

CITY OF LINCOLN PARK, MICHIGAN
CERTIFIED COPY OF RESOLUTION #04-131A

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING.

UNDER THE DATE OF: April 5, 2004

MOVED BY Councilwoman Brady

SUPPORTED BY Council President Kandes

RESOLVED, that "AN ORDINANCE TO AMEND THE CODIFIED ORDINANCES OF THE CITY OF LINCOLN PARK BY AMENDING THE EXISTING SECTION .30 OF CHAPTER 271 ENTITLED ACCEPTANCE OF PLAN, AND AMENDING THAT SECTION WITH A NEW SUBSECTION (b)", be given its Third and Final Reading and **ADOPTED**.

The City of Lincoln Park Ordains:

That Section .30 of Chapter 271 of the Codified Ordinances of the City of Lincoln Park is amended by adding a new subsection (b) as follows:

"An Amended and Restated Development Plan and Tax Increment Financing Plan is hereby accepted."

WHEREAS, the Lincoln Park Downtown Development Authority (the "Authority") has prepared and recommended for approval to the City of Lincoln Park Amended and Restated Downtown Development Plan and Tax Increment Financing Plan (the "Plan") for the Development area in the Downtown District within the City of Lincoln Park (the "City"), and

WHEREAS, on March 29, 2004, the City Council held a Public Hearing on the Plan for the Authority's Development Area in the Downtown District pursuant to Act 197, Public Acts of Michigan 1975, as amended (the "Act"), and

WHEREAS, the City Council has given the taxing jurisdictions within which the Development Area is located an opportunity to meet with the City Council and/or Authority to express their view and recommendations regarding the Plan, as required by the Act.

1. FINDINGS:

- a. The Amended and Restated Development Plan portion of the Plan meets the requirements set forth in section 17(2) of the Act, and the Amended and Restated Tax Increment Financing Plan portion of the Plan meets the requirements set forth in section 14(2) of the Act.
- b. The proposed method of financing the development is feasible, and the Authority has the ability to arrange financing.
- c. The development is reasonable and necessary to carry out the purposes of the Act.
- d. Any land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Act.
- e. The Development portion of the Plan is in reasonable accord with the master plan of the City.
- f. Public service, such as fire and police protection and utilities, are or will be adequate to service the Development Area.
- g. Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, are reasonably necessary for the Plan and for the City.

2. The City Council hereby determines that the Plan constitutes a public purpose.

3. The City Council hereby determines that it is in the best interest of the public to halt property value deterioration, increase property tax valuation, eliminate the cause of the deterioration in property values, promote growth in the Downtown District and to proceed with the Plan.

4. The Amended and Restated Plan is hereby approved and adopted. A copy of the Plan and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict repealed and each section is hereby declared to be independent, and the finding and holding of the City Council is hereby affirmed.

City of Lincoln Park

Wayne County, Michigan

NOTICE OF PUBLIC HEARING

**TO AMEND AND RESTATE THE DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN FOR**

THE LINCOLN PARK

DOWNTOWN DEVELOPMENT AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF

LINCOLN PARK

PLEASE TAKE NOTICE that the City Council of the

City of Lincoln Park, Wayne County, Michigan, will hold a

public hearing on **Monday, March 29, 2004 at 8:00 p.m.**

Eastern Daylight Time in the Council Chambers, second

floor of City Hall, located at 1355 Southfield Road, Lincoln

Park, Michigan, to consider an ordinance to adopt the

Amended and Restated Development Plan and Tax

Increment Financing Plan for the City of Lincoln Park

Downtown Development Authority (DDA) pursuant to Act

197 of the Public Acts of Michigan of 1975, as amended.

The boundary of the DDA Development Area, the

same boundary as defined in the 1995 Development Plan

is generally described as follows:

Properties on both sides of Fort Street (M-85)

extending from Outer Drive to Champaign

(except properties on the east side of Fort

between Cicotte and Monte); properties on both

sides of Southfield Road between Electric and

Porter; and properties on the south side of Outer

Drive between Lafayette and Austin. All public

or private alleys and other public rights of way

abutting these lots are also included within the

boundary of the Development Area. All public

or private alleys and other public rights of way

abutting these lots are also included within the

boundary of the DDA Development Area.

At the public hearing, all interested persons desiring

to address the City Council will be afforded an opportunity

to be heard in regard to the proposed Amended and

Restated Development and Tax Increment Financing

Plans of the Downtown Development Authority.

PERSONS REQUIRING REASONABLE ACCOM-

MODATION TO DISABILITIES IN ORDER THAT THE

HEARING BE ACCESSIBLE TO THEM ARE REQUEST-

ED TO NOTIFY THE CITY CLERK NO LATER THAN

5 BUSINESS DAYS PRIOR TO THE DATE OF THE

HEARING OF SUCH DISABILITY.

FURTHER INFORMATION may be obtained from

the City Clerk, 1355 Southfield Road, Lincoln Park, MI

48146, telephone (313) 386-1800.

This notice is given by order of the City Council of the

City of Lincoln Park, Wayne County, Michigan.

Donna Breeding, City Clerk

812-03104-03174

City of Lincoln Park

Wayne County, Michigan

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B R i Beckett & Raeder

Landscape Architecture
Planning & Engineering

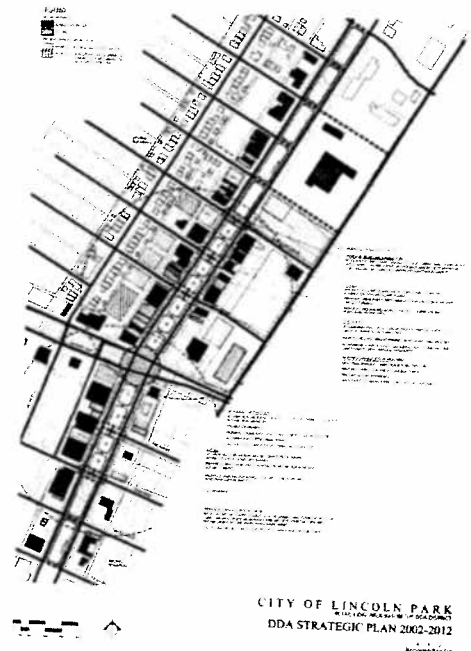
Downtown Lincoln Park Strategic Development Plan

Lincoln Park, Michigan

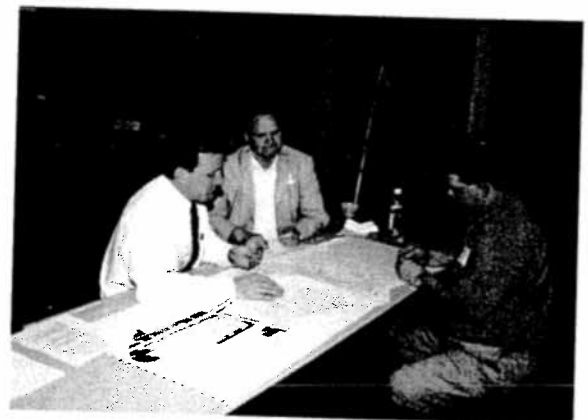
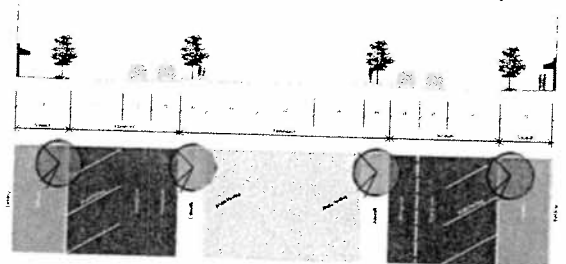
Lincoln Park, a blue-collar inner-ring suburban community of 40,000 residents within metropolitan Detroit has experienced, like many other inner-ring suburbs, the dynamics of decline as measured in loss of population, relative household income, and by the state of its downtown whose image, vitality, and physical condition have declined for several decades. Compounding downtown conditions is a bisecting highway with 45m.p.h. traffic on six traffic lanes, two deceleration lanes, a median, no left turns, and 200 feet of right-of-way separating businesses from one another. However, other communities similar to Lincoln Park in history, demographics and physical layout, have reversed, with sustained effort, downtown's decline and experienced positive results of an improved downtown that serves an important economic and social function within the community.

The objectives of the Strategic Plan were to identify development priorities and implementation strategies leading to attractive and vital patterns of development that support the community's vision for downtown. Work tasks progressed as follows: review of existing community plans, stakeholder interviews, visioning workshops, building and site assessment, land use maps and analysis, board planning session, preliminary plan, implementation strategy and final plan, report to City Council, and public presentation.

The Strategic Plan produced new planning tools for the City including digitized mapping; a rigorous community involvement process that established development priorities; quantified economic costs of underutilized land; and action plans that describe projects, priorities, sequence, budget and funding sources. The plan also served as a basis for updating the DDA Development and Tax Increment Financing Plans.



Fort Street Road Configuration -Concept #1



i
instrumental
+ Tax Incre
Plan Finan.

Downtown / D Strachan / Downtown

ORGANIZATION COMMITTEE - Lincoln Park Downtown Development Authority
Organization Strategies * Priority Action Steps

Priority Level Key: 0 = Immediate and/or On-going; 1 = Within 1 year; etc.

Action	Priority Level	Budget	Funding Source
1. Maintain full-time DDA Director	0	60,000	DDA/TIF
2. Create DDA Standing Committees a) Organization Committee (committee chairs / officers) b) Design & Physical Improvements Committee c) Economic Development Committee d) Marketing & Promotion Committee	0	0	n/a
3. Create Nomination Subcommittee for Board & Committees	0	0	n/a
4. Schedule Annual Planning Session w/Council, EDC, PC, ZBA, DBB	0	0	n/a
5. Create Technical Assistance Program for property/business owners a) Financing & development incentives b) Marketing vacant space c) Design assistance program d) Assist in obtaining City permits e) Federal investment tax credits for renovation f) Referral to professionals for adaptive use projects	0	0	DDA staff
6. Technical Training for City/DDA Officials: econ. dev., city operations a) Michigan Municipal League b) Mich. Downtown & Financing Assn. c) Mich. Economic Developers Assn.	1	750	City/DDA
7. Write By-laws for future Downtown Business Assn.	3	0	DDA

DESIGN & PHYSICAL IMPROVEMENT COMMITTEE - Lincoln Park DDA

Design Strategies * Priority Action Steps

Priority Level Key: 0 = Immediate and/or on-going; 1 = Within 1 year; etc.

Action	Priority Level	Budget	Funding Source
1. Plan road reconfiguration of Fort Street	0		DDA/TIF
a) Preliminary traffic counts: intersections peak period	0	250	
b) Strategy w/ MDOT: ownership; traffic study; driveways	0	Hourly	
c) Determine scope & methodology of traffic study	0	Hourly	
d) Traffic study by engineer w/ lane reduction experience:	0	35,000	
* Lane reduction; side street connections; new traffic signals at White & O'Connor; curb angle parking; median angle parking; 2-lane roundabout; traffic counts; design options; project management			
e) Access Management program	0	0	
f) Plan & estimate streetscape improvements	0	Hourly	
2. Zoning ordinance amendment: overlay district in core area		5,500	DDA/TIF
a) Define core area: road reconfiguration, zoning changes	1	0	n/a
b) Define "retail frontage line" within core area	1	0	n/a
c) Reduce retail uses permitted outside retail frontage line	1	0	n/a
d) Reduce off-street parking requirements	1	0	n/a
e) Prohibit SF detached dwellings in core area	1	0	n/a
f) Prohibit parking lots on retail frontage line	1	0	n/a
g) More business signs allowed, incl. projecting signs	1	0	n/a
h) Prohibit new curb cuts in core area	1	0	n/a
i) Improve Standards for Architectural/Building Materials	1	0	n/a
3. Building Façade Design/Cost Studies in Core Area	2	23,000	MEDC
4. Parking: strategy to increase public supply where needed	1	Hourly	n/a
5. Improve/sustain DDA involvement in Site Plan Review process	0	0	n/a
6. Improve curb signage: bus stops/locations, parking signs, etc.	1	Hourly	City
7. Southfield Road: Access Management program	2	Hourly	City
8. Streetscape Improvements Fort St. Core Area (1,800 L.F.)		3,944,000	Bond/DDA/City/MDOT
a) Survey		20,000	
b) Conceptual Streetscape (1% construction)		36,000	
c) Design/Engineering (8% construction)		288,000	
Schematic		28,800	
Design Development		43,200	
Construction Drawings		144,000	
Construction Admin		72,000	
d) Construction (\$2,000/L.F.)		3,600,000	
Total estimate		3,944,000	
9. Public Parking Lot Improvements (1,060 parking spaces)	6	2,544,000	Bond/DDA/City
a) Reconstruction, paving, lighting, sidewalks, drainage			

ECONOMIC DEVELOPMENT COMMITTEE - Lincoln Park DDA

Economic Development Strategies * Priority Action Steps

Priority Level Key: 0 = Immediate and/or on-going; 1 = Within 1 year; Etc.

