,188</u>	<u>\$45,383,439</u>

	BY USE		
	2018	2017	2016
Residential	\$31,332,021	\$29,812,835	\$29,186,006
Commercial	5,256,066	4,945,728	5,000,935
Industrial	1,228,139	1,198,638	1,187,960
Timber-Cutover	236,120	238,562	358,316
Personal Property	8,796,831	9,499,425	9,650,222
TOTAL	<u>\$46,849,177</u>	<u>\$45,695,188</u>	<u>\$45,383,439</u>

MAJOR TAXPAYERS

According to Township officials, the 2018 Taxable Value of each of the Township's major taxpayers is as follows:

Name of Taxpayer	2018 Taxable Value
American Transmission Co.	\$4,774,253
Upper Peninsula Power Co.	2,864,400
AREC 23, LLC	993,291
Northern Hardwoods	833,881
SEMCO Energy, Inc.	705,201
Range Towne Apts	406,724
AGMO-CP, LLC	332,341
RD of Michigan, LLC	286,529
Keweenaw Holding Compnay, LLC	278,294
Miners State Bank	242,950

Source: Township of Adams

ANNUAL INFORMATION STATEMENT
FOR THE TOWNSHIP OF ADAMS, COUNTY OF HOUGHTON, MICHIGAN
TAX RATES *)

(Per \$1,000 of Taxable Value)

	2018		2017		2016	
	Principal Residence	Non Principal Residence	Principal Residence	Non Principal Residence	Principal Residence	Non Principal Residence
Township of Adams						
Operating	1.2672	1.2672	1.2873	1.2873	1.2790	1.2790
Cemetery ⁽¹⁾	0.2876	0.2876	0.2922	0.2922	0.2951	0.2951
County of Houghton	10.2454	10.2454	10.2454	10.2454	10.2310	10.2310
Adams Township School District						
Local	-	18.0000	-	18.0000	-	18.0000
Building & Site	11.4500	11.4500	11.4500	11.4500	11.4500	11.4500
State Education Tax (SET)	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000
Copper Country ISD	3.3395	3.3395	3.3395	3.3395	2.3424	2.3424
Total All Jurisdictions	<u>32.5897</u>	<u>50.5897</u>	<u>32.6144</u>	<u>50.6144</u>	<u>31.5975</u>	<u>49.5975</u>

* Principal residence includes qualified agricultural property, qualified forest property and industrial personal property, which is excluded from taxes levied for school operating purposes. Moreover, commercial personal property is exempt from a portion of taxes levied for school operating purposes. Non Principal Residence is property not included in the above definition.

⁽¹⁾ Voted millage, expires 2019

Source: Township of Adams

TAX RATE LIMITATIONS ⁽¹⁾

The County of Houghton votes every four years to fix millage rates pursuant to Article IX of Michigan Constitution of 1963. The fixed rate for townships is as follows:

Purpose	Allocated Millage	Maximum Millage to be Levied After Roll-back	Expiration Date of Millage
General Operating	1.3000	1.2672	In perpetuity

⁽¹⁾ The Michigan Constitution places certain restrictions on new taxes and tax increases and limits taxes for the payment of principal and interest on bonds or other evidences of indebtedness outstanding on or after December 23, 1978, unless such obligations are approved by the electors of the issuing public corporation.

In addition, Article IX, Section 6, permits the levy of millage in excess of the above for:

1. All debt service on tax supported bonds issued prior to December 23, 1978 or tax supported issues which have been approved by the voters for which the issuer has pledged its full faith and credit.
2. Operating purposes for a specified period of time provided that said increase is approved by a majority of the qualified electors of the local unit.
3. Payment of valid judgments levied in accordance with State law.

ANNUAL INFORMATION STATEMENT
FOR THE TOWNSHIP OF ADAMS, COUNTY OF HOUGHTON, MICHIGAN
TAX LEVY AND COLLECTIONS*

Year	Tax Levy	Collections to March 1	
		of Following Year	
2017	\$ 58,825	\$ 54,219	92.2%
2016	58,134	53,661	92.3%
2015	58,549	54,016	92.3%
2014	57,080	50,427	88.3%
2013	54,104	50,002	92.4%
2012	50,384	45,223	89.8%
2011	48,419	40,739	84.1%

* Township operating levy and collections only.