Action	Priority Level	Budget	Funding Source
1. Improve property database of available space	0	1,500	DDA staff
a) Lease/sale terms			
b) Photo			
c) Floor plan			
d) Property data sheets for marketing	1	2,000	DDA/TIF
e) Website: demographics & available properties			
2. Pre-develop sites targeted for redevelopment	0	0	DDA staff
a) Use market assessment			
b) Use incentives program			
c) Write RFP to solicit proposals			
3. Review/improve City Permit Process, esp. renovation projects	0	0	n/a
a) State Building Code: review Chapter 34	1	1,000	City
b) Technical training: Mich. Building Officials Assn., Mich. Dept. Consumer & Industry Svcs., etc.			
c) Maintain DDA involvement in SPR process	0	0	n/a
4. Market Assessment to identify potential retail for recruitment	1	30,000	MEDC
a) Trade area data & expenditure potential			
b) Tenant mix analysis & recommendations at key sites			
5. Development Incentives Program			
a) Façade grants, max \$10,000 + match up to \$10,000	1	200,000	DDA/TIF
b) Design Assistance Program, max. \$5,000	1	50,000	DDA/TIF
c) Continue EDC business loans	0		EDC
d) Program brochure		2,000	DDA/TIF
6. Business Retention/Expansion Program			
a) Dev. Incentives Program		350	DDA/TIF
b) Market Study results: expand product lines	0	0	DDA staff
c) Technical Assistance		0	DDA staff
d) DDA Marketing Programs		0	DDA staff
7. Business Recruitment Program			
a) Use market assessment to identify targets		0	DDA staff
b) Identify retail recruitment prospects		0	DDA staff
c) Form recruitment team		0	DDA staff
d) Create recruitment packet		4,000	DDA/TIF
e) Meet w/owners & assemble property data sheets		0	DDA staff
f) Contact prospects & follow-up		0	DDA/staff
8. Property Acquisition & Development			
a) Prioritize vacant spaces in retail/core area	0	0	
b) Obtain purchase options where appropriate	0	15,000	DDA/TIF
c) Acquire target properties	1	600,000	Bond
d) Make appropriate repairs/improvements	2	100,000	Bond
e) Pre-develop site (see above)	3	3,000	Bond/DDA
f) Property Maintenance	0	10,000	Bond/DDA
g) Market site w/RFP, incentives	3	0	n/a
h) Property Disposition	4	5,000	Bond/DDA
9. New Municipal Complex			
a) Planning & Design	6		DDA/TIF
b) Site acquisition & preparation	7		DDA/TIF
c) Construction	8		Bond/City

MARKETING & PROMOTION COMMITTEE - Lincoln Park DDA

Marketing & Promotion Strategies * Priority Action Steps

Priority Level Key: 0 = Immediate and/or on-going; 1 = Within 1 year; etc.

Action	Priority Level	Budget	Funding Source
1. Market & promote DDA District			
a) Subscribe to Downtown Promotion Reporter	0	180	DDA/TIF
b) Cross marketing between businesses (e.g. free rose w/new bank account, etc.)	1	0	
c) Cooperative advertising program	2	5,000	DDA/TIF
d) Establish core shopping hours	2	0	
2. Promote DDA plans & activities			DDA/TIF
a) DDA quarterly newsletter to all owners	0	2,500	
b) Regular press releases	0	0	
c) Cable TV	0	0	
d) Present at meetings of service clubs, Chamber, etc.	0	0	
e) Promote downtown building improvements	0	0	
f) Promote DDA development incentives program	0	0	
g) Website	1	2,000	DDA/TIF
3. DDA Quarterly Newsletter w/solicited ads to off-set cost	0	2,500	DDA staff
4. Special Events	1		
a) Apply for "Touring Grant": Mich. Humanities Council	0	0	DDA staff
b) Four major events per year	1	20,000	Grant/DDA/Sponsors
c) Coordinate with Chamber of Commerce			
d) Event sponsors that are promoted			
e) Tie-in to existing events (e.g., Qtrly Business Person's Breakfast; Mem. Day Parade; LP Days (August carnival in park); Fantasy Land at Bandshell; Anxiety Alley (Halloween haunted house) at Bandshell; Christmas Tree Lighting; Crusin' Downriver (July)			
f) Examples for New Events: Pet Parades/Pageants/owner look-alike contest; Do-It-Yourself Home Improvement Show & Demonstrations; Make-It & Take-It Crafting activities; Classic Car Show; Baking Contests & Demonstrations; Town Picnics; Bed Races; Lip-Sync Contests (see Downtown Promotion Reporter & city websites)			
5. Media Relations			
a) Press releases	0	0	DDA staff
b) One media contact			
6. Common Dumpster Program	2	0	DDA staff
a) Bidding process for one vendor			
b) Early AM pick-ups			
c) More control & cleaner lots			
d) Dumpsters are shared			
e) Cost savings per business			
f) Individual billings			
7. Public Safety Roundtable	0	0	
a) Coordinate w/Public Safety Commission			
b) Recruit members			
c) Hold roundtable discussions			
d) Implement recommendations of roundtable			
8. Prepare Downtown Directory w/advertising	2	3,000	DDA staff
9. Establish Downtown Business Association	3	0	DDA staff
a) Manage promotions & special events			
b) Membership Services			
Marketing Program			
Cooperative Advertising			
Reduced cost dumpster service			
Downtown Directory			
c) Membership Dues			

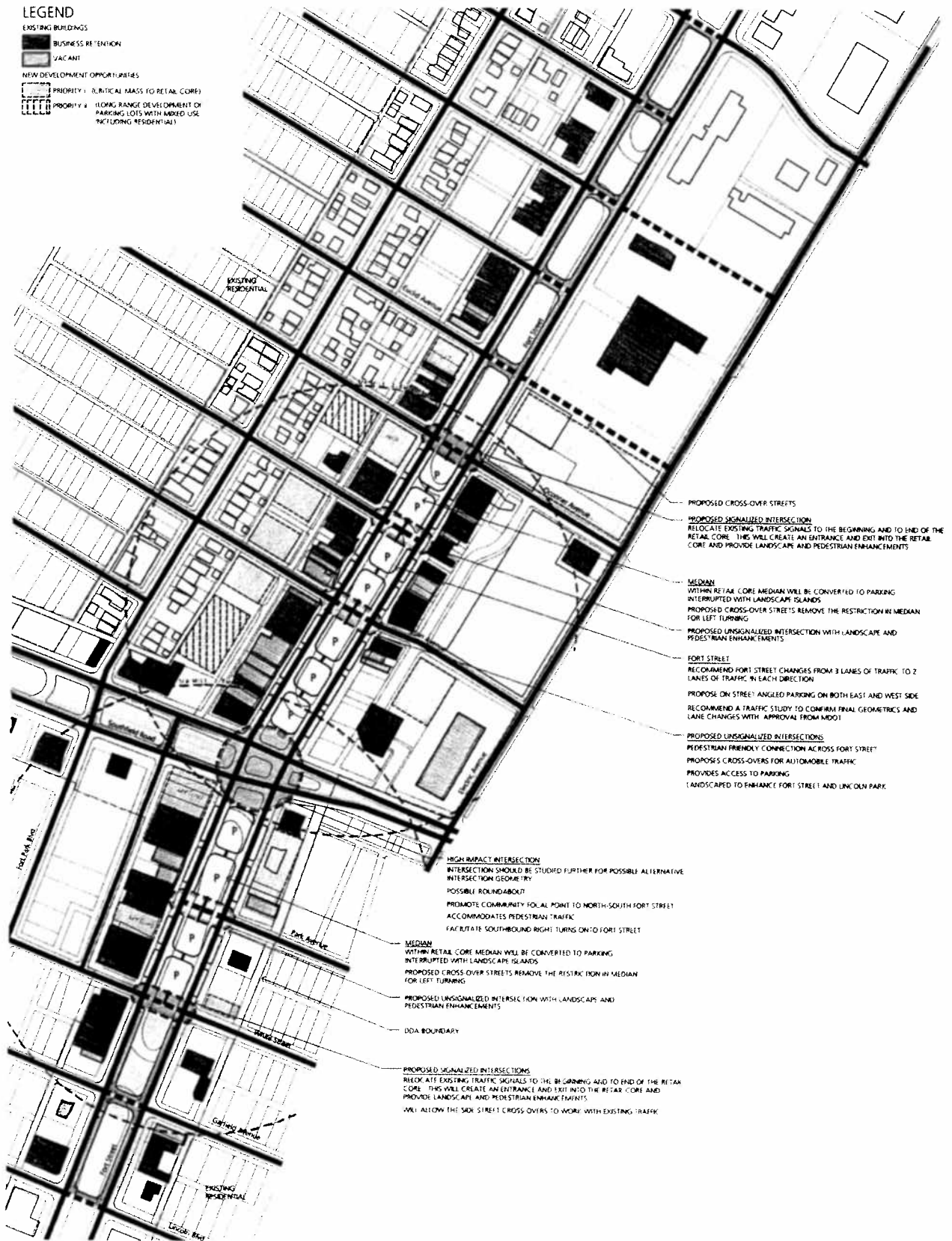
LEGEND

EXISTING BUILDINGS

- BUSINESS RETENTION
- VACANT

NEW DEVELOPMENT OPPORTUNITIES

- PRIORITY 1: CRITICAL MASS TO RETAIL CORE
- PRIORITY 2: LONG-RANGE DEVELOPMENT OF PARKING LOTS WITH MIXED USE (INCLUDING RESIDENTIAL)



CITY OF LINCOLN PARK RETAIL CORE AREA WITHIN THE DDA DISTRICT DDA STRATEGIC PLAN 2002-2012



Community Involvement Report

City of Lincoln Park
Downtown Development Authority
May - July 2002



B R i
Beckett&Raeder
*Landscape Architecture
Planning & Engineering*

**COMMUNITY INVOLVEMENT REPORT
CITY OF LINCOLN PARK
DOWNTOWN DEVELOPMENT AUTHORITY
May - July 2002**

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COMMUNITY INVOLVEMENT REPORT

May – July 2002

CITY OF LINCOLN PARK, MICHIGAN
DOWNTOWN DEVELOPMENT AUTHORITY
STRATEGIC PLAN 2002-2012

Beckett & Raeder, Inc.

ESTABLISHING OWNERSHIP THROUGH INVOLVEMENT

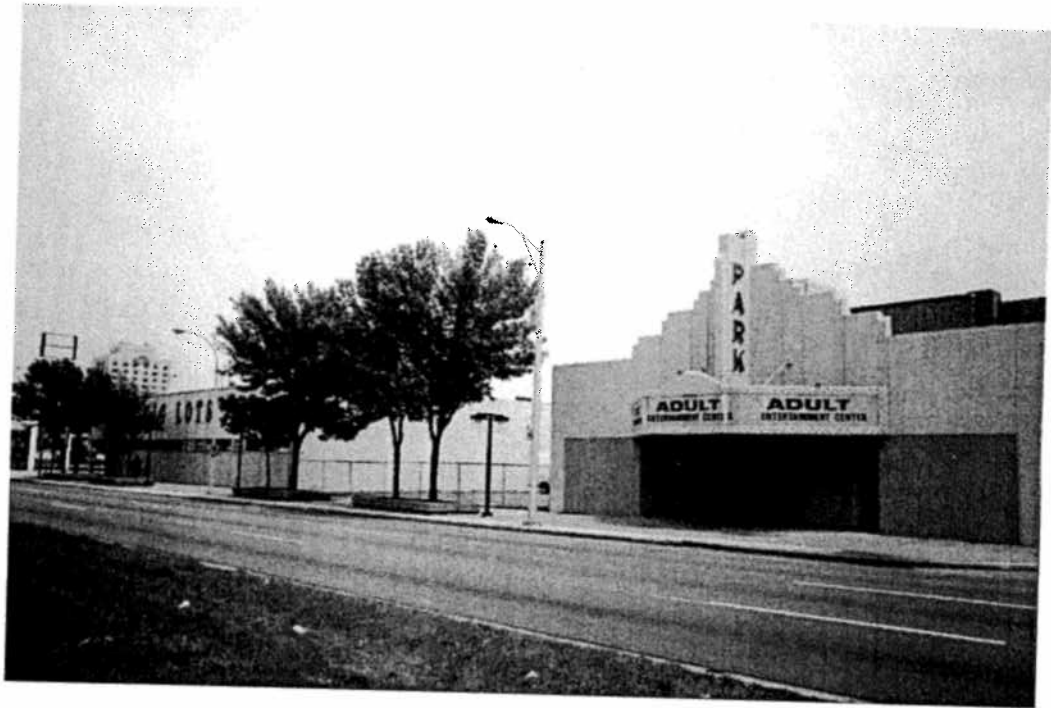
I. PURPOSE

Lincoln Park's Downtown Development Authority (DDA) District, centered at Fort Street and Southfield Road, is more than a physical place. The district is composed of a variety of interests including public, private, and institutional entities and, more importantly, people. The two broad streets are conduits by which people travel, conduct business, live, shop, pray, participate in local civic affairs, and seek cultural, educational, medical, and entertainment pursuits. As a result, the development of a revitalization program for the district needs to include the concerns, aspirations, and visions of these diverse stakeholders in the process.

Two separate initiatives comprised the public involvement process. These included interviews with individuals identified by the DDA Director and four Visioning Sessions. The results of those efforts are summarized in this section of the report. Collectively, this input will help shape the framework leading to a strategic development plan and the revitalization of the Lincoln Park DDA District.

II. STAKEHOLDER INTERVIEWS

Stakeholder interviews were conducted with ten business/property owners, three business managers, and three elected officials during the months of May and June, 2002, at locations specified by the participant. To manage the interview process, a questionnaire was prepared to guide the interview process and to ensure that similar questions were asked of all participants. To encourage detailed discussion on matters relating to geographic locations, participants were provided a map of the study area for them to illustrate the locations of their concerns.



Fort Street vacancies, east side, between O'Connor & Russell Streets



Vacant buildings and vacant lots detract from downtown Lincoln Park's image and vitality

Interviews were conducted with the following individuals:

- Bryan Craddock, BC's Pizza, 1226 Fort St.
- John Kernan, Kernan's Funeral Home, 1020 Fort St.
- Tony Vizachero, City Towing, 1785 Southfield
- Valerie Wynns, Central Work Clothes, 2017 Fort
- Steve Brown, Mayor
- Don Van Cleave, Al Petri & Sons, 2160 Fort
- Leas Moraitis, Park Restaurant, 1681 Fort
- James Kaye, multiple property owner on Fort Street
- Victoria McLain, Law Offices of McLain, 1631 Fort
- Mark Yajerlener, Farbman Mgmt. for Oakwood Health Services property at 25750 & 25650 W. Outer Drive
- Joe Wienczak, Manager, Walgreen's, 1765 Fort
- Hank & Chris Modzelwski, Park Floor Covering, 1705 Fort
- Mike Busen, Busen's Appliance, 2323 Fort
- Caron Chatham, Manager, National City Bank, 1605 Fort
- Mark Kandes, City Council member
- Don Mandernach, City Council member, retired from City DPS

Image

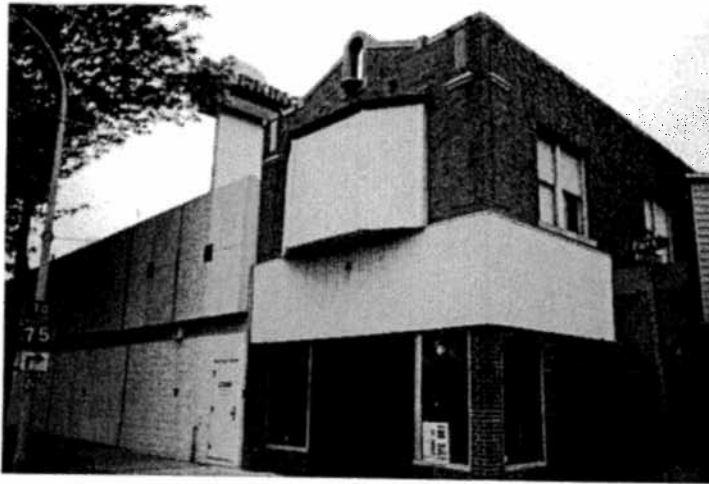
What is your image of downtown LP? An area once noted for its vibrant retail shopping is now described as "Run down, vacant buildings"; "Dirty, unkept"; "A dying dilapidated downtown"; "Hit on hard times beginning with the State's elimination of Fort Street's median parking"; "Neglected for many years"; "Many buildings do not appear to be open"; "CVS looks vacant"; "Much disinvestments by owners"; "Declining but great potential"; "Lacking continuity ... inconsistency, such as the inconsistent front setbacks"; "Buildings are not kept up, no basic maintenance"; "No incentive to walk more than a block -- compare to downtown Wyandotte"; "Clearly, there's work to do, many vacancies, not a good image".

Vitality

Assess the vitality of the business district. Several distinguished a boundary line for vitality, where south of Southfield Road was more vital than north of Southfield: "No competitive retail, poor business mix, all remaining businesses are destination and do not share customers, especially north of Southfield"; "North of Southfield is often shunned by Lincoln Parkers". Others made no such distinction: "No people on the street"; "Lack of visible people"; "Deteriorating, as evident by vacant sites not being redeveloped"; "No marketing to let me know what's there"; "Needs more variety and more stores". One person noted: "Some solid businesses, but spotty. Better than Delray. I'm worried about vacancies. Downtown hasn't been vital since the 60s". Delray was mentioned more than once.

Desired Land Use Changes in the DDA District

Are there any types of land use changes that you'd like to see downtown? For the most part, no major land use changes were mentioned, just "fill-in vacant spots with commercial and residential". Most frequently mentioned was the desire for more commercial uses, especially small shops, and more residential uses, including upper floor dwellings. Often, both commercial and residential uses were mentioned in the same breath. However, three people mentioned redeveloping Fort Park homes, north of Southfield, with new commercial uses, and three mentions were given to a new municipal complex on Fort Street north of Southfield.



Symbols of Fort Street image: vacant building and CVS's blank wall at Arlington Street



Vacant ground floor in historic building on Fort's west side



Vacant site, formerly Pep Boys, on Southfield east of Fort St.

Land use development *priorities*

Nearly all respondents thought that commercial in-fill development should be the priority, particularly a greater variety of "small stores" and "more retail business to attract people on the sidewalk, as people park in back and don't know what's across the street". To a lesser extent, residential uses were mentioned as a land use priority, but typically as a complement to small neighborhood commercial development.

Desired Improvements in the Downtown

Most frequently mentioned improvements:

- Roadway configuration changes to Fort Street: traffic calming measures, more convenient on-street parking (especially angle parking at the curb and in the median), pedestrian amenities (e.g., more pedestrian crossings);
- Building façade improvements (including better business signage) and related implementation measures, most notably financial incentives (repeatedly mentioned), more code enforcement, and design review;
- Improved public spaces: landscaped and better maintained;
- More retail businesses to fill vacant buildings, particularly with open front doors and required storefront windows;
- Improved site plan review process.

As one person seemed to summarize: "Create a proper shopping atmosphere."

Types of new businesses desired

What types of new businesses would you like to see downtown? Most frequently mentioned were:

1. Restaurants.
2. Food specialties, such as bakeries, deli, fruit market, coffee.
3. Groceries.
4. Apparel and shoes.
5. Bookstore.

Nearly all respondents emphasized various small retail shops, particularly food, whether restaurant, food specialties, or groceries: "Retail, apparel, shoes, hardware, groceries – a reason for people to come." One person painted a broader picture of a type of shopping environment that would attract a more varied business mix: "Create a type of shopping atmosphere to attract appropriate neighborhood shops: slow traffic, buildings front on the sidewalk, no front yard parking, no drive-thru's (except in rear), should-to-shoulder buildings/businesses, upper floor residences, no mid-block driveways on Fort, and more on-street parking."

Problems and Barriers toward Redevelopment & Revitalization

Most frequently mentioned as a problem and barrier was City Hall, whether a lack of business sense, resistance to change, lack of leadership and coordination, or past redevelopment announcements that were premature and "poisoned" the investment climate: "City Council, where a better business-sense is needed amongst decision-makers"; "Council needs more



The removal of convenient Fort Street median parking (here, at Arlington in the 1960s) was frequently mentioned as anti-business and the beginning of downtown's decline.



Today's "highway" road configuration on Fort Street was cited as contributing to speeding traffic and circulation difficulties for both customers in vehicles (turning around to access businesses) and for customers on foot (to cross Fort Street)



business people"; "Council micro-manages by old-fashioned non-business people"; "Premature announcements by City of property acquisition"; "Difficult for decision-makers to handle change"; "Old players resistant to change". Several mentioned that the City's apparent favoritism of new construction over renovation had negative investment results: "City has a bias toward new construction and against renovation, in which renovation cases the Building Department has many reasons for *not* doing something, but few solutions"; "City bias is apparent against renovation in some areas"; "The City favors speculative new development over building renovation, therefore resulting in a higher number of vacancies"; "Excessive City inspections, especially for older buildings, are counterproductive... while the Mellus Building sat vacant and open to the elements for 15 years". One person mentioned the absence of adequate property information at City Hall, such as no central property listing of available sites, incomplete property information such as owner and master plan, and the need for a one-stop shop at City Hall.

Other problems and barriers mentioned included: vacancies; poor building appearance; poor business mix; fast highway traffic; lack of shared parking in front of businesses (that is, lack of curb parking); the past removal of customer-convenient median parking that was not properly replaced and that hurt Fisher's, Sims, Norton's. The removal of Fort Street's median parking was mentioned by several people.

Traffic & Transportation Issues

Nearly exclusively mentioned were the negative "highway" characteristics of Fort Street which need road configuration changes for economic improvements and for more balance between vehicles and pedestrians. Complaints and prescriptions included: "Traffic is way too fast"; "There's no easy way to turn around on Fort to access businesses"; "Need more cross streets instead of deceleration lanes & turnarounds... look at speeds on Biddle Avenue in Wyandotte, also where bus stops are at corners and not mid-block"; "It's too easy to zip through the district... need something like traffic calming techniques to slow me down, with the overall purpose being a pedestrian environment for better shopping"; Too much through-traffic with no stopping, too much of a highway"; "Too commuter-oriented, too much through-traffic"; "The Fort highway and median parking removal both hurt"; "I'm still smarting from the loss of median parking on Fort"; "I favor traffic calming because slower traffic is more business-friendly".

Is downtown Lincoln Park a good place to invest?

A majority (63%) responded affirmatively, either *definitely yes* or *probably yes*:

<i>Definitely Yes</i>	4
<i>Probably Yes</i>	6
<i>Not sure</i>	4
<i>Probably No</i>	2
<i>Definitely No</i>	0
<i>Total responded</i>	16

Other issues?

When asked if there were other issues not covered in the questionnaire, only a few issues were mentioned: "Police discourage non-resident customers"; Surrounding neighborhoods need more owners and less renters"; "Want cooperation with code enforcement, police, court, public bodies".

III. VISIONING WORKSHOPS

Purpose of Workshops

A series of four Visioning Workshops, facilitated by Beckett & Raeder, were designed to open the planning process to a wide spectrum of citizen participation. The purpose of the workshops was to provide a forum for sharing concerns, ideas, and priorities related to the future of Lincoln Park's Downtown Development Authority district. The entire community participation process will help to clearly articulate fundamental goals, objectives and guiding principals upon which future decisions will be based. The resulting strategies will help to reduce uncertainty for residents, businesses, developers, and the community at large, and will help to educate all participants to the trade-offs inherent in development decision-making.

Many commonalities arose not only out of each visioning session, but also among all of the sessions. Presented here, organized around the small-group exercises, is a summary of the most often cited issues and ideas from all of the visioning workshops combined.

Workshop Format & Process

A series of four Visioning Workshops were held in the community and facilitated by Beckett & Raeder as follows:

- May 23 for DDA and City Officials, held at the Band Shell;
- June 11 open meeting for the community at-large, held at City Hall;
- June 12 for district business & property owners, held at the Greek Hall;
- June 18 for community volunteer organizations, held at the Band Shell.

The Lincoln Park DDA Visioning Workshops were loosely modeled after the methods for *Preferred Futuring*, developed in the 1970's by Ronald Lippit and his colleagues at the University of Michigan's Institute for Social Research. Through their knowledge of group dynamics and strategic planning, they constructed a four step process to address future development in communities of varying sizes. Each of the four Lincoln Park DDA Visioning Workshops were administered as a series of brainstorming exercises in a two and one-half hour period.

Each workshop followed a similar format, incorporating a series of small-group discussions and exercises to identify issues and to elicit ideas. Through a voting process, the workshops also guided participants to prioritize these issues and ideas. Group leaders were identified by the DDA Director for each workshop, and participants were divided into small groups with one group leader. Each small group chose a scribe to list all comments. Participants "voted" on their priorities by placing colored dots next to the most important ideas that came out of particular discussions. Finally, a member from each group presented the group's findings to the entire audience.



Table #2 votes for development preferences at the May 23 workshop



Table #4 discusses downtown priorities at May 23 workshop



Development discussion at Table #3 at the May 23 workshop

Beckett and Raeder Inc. facilitated the workshop sessions. The facilitators prepared and organized the 2 1/2-hour workshops to ensure that everyone participated and all points of view were aired freely in a relaxed setting. In addition, the facilitator introduced the brainstorming exercises and kept the group on task throughout the workshop.