Source: Treasurer, Township of Adams

GENERAL FUND – FUND BALANCE

Fiscal Year Ended March 31,	Fund Balance
2018	\$ 899,785
2017	818,778
2016	751,329
2015	726,014
2014	683,075

Source: Adams Township audited Financial Reports

ANNUAL INFORMATION STATEMENT
FOR THE TOWNSHIP OF ADAMS, COUNTY OF HOUGHTON, MICHIGAN
REVENUES FROM THE STATE OF MICHIGAN

The Township of Adams receives revenue sharing payments from the State of Michigan under the State Constitution and the State Revenue Sharing Act of 1971. The following table sets forth annual revenue sharing payments and other moneys received by the Township for years 2014 through 2018:

Fiscal Year Ended March 31,	Constitutional Payments	CVTRS Payments	Total
2018	\$ 150,131	\$ -	\$ 150,131
2017	139,916	-	139,916
2016	136,379	-	136,379
2015	138,671	-	138,671
2014	134,926	-	134,926

Source: Adams Township audited Financial Reports

DEBT STATEMENT

(As of September 30, 2018, including the Bonds described herein)

DIRECT DEBT

General Obligation Bonds

7/17/2013	2013 Refunding Bonds		\$670,000
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Revenue Bonds

10/18/1995	1995 Utilites Sewer	\$465,000	
11/27/2001	2001 Utilites Sewer (Painesdale)	722,000	
7/23/2008	2008 Utilites Sewer (Trimountain)	484,000	
7/14/2010	2010 Utilites Sewer (Baltic)	589,000	
7/10/2017	2017 Utilites Water (Taxable)	1,960,000	\$4,220,000

TOTAL DIRECT DEBT

\$ 4,890,000

Less:

Revenue Bonds

4,220,000

NET DIRECT DEBT

\$ 670,000

OVERLAPPING DEBT

100.00%	South Range School District	\$ 36,000	\$ 36,000
90.01%	Adams Township	4,858,493	4,373,130
5.13%	Houghton County @ Large	2,651,151	136,004
3.65%	Cooper Country I/S/D	-	-

TOTAL OVERLAPPING DEBT

\$ 4,545,134

NET DIRECT AND OVERLAPPING DEBT

\$ 9,435,134

Source: Municipal Advisory Council of Michigan

DEBT RATIOS:

Per Capita 2018 State Equalized Valuation	\$21,247.71
Per Capita 2018 True Cash Value	\$42,495.42
Per Capita Net Direct Debt	\$1,660.44
Per Capita Combined Net Direct and Overlapping Debt	\$3,203.78
Percent of Net Direct Debt of 2018 State Equalized Valuation	7.81%
Percent of Net Direct and Overlapping Debt of 2018 State Equalized Valuation	15.08%
Percent of Net Direct Debt of 2018 True Cash Value	3.91%
Percent of Net Direct and Overlapping Debt of 2018 True Cash Value	7.54%

DEBT HISTORY: There is no record of default.

FUTURE BONDING: The Township of Adams does not anticipate the issuance of any additional bonds or notes within the next six months.

ANNUAL INFORMATION STATEMENT
FOR THE TOWNSHIP OF ADAMS, COUNTY OF HOUGHTON, MICHIGAN

SCHEDULE OF BOND MATURITIES

(As of September 30, 2018, including the Bonds described herein)

Year	Obligation	
	General Obligation Bonds	Revenue Bonds
2018	\$ -	\$ 34,000
2019	50,000	89,000
2020	50,000	92,000
2021	55,000	95,000
2022	55,000	100,000
2023	55,000	102,000
2024	60,000	105,000
2025	60,000	110,000
2026	65,000	113,000
2027	65,000	118,000
2028	70,000	121,000
2029	70,000	124,000
2030	15,000	129,000
2031	-	134,000
2032	-	138,000
2033	-	144,000
2034	-	147,000
2035	-	153,000
2036	-	122,000
2037	-	124,000
2038	-	129,000
2039	-	133,000
2040	-	138,000
2041	-	136,000
2042	-	96,000
2043	-	98,000
2044	-	101,000
2045	-	105,000
2046	-	107,000
2047	-	110,000
2048	-	115,000
2049	-	88,000
2050	-	90,000
2051	-	64,000
2052	-	66,000
2053	-	67,000
2054	-	68,000
2055	-	70,000
2056	-	71,000
2057	-	74,000
	<u>\$ 670,000</u>	<u>\$ 4,220,000</u>