Prior to the workshop, the facilitators met with the group leaders to fully describe their roles and review the discussion topics. Each group leader was responsible for moderating the interaction between group members. They helped motivate and direct participants towards proactive discussion and encouraged brainstorming, with little discussion, so participants felt free to experiment without first analyzing each idea. The following rules for "brainstorming" were clearly explained and followed throughout the workshop:

No idea is criticized

Seek to improve and elaborate on ideas

Focus on topics

Do not dwell on a single topic for too long

Maintain a positive attitude

Do not allow any participant to dominate

Each workshop proceeded in the following format and order:

- **SEATING, GREETINGS, AND GETTING ACQUAINTED.** City and DDA officials welcomed the attendees at the workshops and thanked them for participating. DDA Planning Consultants from Beckett and Raeder explained the purpose of the workshop and summarized the workscope of the Lincoln Park DDA Strategic Planning effort, of which these workshops are the initial steps.
- **SLIDE PRESENTATION.** Beckett and Raeder staff presented slides depicting various topics related to the workshop: the workshop process; photos of past-and-present downtown Lincoln Park; photos of other downtowns; comparison of city tax bases; local demographics; summaries of the City's master plan and zoning ordinance; roadway and traffic design concepts; how shopping districts work through customer sharing amongst shops; and the economic costs of underutilized land.
- **SCANNING THE PAST.** Large group discussion to break the ice and focus the participants on the community. The facilitator asked "*what was Lincoln Park like when you first arrived?*" Responses were simply called out and not recorded.
- **DOWNTOWN LINCOLN PARK REPORT CARD.** Each participant was asked to rate eleven downtown features and to answer three questions.
- **UNDERSTANDING THE PRESENT.** Small group discussions where each group was asked to brainstorm the things they felt most proud and most sorry about, that is, assets and



At the June 11 workshop, Table #1 discusses development strategies



Table #1 votes on development priorities at the June 12 workshop



Table #3 discusses development issues at the June 12 workshop

liabilities to downtown Lincoln Park. This discussion followed the rules of brainstorming. After each group compiled their list, each member was given four dots and was asked to vote on the top two "prouds" and top two "sorries". All of the groups determined the top assets and liabilities.

- **EVENTS, DEVELOPMENTS, TRENDS.** Small group discussions, where each group was asked to think about events, developments and trends of which they were aware that affect downtown Lincoln Park. This part of the workshop helped focus the group on *specific topics* and gave the session a grounding in reality. Because this discussion can sometimes be discouraging, each group leader made sure that the content was both positive and negative and did not dwell on any one topic for too long. All topics were discussed and comments were loosely focused and recorded under the following headings:

Land Use & Economic Development

Patterns of development, development standards, image & perceptions

Business Mix & type of businesses desired

Shopping Environment & Sidewalk Activity

Traditional downtown vs. commercial strip area

Pedestrian amenities vs. vehicular amenities

Vacant Buildings and Lots

Downtown housing types: upper floor apartments, townhouses, etc.

Linkages between downtown blocks and to community facilities

City process for zoning permits, building permits, licenses, etc.

Preservation of adjacent residential neighborhoods

Housing rehabilitation & maintenance

Appearance & Design

Streetscape components: building facades, storefront windows, business signs, roadway, parking lanes, sidewalks, curb, lighting, plantings, street furniture, alleys, trash containers, etc.

Signage: directional, business, street signs, etc.

Entrances to downtown

Maintenance of public spaces, private spaces, and code enforcement

Transportation / Infrastructure

Condition of infrastructure on Fort, Southfield & adjacent streets

Roadway median

Access to, and circulation amongst, businesses: customers and deliveries

Vehicular Movement

Pedestrian Movement

Parking

Public Transit

Security / Crime

Factors that detract from a sense of security

Perceived problem areas



Discussion at Table #4 at the June 12 workshop



Group discussion at Table #1 at the June 18 workshop



Discussion at Table #2 during the workshop on June 18

Race Relations

Marketing & Customers

- **THE PREFERRED FUTURE.** Small group discussions where participants were invited to take a trip via hot air balloon over Lincoln Park in the year 2012. Each participant was asked to describe the images that pleased him or her the *most*. These preferred images should be recorded in the present tense, using the rules of brainstorming. The descriptions moved from one participant to the next without excessive discussion. Each group used the top topics explored in the previous discussion as examples of images to describe. Each person voted for the three most important images on their group's list.
- **REALIZING THE IMAGE.** Small group discussions where each group reconvened and brainstormed all that can be done (strategies) to move toward the most important images/goals discussed in the previous exercise. Results of the brainstorming were recorded.
- **GROUP PRESENTATIONS.** Each group chose a member to present the group's findings of the brainstorming exercises to the entire audience.
- **CLOSING AND THANK YOU.** DDA and/or City officials thanked everybody for attending and made some closing remarks. Beckett and Raeder staff described to the participants the *next steps*, all of which would utilize the results of this workshop: priorities, images, ideas, future scenarios, and strategies. The next steps were described:
 1. *Community Involvement Report of visioning workshops and stakeholder interviews will be assembled and distributed to all participants and community leaders.*
 2. *Building and Site Assessment will be conducted of existing conditions, including building inventory data and map, occupancy/ vacancy assessment, and site assessment.*
 3. *Board Planning Session will take place with the DDA to assess the previous tasks and to determine general development priorities and strategies.*
 4. *Preliminary Strategic Plan will be created and presented to the DDA Board.*
 5. *Implementation Strategy and final strategic plan will be assembled from previous tasks, including phasing of projects, financial packaging plan of redevelopment projects, sources of funding identified, and will be presented to the DDA.*
 6. *Presentation, Report and Graphic Materials will be assembled, delivered to City Council, and presented to City Council at a public meeting.*



Pat Roberts presents from Table #2 at the June 18 workshop



*Bryan Craddock presents for Table #3
at the May 23 workshop*



*Jim Fox presents for Table #1 at
Workshop on June 11*

Workshop Participants

The City and Downtown Development Authority (DDA) invited a broad cross section of business owners, property owners, residents, and public officials to participate in at least one of four workshops, as follows:

TOTAL INVITED TO ONE OR MORE OF THE SESSIONS:

- 200+ business and property owners in DDA district;
- 9 DDA board members;
- 44 city officials (City Council, Economic Development Corporation, Planning Commission, Dangerous Buildings Board);
- All Lincoln Park churches, service organizations, community groups in Yellow Pages;
- All Lincoln Park residents via public notice in newspaper and cable TV.

TOTAL PARTICIPATED: 60 individuals

NAMES OF PARTICIPANTS BY WORKSHOP GROUP (*italicized* = group leader):

- **Workshop #1: DDA & City officials, 5/23/02, 3:00 PM, Bandshell**

Number invited: 44; number of participants: 20.

Table 1 - *Valerie Wynns*, James Ori, Carl Moore, Stanley Tyrna.

Table 2 - *Tom Gilley*, Joe Kaiser, Mike Busen, Mark Kandes.

Table 3 - *Vincine Bruzos*, Don Mandernach, Bryan Craddock, Rose Papp

Table 4 - *Richard Fines*, Russ LoDuca, Steve Brown, John Kernan

Table 5 - *Jim Fox*, Bill Hatley, Gerald Graczyk, Mike Schermesser.

- **Workshop #2: Open Community Meeting, 6/11/02, 5:00 PM, City Hall**

Open invitation via public notices in newspaper/TV; number of participants: 9.

Table 1 - *Leslie Lynch-Wilson*, Jim Fox, Valerie Wynns, Tom Gilley, Loel Gnadt.

Table 2 - *John Nelligan*, Joyce Seitz, Gerry Graczyk, James Bergen.

- **Workshop #3: Business & Property Owners, 6/12/02, 6:00 PM, Greek Hall**

Number invited: 200+; number of participants: 22.

Table 1 - *Karen Maniaci*, Tom Gilley, Kay Dudley, Jim Fox.

Table 2 - *Don Van Cleave*, Victoria McLain, Orla O'Brien, Sophie Gerisch, Pete Romain.

Table 3 - *Geno Sorice*, Caron Chatham, Gloria Russell, Gerry Graczyk.

Table 4 - *Rose Papp*, Steve Magina, Debbie Van Cleave, Mike Busen.

Table 5 - *Louis Piszker*, Max Schiebold, Ed Clemente, Joseph Griggs, James Kozniacki.

- **Workshop #4: Community Organizations & Volunteers, 6/18/02, 5:00 PM, Band Shell**

Number invited: 19 groups; number of participants: 9.

Table 1 - *Jim Fox*, Sally Grostick, Pastor Jerry Grubbs, Rose Papp, Mario DiSanto.

Table 2 - *Karen Maniaci*, Pat Roberts, Gerry Graczyk, Gil Solis.

Workshop Exercises and Results

EXERCISE 1: DOWNTOWN LINCOLN PARK REPORT CARD

Overall grade ratings of 53 respondents include the following (see complete report card results within this report):

- The lowest grades, D or D+, were given for most of the items asked: *appearance of the district; availability of curb parking; pedestrian crossings on Fort Street; retail mix; business district buildings; and apparent investment in the business area.*
- The highest grade was B- for *parking availability.*
- There was little or no grade variation amongst the four workshop groups.
- All three of the yes or no questions were answered nearly unanimously in the affirmative. To the question: *Is retail mix important for the future of downtown Lincoln Park?*, 98% answered “yes”. To the question, *Is the current roadway configuration (width, traffic speed, median design for circulation) a major barrier for downtown revitalization?*, 96% answered “yes”. To the question, *Should the DDA create financial incentives to improve building facades?*, 94% answered “yes”.
- An average rating of C- was given to downtown Lincoln Park as *a place for you to invest in a new business or property.*

EXERCISE 2: UNDERSTANDING THE PRESENT

The items that were discussed in this exercise were prioritized by each group. The top items from all groups combined have been summarized in this section, in order of priority. The number of mentions are in parentheses.

Top “Prouds”

1. Numerous long-term businesses (26)
2. Demographics & Geography (7)
3. New businesses, e.g., Tim Horton’s, Walgreen’s (4)

Top “Sorries”

1. Too many vacant/deteriorate buildings (41)
2. Fort Street’s high speed & difficulty for pedestrians (18)
3. Lack of restaurants (5)

CITY OF LINCOLN PARK DDA

DOWNTOWN LINCOLN PARK REPORT CARD

(Ratings For All Four Visioning Workshops & Overall)

Please mark your response in the box next to the Statement - and use the following ratings (A - Excellent, B - Above Average, C - Average, D - Below Average, E - Poor)

Transportation / Infrastructure
Appearance Looking at the entire DDA district along Fort Street, from Outer Drive to Champaign, and along Southfield from Electric to Porter, what is your overall perception of the buildings, signage, lighting, maintenance and appearance of this area?
Cleanliness – Public Areas How well are public areas (streets, sidewalks, alleys, parking areas, etc.) maintained?
Cleanliness – Private Areas How well are private areas (buildings, parking lots, signage) maintained?
Parking Availability: On-Street Is there sufficient on-street (curb) public parking within the downtown core area?
Parking Availability: Off-Street Is there sufficient off-street parking within the downtown core?
Pedestrian Crossings on Fort Street How would you rate the pedestrians' ability to cross Fort Street during normal business hours?
Economic Development
Retail Mix How would you rate the mix of retail shops within the downtown district?
Business District Buildings What is your overall impression of the condition of buildings in the business district?
Apparent Investment in Business Area How would you rate the level of investment and / or reinvestment in the business district as displayed by exterior building renovations or interior building improvements?
City Building Dept. Assess the City's performance in processing & assisting in your business or property development, such as permits & licenses.
Your Investment Today Rate downtown Lincoln Park as a place for you to invest in a new business or property.
Answer the following Questions with a "Yes" or "No"
Retail Mix Is retail mix important for the future of downtown Lincoln Park?
Fort Street Roadway Configuration Is the current roadway configuration (width, traffic speed, median design for circulation) a major barrier for downtown revitalization?
Development Incentives Should the DDA create financial incentives to improve building facades?
Number of Respondents

City 5/23	Open 6/11	Owners 6/12	Vols 6/18	Over- All
D	D-	D+	D	D+
C-	D+	C-	D+	C-
D+	C-	C-	D+	C-
D	D-	C-	D+	D+
B-	B-	B-	B-	B-
D	D-	D+	D+	D
D	D+	D	D-	D
D	D+	D+	D+	D+
D	D+	D+	D	D+
C+	C-	C	C-	C
C-	C-	C	C-	C-
YES 94%	YES 100%	YES 100%	YES 100%	YES 98%
YES 100%	YES 100%	YES 88%	YES 100%	YES 96%
YES 88%	YES 83%	YES 100%	YES 100%	YES 94%
19	6	20	8	53



Karen Maniaci from Table #1 presents at the June 12 workshop



Rose Papp presents from Table # 4 at the June 12 workshop



Merchants applause a presentation at the June 12 workshop

EXERCISE 3: EVENTS, DEVELOPMENTS, TRENDS

The items discussed in this exercise were listed by each group. The most mentioned items from all groups are listed here along with typical quotes.

A. Land Use & Economic Development Issues

1. *Better business mix & more retail shops are needed (18)*
2. *Better business mix & more retail shops are needed (18)*
3. *Pedestrian / shopper traffic & amenities, e.g., angle parking, crosswalks, front entrances, traffic calming, outdoor seating (12)*
4. *Encourage upper floor dwellings (9)*
5. *Renovate empty & deteriorated buildings (5)*
6. *"Need new business types, especially retail stores & eateries with outdoor seating"*
7. *"No shortage of vacant buildings & vacant lots"*
8. *"Businesses are not close to each other nor complementary"*
9. *"Need clusters of compatible stores"*
10. *"Development is too scattered"*
11. *"Highway through downtown"*
12. *"Downtown functions more as a commercial strip than a traditional downtown"*

B. Appearance & Design Issues

1. *More code enforcement, but more business-friendly zoning process*
2. *More storefront windows, no blank walls*
3. *Better street lighting*
4. *Signage problems: street & business signs*

C. Transportation / Infrastructure Issues

1. *Pedestrian movement is poor to non-existent*
2. *"Access to businesses is inadequate"*
3. *Fort Street needs reconfigurations: traffic calming plan to slow traffic, reduce number of traffic lanes, add angle parking, add crossing opportunities & crosswalks*
4. *Lack of public transit*
5. *"Re-open cross streets across Fort Street & improve crossing ability"*
6. *"Remove one lane of traffic on each side of Fort & add angle parking"*
7. *"Grass & trees don't supplement businesses – need median parking"*

D. Security / Crime Issues

1. *Poor lighting & vacant buildings contribute*
2. *Lack of pedestrian traffic*
3. *More police presence... on foot & bicycles*
4. *"Uncomfortable parking behind buildings"*

E. Race Relations Issues

1. *Customer base is more diverse than LP residents*
2. *"Need better race relations training"*
3. *"Welcome all customers who use the downtown area"*



Preferred future for downtown Lincoln Park: visible people and mixed land uses of commercial & residential, as in these nearby downtown projects in Dearborn and Wyandotte



"Preferred future" features in downtown Birmingham: convenient angle parking & people on the sidewalk



Downtown Wyandotte was mentioned as a positive model for a proper shopping environment, including retail shops and storefront windows which are well maintained

EXERCISE 4: THE PREFERRED FUTURE

The items that were discussed in this exercise were prioritized by each group. The top three items from all groups combined have been summarized in this section, in order of priority:

1. ***Visible pedestrian traffic (51)***
2. ***Better business mix & more retail shops (47)***
3. ***Traffic calming & reconfiguration of Fort Street (15)***

Although the vast majority of specific preferences are contained within the above three general preferences, other lesser mentioned preferences included: improved streetscape landscaping; a new municipal complex (located on Fort Street north of Southfield); a new town square with greenery and seating; family-oriented functions and special events; a redeveloped Oakwood site on Outer Drive.

EXERCISE 5: REALIZING THE IMAGE

The groups discussed action strategies for achieving the most important images and goals listed above. A summary of the strategies follows:

1. *Grants (17) + grant writer (4) = (21)*
2. *Financial incentives for private development, e.g., façade loans, business loans, tax abatements (14)*
3. *New tax millage, e.g., bond, DDA 2 mill tax (12)*
4. *Fort Street: measures to reconfigure roadway & calm traffic (9)*

CITY OF LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY

*Amended and Restated
Development Plan and
Tax Increment Financing Plan*

Prepared By:

B R ⓘ
Beckett&Raeder

**CITY OF LINCOLN PARK
DOWNTOWN DEVELOPMENT AUTHORITY
AMENDED AND RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

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INTRODUCTION

Purpose Of The Downtown Development Authority Act

Act 197 of Public Acts of 1975, as amended, of the State of Michigan, commonly referred to as the Downtown Development Authority Act, was created in part to correct and prevent deterioration within business districts; to promote economic growth and revitalization; to encourage commercial revitalization and historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of a downtown development authority board; to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific development activities contained in locally-adopted development plans.

The Act seeks to attack problems of urban decline, strengthen existing areas and encourage new private developments in Michigan downtowns. It seeks to accomplish this goal by providing communities with the necessary legal, monetary and organizational tools to revitalize economically distressed areas either through public-initiated projects or in concert with privately motivated development projects. The manner in which downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular redevelopment area and the development priorities sought by the community and board in the revitalization of its area.

Creation of the Downtown Development Authority

On March 13, 1995, the Lincoln Park City Council adopted Resolution 95-155 and Chapter 271 of the City Ordinance, creating a Downtown Development Authority under Public Act 197 of 1975, and designated the boundaries of the Authority district within which the Authority will exercise its powers. The Downtown Development Authority District, in general, includes the commercial area beginning with the immediate area of the City limits at Fort and Outer Drive, and extending westerly to Fort Park Street, and easterly to Electric Avenue, and continuing in a southerly direction to the intersection of Fort Street and Southfield Road, then extending further west along the north and south sides of Southfield Road to the I-75 freeway, and containing a small portion of this area just west of the freeway inside the industrial park; then extending from the intersection of Southfield Road and Fort Street in a southerly direction along Fort Street to the intersection of Fort Street and Champaign Street. A formal description of the Development Area is provided as Exhibit 1 of this document and shown on Map 1.

Basis For The Amended and Restated Development Plan

This Plan amends and restates the 1995 Development Plan because the authority recently created its *Strategic Plan 2002-2012*, as called for in the 1995 Development Plan. This Amended and Restated Development Plan is based upon the *Strategic Plan* as adopted by the authority on November 7, 2002. The Downtown Development Authority Act provides the legal mechanism for local officials to address the need for economic development in the redevelopment district. In the

City of Lincoln Park and within the Downtown Development Authority District is the Development Area, the subject of this Amended and Restated Development Plan, which Development Area can be generally described as incorporating properties and public right-of-ways as described in Exhibit 1 and shown on Map 1. This Amended and Restated Development Plan and Tax Increment Financing Plan states the downtown development area, the type of projects, and the duration of the program.

STRATEGIC PLAN 2002-2012

The need for establishing the Development District described in Section 4 (referred to as "Development Area") is founded on the basis that the future success of Lincoln Park's current effort to revitalize its business district will depend, in large measure, on the readiness and ability of its public sector to implement the *Strategic Plan*, which calls for initiating public improvements that strengthen the business district, and encouraging and participating where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, attracting new business, and generating additional tax revenues.

The objectives of the *Strategic Plan* effort are to identify development priorities and implementation strategies leading to attractive and vital patterns of development that support the community's vision for downtown, and that result in the highest and best use of the limited land resources in downtown. While the time frame for the *Strategic Plan's* vision extends up to ten years, it recognizes the evolutionary nature of downtown, provides direction for projects and actions that will help the community and DDA capitalize on opportunities that fit within the framework of the community's vision for downtown Lincoln Park, and describes strategies as a means of advancing the downtown redevelopment efforts. Subsequent to DDA approval and as called for in the 1995 Development Plan, the *Strategic Plan* will be utilized to amend and restate the DDA Development and TIF Plans, which will be presented to the City Council for adoption.

An outline of the process of the *Strategic Plan 2002-2012*, referenced herein, is as follows:

- Review Existing Plans
- Interview Stakeholders
- Community Visioning Workshops
- Building and Site Assessment
- Land Use Map and Analysis
- Planning Session of Authority and City Council
- Preliminary Strategic Plan
- Implementation Strategy and Final Strategic Plan
- Final Report to City Council and Public Presentation

Portions of the *Strategic Plan 2002-2012* are summarized, below.

Downtown Building and Site Assessment

LAND USE ASSESSMENT	DDA DISTRICT	CORE AREA <i>between Euclid, Lincoln & Lafayette</i>
BLOCK AREA (SF)	7,950,216 (182 acres)	1,279,666 (29 acres)
Lot Coverage	23%	31%
Parking & Auto Circulation	31%	45%
BUILDING GROUND FLOOR (SF)	1,801,368	402,754
Retail/Restaurant	14%	33%
Office/Service	24%	36%
Residential	23%	1%
Vacant	27%	27%
PARKING (commercial)	4,793 spaces	1,548 spaces
Private spaces	82%	56%
Public spaces	18%	44%
Ratio: # spaces/floor area	3.70	3.89

Community's Vision for Downtown City Master Plan (1997)

The City's Master Plan, as specified for downtown, is summarized below:

- Downtown redevelopment is one of the City's two most significant land use issues
- Preserve traditional downtown character
- New buildings on front property line
- Emphasize pedestrian-friendly circulation
- Protect viability of local retailers
- Buildings to have street entrance & large windows
- Parking lots in rear
- Encourage mixed uses within buildings / sites
- Retail on ground floor & near Fort / Southfield
- Offices on 2nd floor and/or further away from Fort & Southfield
- Improve linkages between downtown blocks
- Renovate old buildings
- Provide incentives for private development
- Successful redevelopment only through a working partnership between the public sector (including the City and other agencies) and the private sector (consisting of concerned merchants, owners, community organizations and financial institutions).

City Zoning Ordinance for Central Business District, Chapter 1280 (1998)

- Purpose of CBD: pedestrian-oriented with mixed uses & shared parking.
- Discourage drive-through facilities.
- Prohibit anti-pedestrian uses, such as auto service, restaurant drive-throughs.
- Discourage separate off-street parking.
- Off-street parking requirements are equal to that for commercial strip areas, and range from 4 to over 10 parking spaces per 1,000 SF of floor area. These ratios are excessive for a downtown environment, especially when considering that

fully half of Core Area buildings are within 300 feet of public or shared parking, all of which suffer from low occupancy rates.

- All buildings to have one public entrance that faces the street.
- Building facades to conform to Standards for Architectural & Building Materials.
- All facades visible from street to have transparent windows, minimum 60% on first floor.
- No new or expanded parking lots unless approved by Planning Commission, although private parking lots are not prohibited from fronting Fort Street.
- Buildings place at lot line with no setbacks.
- Building height: minimum 2 stories and 28 feet.
- Detached single-family dwellings are a principally permitted use.
- Retail shops are only allowed one sign, and projecting signs are prohibited. Restaurants are allowed a sandwich board sign.
- Sidewalk displays are allowed without permit requirements, which is business-friendly.

Community Visioning Sessions: May 23, June 11, June 12, June 18, 2002

1. Report Card
 - The following downtown elements rate very low and these include: Appearance; Availability of curb parking; Fort Street pedestrian crossings; Retail Mix; District Buildings; Apparent Investment in Business Area
 - Overwhelming "Yes" to three questions:
 - Is *retail mix* important for future of downtown?
 - Is the current *Fort Street roadway configuration* a major barrier for downtown revitalization?
 - Should the DDA create *financial incentives* to improve building facades?
2. Preferred Future Priorities:
 - *Visible pedestrian traffic*
 - *Better business mix & more retail shops*
 - *Traffic calming & reconfiguration of Fort Street*
3. Strategies for Priorities:
 - *Grants & grant writer*
 - *Financial incentives for private development*
 - *New taxes*
 - *Fort Street: measures to reconfigure roadway & calm traffic*

Demographic Profile and Regional Development Forecast

POPULATION CHANGES 1980 – 2000		
	1980-1990	1990-2000
Region	-2%	+5%
Wayne County	-10%	-2%
Lincoln Park	-7%	-4%

Source: SEMCOG

<i>DEVELOPMENT FORECAST 2000-2030</i>			
	Population	Households	Jobs
Region	+18%	+32%	+32%
Wayne County	-4%	+2%	+5%
Lincoln Park	-16%	-2%	-16%

Source: SEMCOG

<i>CITY TAX BASES BY LAND USE</i>			
	Residential	Commercial	Industry
Southfield	46%	52%	2%
Dearborn	61%	27%	12%
Southgate	72%	26%	2%
Madison Heights	51%	24%	25%
Taylor	65%	24%	11%
Westland	74%	22%	4%
Plymouth	73%	20%	77%
Lincoln Park	83%	14%	3%

Source: Michigan Municipal League, State Equalized Values

Conclusions

- Downtown redevelopment is one of the two most significant land use issues within the City, as stated in the City's Master Plan.
- Downtown is, certainly, one of the City's greatest development opportunities for commercial and mixed uses.
- Downtowns are, traditionally, one of the community's prime sources for businesses, jobs and tax base.
- City long term tax revenues are overly reliant upon residential properties, which also tend to be public sector service tax consumers.

Downtown Strategic Plan 2002-2012

- Organization Strategies and Action Agenda
- Design & Physical Improvement Strategies and Action Agenda
- Economic Development Strategies and Action Agenda
- Marketing & Promotion Strategies and Action Agenda

See *Strategic Plan 2002-2012* and *Estimated Cost of Improvements* in Table 1, below.

AMENDED AND RESTATED DEVELOPMENT PLAN

1. Designation of Boundaries of the Development Area

The Development Area boundary is located within the jurisdictional limits of the City of Lincoln Park and the Lincoln Park Downtown Development Authority. The City of Lincoln Park established the Downtown Development Authority, pursuant to Act 197 of Public Acts of 1975, as amended, through adoption and publication of a

City Council Resolution 95-155 and Chapter 271 of the City Ordinance, adopted March 13, 1995. The Downtown Development Authority Development Area boundary, smaller than the Authority's District, is illustrated on Map 1. As proposed in this Amended and Restated Development Plan, the Development Area boundary is the same as defined in the 1995 Development Plan.

2A. Location and Extent of Existing Streets and other Public Facilities

Public land uses, within the Development Area, include right-of-ways under the jurisdiction of the City of Lincoln Park, Wayne County, and the State of Michigan. Public facilities within the development area include the Lincoln Park City Hall, Library, Museum, Post Office, and water treatment facility.

2B. Location, Character and Extent of Existing Public and Private Land Uses within the Development Area

Existing land uses within the Development Area are composed of public and private land uses.

Public Land Uses

There are public right-of-ways along Fort Street (M-85), Southfield Road (M-39 west of I-75), Outer Drive, I-75, Fort Park Blvd., and other side streets. In addition to public right-of-ways, there are several public land uses, including the City Hall, Library, Museum, Post Office, and the City water treatment facility.

Private Land Uses

- A. Residential – There are approximately forty-one (41) residential units within twenty-seven residential structures within the Development Area, estimated as follows: 25 single-family structures and approximately 16 apartments within two buildings.
- B. Commercial – Commercial properties within the development area include the businesses along Fort Street (M-85), Southfield Road, Outer Drive, and Howard Street. This business area reflects a typical pattern of buildings set back from the public right-of-way with no on-street parking. The business district is vehicular in nature and is not pedestrian oriented. Commercial properties have on-site parking.
- C. Industrial – There are several industrial, warehouse and distribution uses within the district. Properties located along the west side of Howard Street, now vacant, formerly contained industrial uses.
- D. Transportation - There are daily private transportation facilities, such as railroad lines and truck distribution terminals within the Development Area.

Vacant Land

There are many parcels of land available for development within the Development Area. Much of the vacant property is located along Fort Street (M-85), Howard Street, and Outer Drive, which are zoned for commercial development.

3. Location and Extent of Proposed Public and Private Land Uses.

The Amended and Restated Development Plan envisions the integration of public and private land uses as a method of strengthening the economic base of the Development Area. Proposed public land uses include a relocated municipal complex and civic center within the central portion of the Development Area. Future plans also envision more concentrated retail uses along the southwestern portion of the Development Area and mixed uses (residential/commercial) and curb parking along the northeastern portion of the Development Area.

Some properties may be considered as environmentally distressed and, as such, would require some level of remediation as part of their redevelopment strategy. If so, this would entail a cooperative effort between the DDA and the Brownfield Redevelopment Authority.

4. Legal Description of the Development Area

The boundaries of the Downtown Development Authority shall be as set forth in the legal description in Exhibit 1 and as described on Map 1, attached hereto and made a part hereof by reference.

5. Existing Improvements in the Development Area to be Demolished, Repaired or Altered and Time Required for Completion.

The proposed development program for the Development Area incorporates the integration of public and private improvements. The overall project descriptions in the Development Plan are delineated in the *DDA Strategic Plan 2002-2012* and in the next section.

As previously mentioned, the purpose of the DDA is to revitalize the business district and encourage reinvestment in property. Projects that cannot be quantified at this time, but are necessary for the success of the plan, include projects that involve the private sector. The role of the DDA in these projects is to provide the infrastructure (streets, parking, utilities, pedestrian amenities, lighting, etc.) to support the private initiative or, in some cases, to acquire and package the land necessary to accommodate the private development. The plan contemplates, from time to time and as necessary to encourage and implement development as herein planned, the demolition of existing improvements, such as the reconfiguration of improvements within the Fort Street right-of-way.

6. The Location, Extent, Character and Estimated Cost of Improvements including Rehabilitation for the Development Area and an Estimate of Time Required for Completion.

Projects proposed for implementation in the development area delineate various public and private improvements. Cost estimates listed in Table 1 are estimated costs and will be refined as design plans are completed for individual projects. Funding for public improvements are proposed from a variety of sources, including tax increment revenues, Federal and State sources, and other additional sources depending on the scope and location of the project. In addition, funds may be sought from Community Development Block Grant funds, Rural Development Administration, Clean Michigan Initiative (CMI), Michigan Department of Transportation Economic Development Trust Fund, and monies through the Transportation Enhancement Activities program (known as "TEA-21").

Table 1
Estimated Cost of Improvements

Project	Project Description	Estimated Cost
1	Land Acquisition/Disposition of Select Property during the Duration of the Plan	\$733,000
2	Traffic Study for Street Reconfiguration	\$42,500
3	Zoning Ordinance Revisions & Design Studies	\$29,500
4	Marketing and Promotion Programs	\$70,350
5	Building Improvement Program	\$252,000
6	Street Improvements	\$4,000,000
7	Public Parking Improvements	\$2,544,000
	Total Program (2003 Dollars)	\$7,671,350

Land Acquisition/Disposition of Select Property during the Duration of the Plan

In order to encourage development within the district, it will be necessary from time to time for the DDA to acquire certain properties. Acquired properties can include derelict properties that impede development, properties needed to assemble a larger parcel for development, or those to provide parking in areas lacking adequate off-street parking. Included necessary expenses may be property repairs and property maintenance. Further, expenses associated with the pre-development of property including, but not limited to, appraisals, property surveys, feasibility studies, market studies, conceptual designs, purchase options, will be needed as part of these redevelopment efforts.

Traffic Study for Street Reconfiguration

In the community involvement sessions, one of the three major "preferred future" priorities called for the reconfiguration of Fort Street for purposes of traffic calming and enhancing pedestrian movement. Proposed reconfigurations include: reducing the distance for pedestrians to cross the street pavement, reducing the number of excess traffic lanes, eliminating deceleration lanes, restoring median parking and side street connections, added curb angle parking, new traffic signals at core area endpoints (such as at White and O'Connor Streets), access management actions (e.g., reduction in mid-block driveways), and a possible two-lane roundabout at the main intersection of Fort and Southfield. For such a proposal, a traffic study is anticipated to examine existing and future traffic patterns. Additionally, new street design options will be needed, along with cost estimates.

Zoning Ordinance Revisions and Design Studies

It is anticipated that zoning changes would be needed to encourage or accommodate the level of redevelopment and development envisioned by this Amended and Restated Development Plan. In addition, in order to encourage development and foster quality community design, the DDA may utilize funds for design and architectural studies on specific properties or for a defined area.

Marketing and Promotion Programs

Establishment of various programs that would result in attracting City residents and visitors to the district's features. Marketing programs would include demographic analyses, customer surveys, improved property database, and business recruitment efforts. Promotion programs would include mass communications to City residents regarding upcoming public events.

Building Improvement Program

Establishment of a building improvement program to assist the appropriate renovation of commercial buildings in the business district. One of the top concerns expressed in the community involvement sessions was the impact of existing buildings on the community image. Consequently, one of the top priorities for needed strategies was financial incentives for building improvements, such as a building façade grant program, the Economic Development Corporation's business loan program, and a design assistance program. These programs could be administered in conjunction with local lending institutions to provide lower interest rates on building improvement projects.

Street Improvements

Anticipated street improvements and transportation enhancements will be needed to implement the street reconfiguration within the Fort Street (M-85) public right-of-way. These improvements will include: planning, design and engineering expenses (such as survey, conceptual streetscape design, design/engineering), street reconstruction, utilities, traffic signals, paving, special paving, pavement striping, curb, storm drainage, street lighting, tree plantings, relocation of existing trees, sidewalks, sidewalk extensions, benches, trash receptacles, entry signs, landscaping, access management projects, pedestrian amenities, parking, and other transportation enhancements required to define and integrate businesses along the street. It is anticipated that grants will be sought to fund portions of these improvements, such as from the Michigan Department of Transportation's Transportation Enhancement (TEA-21) program.

Public Parking Improvements

Improve existing public parking facilities, behind commercial buildings, to support existing and proposed commercial developments.

Administration and Operations

Administrative support and operation expenses, necessary to manage Development Plan projects and programs, will include DDA director staff, administrative support staff, office supplies, planning services, legal services, professional services, telephone, meeting expenses. The annual operations budget is anticipated at approximately \$125,000.

7. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion.

The time schedule for construction of the public improvement program for projects enumerated in the Development Plan would occur over the next thirty (30) years or until such time all projects authorized by the Authority and completed, whichever is greater, and would be contingent on the availability of other funding sources to leverage forecasted tax increment revenues. The three major capital improvement programs proposed will take place over long periods. However, the staging order to begin these three programs is as follows: land acquisition/disposition; reconfiguration of a portion of Fort Street; and public parking lots behind commercial buildings. Improvements proposed in the amended and restated plan are considered public-private initiatives and, therefore, involve close coordination with the City of Lincoln Park, state and federal agencies, and private developers.

8. Parts of the Development Area to be Left as Open Space and the Use Contemplated for the Space.

Concerning the public improvements outlined, open space within that portion of the Development Area covered by the Development Plan will be confined to right-of-ways and pedestrian walks along streetscapes, excepting several blocks of the Fort Street median for which the restoration of parking is proposed.

9. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or From the Municipality and the Proposed Terms.

Currently, there are no properties that the Downtown Development Authority owns that it desires to sell, donate, exchange, or lease to or from the City of Lincoln Park.

10. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.

It is anticipated that zoning changes would be needed to encourage or accommodate the level of redevelopment and development envisioned by this Amended and Restated Development Plan.

11. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing.

Financing for the public improvement projects outlined in Section 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations from natural growth and new construction within the Development Area. Further, the Downtown Development Authority may request the City to sponsor a revenue bond or provide subordinate loan collateral using the proceeds of the tax increments as debt service payment to finance the improvements. In addition, funds may be sought from the Community Development Block Grant (CDBG) program, monies through the Transportation Enhancement Activities program (known as "TEA-21"), and any other funding programs that the Authority and City of Lincoln Park deem beneficial.

12. Designation of 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.

The public improvements undertaken in the Development Plan will remain in public ownership for the public benefit. Although components of the projects outlined (i.e., lighting and landscaping) benefit adjacent commercial property owners, they are public assets to be managed by the municipality. The land acquisition/disposition program, intended for unspecified private property at this time, will be conveyed through a public bid proposal process, which procedures are referenced below.

13. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of all or a portion of the Development upon its completion, if there is no expressed 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 to those Persons.

Currently there are no agreements for property conveyance between the City of Lincoln Park, Lincoln Park Downtown Development Authority or any person(s); natural or corporate for properties within that portion of the Development Area covered by the Development Plan. All land acquisitions, if any, would be done by mutual agreement between the seller and Authority, as property becomes available. Any such sale, lease or exchange shall be conducted by the Downtown Development Authority pursuant to requirements specified in Act 197 of Public Acts of 1975, as amended, with the consent of the City of Lincoln Park. If needed, more detailed procedures will be developed before the transactions are executed, according to applicable City policy and Michigan state law.

14. Estimates of the Number of Persons residing in the Development Area and the Number of Families and Individuals to be Displaced.

On the basis of a recent review of the properties within the Downtown Development Authority District Development Area, it is estimated that there are less than 100 individuals who reside within the Development Area. This estimate is based on a physical inventory of dwelling structures within the Development Area. As a result, the City of Lincoln Park DDA should not establish an Area Development Citizens Council pursuant to Section 21 of Act No. 197 of 1975, as amended. The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within that portion of the Development Area covered by the Development Plan.

15. A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.

There are no plans to displace or relocate persons within the boundaries of the Development Area at this time. However, if the DDA does engage in a project that results in the relocation or displacement of persons, the DDA will follow the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970. In the event persons are displaced as part of a new housing development, then those persons will have priority to occupy that new housing in compliance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.

16. Provision 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.

There are no plans to displace or relocate persons within the boundaries of the Development Area at this time. However, if the DDA does engage in a project that results in the relocation or displacement of persons, the DDA will follow the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.

17. A Plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.

There are no plans to displace or relocate persons within the boundaries of the Development Area at this time. However, if the DDA does engage in a project which results in the relocation or displacement of persons the DDA will follow the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.

AMENDED AND RESTATED TAX INCREMENT FINANCING PLAN

1. Definitions as Used in This Plan.

- a. "Captured Taxable Value" (the "CTV") means the amount in any one (1) year by which the current taxable value, including the taxable value of property for which specific local taxes are paid in lieu of property taxes as determined, exceeds the initial taxable value.
- b. "Initial Taxable Value" (the "ITV") means the taxable 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 is approved as shown by the most recent assessment roll of the municipality for which the equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial taxable value shall be included as zero. For the purpose of determining initial taxable value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial taxable value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in subdivision (c.) below.
- c. "Specific Local Taxes" mean a tax levied under Act 198 of the Public Acts of 1974, being sections 207.551 to 207.571 of the Michigan Compiled Laws, the commercial redevelopment act, Act No. 255 of the Public Acts of 1978, being section 207.651 to 207.668 of the Michigan Compiled Laws, the technology park development act, Act No. 385 of the Public Acts of 1984, being sections 207.701 to 207.718 of the Michigan Compiled Laws and Act No. 189 of the Public Acts of 1953, being sections 211.181 and 211.182 of the Michigan Compiled Laws. The initial taxable value or current taxable value of property subject to specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate.
- d. "Tax Increment Revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the capture taxable value of real and personal property in the development area subject to requirement specified in Act No. 197 of the Public Acts of 1975, as amended.

2. Purpose of the Amended and Restated Tax Increment Financing Plan

The City of Lincoln Park Downtown Development Authority District was established pursuant to Resolution 95-155 and Chapter 271 of the City Ordinance, as adopted March 13, 1995, because the City experienced notable property value deterioration in various locations throughout the community. In order to halt property tax value deterioration, increase property tax valuations and facilitate the overall economic growth of its business district, it is deemed to be beneficial and necessary to create and provide for the operation of a Downtown Development Authority in the City under the provisions of Act 197 Public Acts of Michigan, 1975 as amended (the "Act").

The "Downtown Development Authority Act", authorizes the Authority to prepare a Tax Increment Financing Plan (the "Plan"), which includes the Development Plan, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred or reimbursed, duration of the program, the impact of tax increment financing on the taxable values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured taxable value to be used by the Authority. The benefit of using tax increment financing as a method to finance district improvements is that all local units of government levying taxes within the City of Lincoln Park contribute to the revitalization of the business district. Prior to legislative authorization of tax increment financing, only the municipality provided tax revenues for revitalization activities while the other taxing authorities shared in the benefits of the revitalization efforts. The City of Lincoln Park deems it to be in the best interest of the City and the Downtown Development District to adopt the Amended and Restated Tax Increment Financing Plan for the Downtown Development District.

3. Explanation of the Tax Increment Procedure

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- a. In order to provide a Downtown Development Authority with the means of financing development proposals, the Act affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment financing plan, which has been approved by the governing body of a municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property located within an approved development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors that cause growth in value.
- b. At the time the resolution or ordinance establishing a tax increment financing plan is adopted, the sum of the most recently taxable values, as equalized, of those taxable properties located within the development area is established as the "Initial Taxable Value" (the "ITV"). Property exempt from taxation at the time of determination of the Initial Taxable value is included as zero. In each subsequent year, the total real and personal property within the district, including abated property on separate rolls, is established as the "Current Taxable value."
- c. The amount by which the total taxable value exceeds the ITV is the Captured Taxable Value (the "CTV"). During the period in which a tax increment financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the ITV. Property taxes paid on a predetermined portion of the CTV in years subsequent to the adoption of tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

4. Taxing Jurisdiction Agreements

Tax increment revenues for the Downtown Development Authority ("DDA") result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions which levy taxes in the development area to the captured taxable value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the District.

The Authority intends to utilize all captured revenue, as referenced in Table 4, from the District until the projects addressed in the Development Plan are completed and until any bonded indebtedness is paid, whichever is the later occurrence.

5. Property Valuations and Captured Revenue

The property valuation on which tax increment revenues will be captured is the difference between the Initial Assessed Valuation and the Current Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the local taxing jurisdictions, including the City of Lincoln Park and Wayne County, and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the Downtown Development Authority, herein collectively referred to as the "Local Taxing Jurisdictions."

- a. The Initial Assessed Valuation is established based on the 1994 taxable valuations on real and personal property and on all non-exempt parcels within that portion of the Development Area as of December 31, 1994. The Initial Assessed Valuation of the Authority is set forth below. Both real and personal property are subject to capture in this plan.

Table 2
Initial Assessed Valuation

INITIAL ASSESSED VALUE	Base Year 1994
Total Real Property	\$14,103,250
Total Personal Property	\$1,987,730
Total Property Value	\$16,090,980

- b. The anticipated Captured Taxable value is equivalent to the annual total taxable value, within the Development Area boundaries, less the Initial Taxable value as described above. The tax increment revenues are then the product of all millages levied by all taxing units in the Development Area on the CTV. The CTV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the Downtown

Development Authority. For projection purposes, the annual growth rate for the remainder of the forecast (2003 - 2032) is factored at 2.50% for real property and 0% for personal property. Over the past eight years in the DDA Development Area, taxable property value has increased by an average of 4.9% per year from 1994 to 2002. A more detailed depiction of the Captured Taxable Valuation can be found in Table 4.

- c. The Authority will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Taxable Value of the eligible property included in the Development Area. The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds.

The Treasurer will collect the general property taxes from property owners in the development area district. After taxes are collected, the Treasurer will deduct that portion of the total tax revenues that is derived from captured taxable value within the development area and distribute them to the DDA to use for purposes outlined in the development plan and in Section 7, Use of Captured Revenues, below. A review of the 2003 millage rates for all Local Taxing Jurisdictions in the development area is as set forth in Table 3.

Table 3
Anticipated Millage To Be Captured

Year	City of Lincoln Park			Wayne County						Total Millage
	Oper.	Rubbish	Roads	Oper.	Jail	Parks	Huron Clinton Metro Auth.	Trans. Auth.	WCCC	
2002	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542
2003	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542
2004	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542
2005	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542
2006	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542
2007	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542
2008	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542
2009	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542
2010	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542
2012	16.6174	2.4925	2.8191	6.638	0.9381	0.2459	0.217	0.6	2.4862	33.0542

6. Maximum Indebtedness

The maximum amount of indebtedness to be incurred by the DDA will be limited to only those projects identified in the Development Plan and will be limited by the annual revenues available to Downtown Development Authority for bond interest and principal payments. This amount may vary depending on the size of the Development Area District, the type and intensity of development and redevelopment, and the balance of indebtedness owed by the DDA on previous bond issues or loans. A description of the various projects, and the actual amounts expected to be financed, are as set forth in the Amended and Restated Development Plan. Revenues captured will be used to accomplish projects in the Development Area.

TABLE 4**Anticipated Captured Taxable Valuation & Captured Revenue**

Base Year	Fiscal Year Begin 1-Jul	REAL PROPERTY TAXABLE VALUE (2.5%)	PERSONAL PROPERTY TAXABLE VALUE (0%)	TAXABLE VALUE Real+Personal Property	TAXABLE VALUE CAPTURED	MILLAGE CAPTURED	CAPTURED REVENUE
0	1994	14,103,250	1,987,730	16,090,980	0	0	0
1	1995	14,789,270	2,137,460	16,926,730	835,750	0.0292058	24,409
2	1996	14,696,800	2,535,060	17,231,860	1,140,880	0.0294558	33,606
3	1997	15,020,916	2,691,900	17,712,816	1,621,836	0.0304558	49,394
4	1998	14,812,296	2,798,000	17,610,296	1,519,316	0.0304557	46,272
5	1999	16,136,161	2,815,740	18,951,901	2,860,921	0.0303163	86,733
6	2000	17,246,302	2,802,200	20,048,502	3,957,522	0.0300523	118,933
7	2001	18,986,842	2,230,200	21,217,042	5,126,062	0.0334220	171,323
8	2002	19,983,157	2,491,700	22,384,857	6,293,877	0.0330542	208,039
9	2003	20,482,735	2,500,000	22,982,735	6,891,755	0.0330542	227,801
10	2004	20,994,803	2,500,000	23,494,803	7,403,823	0.0330542	244,727
11	2005	21,519,673	2,500,000	24,019,673	7,928,693	0.0330542	262,077
12	2006	22,057,665	2,500,000	24,557,665	8,466,685	0.0330542	279,859
13	2007	22,609,107	2,500,000	25,109,107	9,018,127	0.0330542	298,087
14	2008	23,174,335	2,500,000	25,674,335	9,583,355	0.0330542	316,770
15	2009	23,753,693	2,500,000	26,253,693	10,162,713	0.0330542	335,920
16	2010	24,347,535	2,500,000	26,847,535	10,756,555	0.0330542	355,549
17	2011	24,956,224	2,500,000	27,456,224	11,365,244	0.0330542	375,669
18	2012	25,580,129	2,500,000	28,080,129	11,989,149	0.0330542	396,292
19	2013	26,219,632	2,500,000	28,719,632	12,628,652	0.0330542	417,430
20	2014	26,875,123	2,500,000	29,375,123	13,284,143	0.0330542	439,097
21	2015	27,547,001	2,500,000	30,047,001	13,956,021	0.0330542	461,305
22	2016	28,235,676	2,500,000	30,735,676	14,644,696	0.0330542	484,069
23	2017	28,941,568	2,500,000	31,441,568	15,350,588	0.0330542	507,401
24	2018	29,665,108	2,500,000	32,165,108	16,074,128	0.0330542	531,317
25	2019	30,406,735	2,500,000	32,906,735	16,815,755	0.0330542	555,831
26	2020	31,166,904	2,500,000	33,666,904	17,575,924	0.0330542	580,958
27	2021	31,946,076	2,500,000	34,446,076	18,355,096	0.0330542	606,713
28	2022	32,744,728	2,500,000	35,244,728	19,153,748	0.0330542	633,112
29	2023	33,563,346	2,500,000	36,063,346	19,972,366	0.0330542	660,171
30	2024	34,402,430	2,500,000	36,902,430	20,811,450	0.0330542	687,906
31	2025	35,262,491	2,500,000	37,762,491	21,671,511	0.0330542	716,334
32	2026	36,144,053	2,500,000	38,644,053	22,553,073	0.0330542	745,474
33	2027	37,047,654	2,500,000	39,547,654	23,456,674	0.0330542	775,342
34	2028	37,973,846	2,500,000	40,473,846	24,382,866	0.0330542	805,956
35	2029	38,923,192	2,500,000	41,423,192	25,332,212	0.0330542	837,336
36	2030	39,896,272	2,500,000	42,396,272	26,305,292	0.0330542	869,500
37	2031	40,893,678	2,500,000	43,393,678	27,302,698	0.0330542	902,469
38	2032	41,916,020	2,500,000	44,416,020	28,325,040	0.0330542	936,262

7. Use of Captured Revenues

Revenues captured through this Amended and Restated Tax Increment Financing Plan will be used to finance those improvements and projects outlined in the Amended and Restated Development Plan in accordance with procedures specified in this Plan. Further, captured revenues can be used to finance current financial obligations of the DDA, to pay for costs associated with the administration and operation of the Development and Tax Increment Plans, and to pay for costs approved and incurred by the City/DDA in implementing both the Development Plan and the Tax Increment Financing Plan, including the preparation of a strategic plan, conceptual design plans, market assessment, zoning ordinance, business recruitment program, property acquisition/disposition plan, and a special events program.

8. Duration of the Program

The Tax Increment Financing Plan shall extend to December 31, 2032 or until such time all projects authorized by the authority and completed, whichever is greater.

9. Plan Impact on Local Taxing Jurisdictions

The Authority recognizes that future development and continued enhancements in the DDA business area will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the effected local taxing jurisdictions will experience a gain in property tax revenues from improvement made in the Development Area during the duration of the plan and should realize increased property tax revenues thereafter as a result of activities financed by the plan. Such future benefits cannot be accurately quantified at this time. However, based on the tax increment revenue forecast, local contributions of tax increment revenues would be:

City of Lincoln Park	66%
Wayne County	34%
Total	100%

10. Release of Captured Revenues After Completion of Plans

When the Amended and Restated Development and Financing Plans have been accomplished, the captured revenue is released and the local taxing jurisdictions receive all the taxes levied on it from that point on.

11. Assumptions of Tax Increment Financing Plan

The following assumptions were considered in the formulation of the Tax Increment Financing Plan:

- A. Real Property and Personal Property valuations are based on the 2003 actual State Taxable Value (S.T.V.) and reflect an increase of 2.50% for real property and 0% for personal property for each year thereafter. These increases are net of any additions or subtractions due to new construction, property acquisition, relocation, or other factors, based on an analysis of valuations as provided by the City of Lincoln Park.
- B. Costs provided for the various development projects, enumerated in the Development Plan, are estimated costs in 2003 dollars. Final costs are determined after the Authority authorizes the final designs.

12. Operating Agreement Between Downtown Development Authority and Local Unit of Government Regarding Use of Tax Increment Revenues

The Downtown Development Authority will not spend any funds outside of those annually approved through the budget process and shall not commit to any loans, leases, or purchases without sufficient evidence of an adequate revenue source to support the proposal.

13. Relationship of the Tax Increment Financing Plan with Other Funding Programs

As discussed in the Amended and Restated Development Plan, the revitalization of the downtown business district will include tax increment financing and other forms of intergovernmental and private financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage other funds in order to implement the planned program.

14. Relationship to Community Master Plan

The Amended and Restated Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's redevelopment program and master plan.

If it is determined that any portions of the Master Plan conflict with the provisions of the Downtown Development and/or Financing Plan, then the Development and/or Financing Plan shall be adopted as a component of the Master Plan pursuant to Section 8 of Act 285 of 1931; the Municipal Planning Act.

15. Submission of an Annual Report to Governing Body and State Tax Commission

Annually, the Authority shall submit to the City of Lincoln Park and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items enumerated in Section 15 (3) of Act 197 of 1975 (MCL 125.1665). Further, the report shall be published in a newspaper of general circulation.

Map 1

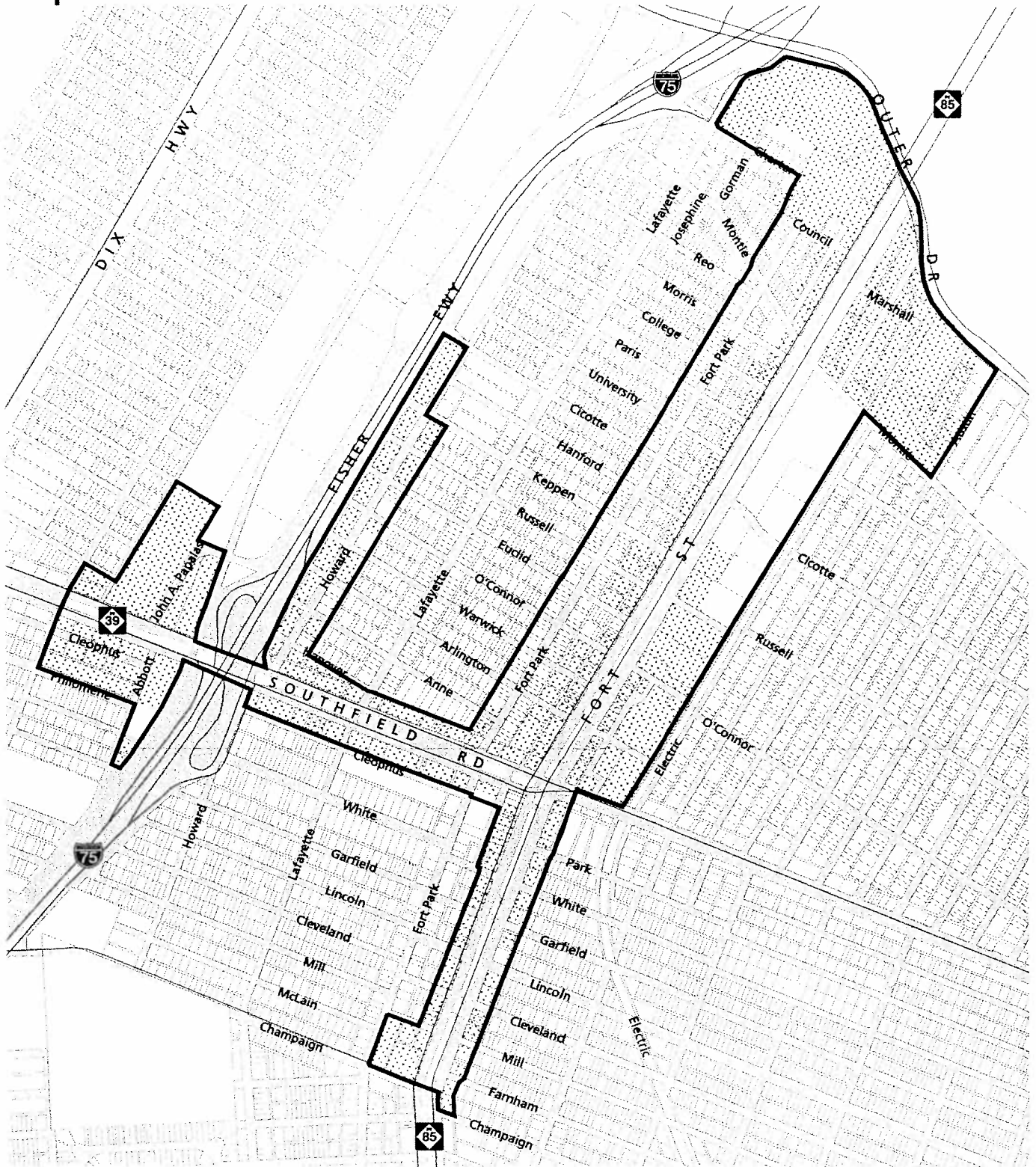


EXHIBIT 1

LEGAL DESCRIPTION OF THE DDA DISTRICT BOUNDARIES

253.06 DOWNTOWN DISTRICT DEFINED

(a) The Authority shall exercise its powers within the boundaries of the downtown district, as described as follows:

Beginning at the point of the center of Fort Street at Outer Drive, proceeding in a westerly direction to Lafayette Street, thence proceeding in a southerly direction to the intersection with Charter Street, thence proceeding in an easterly direction to the intersection with Gorman Street, thence in a southerly direction to the intersection with Council Street, thence in an easterly direction to the intersection with Fort Park Street on it's western most side including the alley immediately adjacent thereto, thence in a southerly direction to the intersection with Anne Street on it's most southerly side only, thence proceeding in a westerly direction to the intersection with Howard Street on it's most easterly side including the alley immediately adjacent thereto, thence proceeding in a northerly direction to the intersection with Cicotte Street, thence proceeding in a westerly direction to the intersection with the Interstate 75² right-of-way, thence in a southerly direction to the intersection with Southfield Road (M-39), thence in a westerly direction to intersection with the western right-of-way of Interstate 75, thence in a northerly direction to the intersection with the consolidated railway mainline tracks, thence in a westerly direction to the intersection of Porter Street, thence in a southerly direction to the intersection of Philomene Street, thence in an easterly direction to the intersection with Howard Street, thence in a northerly direction to the intersection with Cleophus Street, thence in an easterly direction to the intersection with Forest Street, thence in a southerly direction to the intersection with the southern most side of Champaign Street, thence in an easterly direction to the intersection with the public alley immediately behind the business properties located on the eastern side of Fort Street, thence in a northerly direction to the intersection with the northern side of Southfield Road, thence in an easterly direction to the intersection with the eastern most side of Electric Street, thence in a northerly direction to the intersection with the Ecorse Creek, thence in an easterly direction to the intersection with Chandler Street, thence in a northerly direction to the intersection with Outer Drive, thence in a westerly direction to the point of beginning.

EXHIBIT 2: LIST OF REAL PROPERTY IN DDA DEVELOPMENT AREA

State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	6	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only Positive Change	Development Area Only Negative Change	Properties In DDA Development Area

West Side of Fort St. (to Fort Park) Southfield to Cicotte

1	45-006-01-0044	Flowers by Lobb, Inc.	1382 Fort Street	Lincoln Park, MI	48146	\$26,350	\$26,350	\$26,350			In DDA Dev Area
2	45-006-01-0052	Edwin Lobb	1382 Fort	Lincoln Park, MI	48146	\$46,930	\$46,930	\$46,930			In DDA Dev Area
3	45-006-01-0055	Sablina Kalasho Kizy	29460 Woodhaven	Southfield, MI	48075	\$28,230	\$28,230	\$28,230			In DDA Dev Area
4	45-006-01-0056	John Kizy	29460 Woodhaven	Southfield, MI	48075	\$7,560	\$7,560	\$7,560			In DDA Dev Area
5	45-006-01-0057	John Kizy	1408 Fort Street	Lincoln Park, MI	48146	\$4,930	\$4,930	\$4,930			In DDA Dev Area
6	45-006-01-0059	John Kizy	1408 Fort Street	Lincoln Park, MI	48146	\$4,310	\$4,310	\$4,310			In DDA Dev Area
7	45-006-01-0060	John Kizy	1408 Fort Street	Lincoln Park, MI	48146	\$22,560	\$22,560	\$22,560			In DDA Dev Area
8	45-006-01-0061	Ralph Ransom	2208 Brookfield	Carlton, MI	48188	\$46,950	\$46,950	\$46,950			In DDA Dev Area
9	45-006-01-0063	Maria Anaya	1409 Fort Park	Lincoln Park, MI	48146	\$25,530	\$25,530	\$25,530			In DDA Dev Area
10	45-006-01-0065	C&P Zafeirpoulos	23222 Meadowm	Dearborn Hgte., MI	48127	\$5,710	\$5,710	\$5,710			In DDA Dev Area
11	45-006-06-0206	City of Lincoln Park	Municipal Parking Lot	N/A							In DDA Dev Area
12	45-006-06-0209	Harold Halligan	1586 Fort St.	Lincoln Park, MI	48146	\$2,700	\$2,700	\$2,700			In DDA Dev Area
13	45-006-06-0210	Richard Nahabedian	10360 Koneta	Brighton, MI	48116	\$2,570	\$2,570	\$2,570			In DDA Dev Area
14	45-006-06-0213	Albert Saleh	7000 Payne	Dearborn, MI	48126	\$73,570	\$73,570	\$73,570			In DDA Dev Area
15	45-006-06-0217	Fisherman's Net Church of	1363 Le Jeune	Lincoln Park, MI	48146	\$55,010	\$55,010	\$55,010			In DDA Dev Area
16	45-006-06-0219	Fisherman's Net Church of	1363 Le Jeune	Lincoln Park, MI	48146	\$29,400	\$29,400	\$29,400			In DDA Dev Area
17	45-006-06-0220	John Dow	1059 LeBlanc	Lincoln Park, MI	48146	\$31,520	\$31,520	\$31,520			In DDA Dev Area
18	45-006-06-0222	Alex Grabowy	22910 Kohls	Taylor, MI	48180	\$27,480	\$27,480	\$27,480			In DDA Dev Area
19	45-006-06-0223	Ettore Paulucci	18420 Malvern Court	Northville, MI	48167	\$63,150	\$63,150	\$63,150			In DDA Dev Area
20	45-006-06-0224	Richard Nahabedian	10360 Koneta	Brighton, MI	48116	\$40,480	\$40,480	\$40,480			In DDA Dev Area
21	45-006-06-0226	Jacob Hodi	1562 Fort St.	Lincoln Park, MI	48146	\$38,020	\$38,020	\$38,020			In DDA Dev Area
22	45-006-06-0228	Janel Victor	32362 Olde Franklin Dr.	Farmington Hills, MI	48018	\$20,020	\$20,020	\$20,020			In DDA Dev Area
23	45-006-06-0229	Timothy Leslie	647 Elm	Wyandotte, MI	48192	\$20,580	\$20,580	\$20,580			In DDA Dev Area
24	45-006-06-0230	Samuel Fung	1572 Fort St.	Lincoln Park, MI	48146	\$21,900	\$21,900	\$21,900			In DDA Dev Area
25	45-006-06-0231	James Kozniak	1631 Fort St.	Lincoln Park, MI	48146	\$9,560	\$9,560	\$9,560			In DDA Dev Area
26	45-006-06-0232	Owner	1580-1582 W. Fort St.	Lincoln Park, MI	48146	\$24,020	\$24,020	\$24,020			In DDA Dev Area
27	45-006-06-0233	Harold Halligan	1566 Fort St.	Lincoln Park, MI	48146	\$41,840	\$41,840	\$41,840			In DDA Dev Area
28	45-006-06-0235	Loyal Order of Moose	1600 Fort St.	Lincoln Park, MI	48146	\$57,040	\$57,040	\$57,040			In DDA Dev Area
29	45-006-06-0240	Frank Jezorski	133 Spruce	Wyandotte, MI	48192	\$17,150	\$17,150	\$17,150			In DDA Dev Area
30	45-006-06-0241	Kenneth Crowley	1622 Fort St.	Lincoln Park, MI	48146	\$62,490	\$62,490	\$62,490			In DDA Dev Area
31	45-006-06-0243	Albert Furniture	1630 Fort St.	Lincoln Park, MI	48146	\$69,550	\$69,550	\$69,550			In DDA Dev Area
32	45-006-06-0246	Norton Pharmacy	POB 257	Lincoln Park, MI	48146	\$65,360	\$65,360	\$65,360			In DDA Dev Area
33	45-006-06-0249	Bobline Hair Studio	1664 Fort St.	Lincoln Park, MI	48146	\$18,000	\$18,000	\$18,000			In DDA Dev Area
34	45-006-06-0250	Robert Smiley	15941 Crescent	Allen Park, MI	48101	\$14,880	\$14,880	\$14,880			In DDA Dev Area
35	45-006-06-0251	Kirby Gravett	1655 Fort Park	Lincoln Park, MI	48146	\$23,290	\$23,290	\$23,290			In DDA Dev Area
36	45-006-06-0252	Gene Rimowski	1674 Ford	Lincoln Park, MI	48146	\$21,310	\$21,310	\$21,310			In DDA Dev Area
37	45-006-06-0253	George-Kathleen Patton	1676 Fort St.	Lincoln Park, MI	48146	\$22,620	\$22,620	\$22,620			In DDA Dev Area
38	45-006-06-0254	Robert Nagy	2617 Middlebelt	W. Bloomfield, MI	48033	\$38,130	\$38,130	\$38,130			In DDA Dev Area

\$360

Excluded

Excluded

In DDA Dev Area

In DDA Dev Area

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McKenna Associates, Inc.

Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only		Properties
									Positive Change	Negative Change	In DDA Development Area
39	45-006-06-0255	James Kozlacki	15565 Northland, Ste. 307	Southfield, MI	48075	\$87,700	\$87,700	\$87,700			In DDA Dev Area
40	45-006-06-0257	Carl Myers	3747 Flint Rd.	Brighton, MI	48116	\$47,980	\$47,980	\$47,980			In DDA Dev Area
41	45-006-06-0258	Arbor Drugs, Inc.	3331 W. Big Beaver	Troy, MI	07645	\$284,360	\$284,360	\$284,360			In DDA Dev Area
42	45-006-06-0264	Mac Fisher	6409 Maple Hills Dr.	Bloomfield Hills, MI	48301	\$106,940	\$106,940	\$106,940			In DDA Dev Area
43	45-006-06-0268	Mac Fisher	6409 Maple Hills Dr.	Bloomfield Hills, MI	48301	\$78,760	\$78,760	\$78,760			In DDA Dev Area
44	45-006-06-0272	Richard-Sidney Atkins	3750 W. 11 Mile Rd.	Berkley, MI	48072	\$33,180	\$33,180	\$33,180			In DDA Dev Area
45	45-006-06-0273	Gary Carithers	19975 Magnolia	Southfield, MI	48075	\$30,470	\$30,470	\$30,470			In DDA Dev Area
46	45-006-06-0275	James Schmidt	P.O. Box 459	Lake Orion, MI	48035	\$120,950	\$120,950	\$120,950			In DDA Dev Area
47	45-006-06-0278	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
48	45-006-99-0001	Raymond Aleke Sr.	1324 Southfield	Lincoln Park, MI	48146	\$135,070	\$135,070	\$135,070			In DDA Dev Area
49	45-006-99-0002	Raymond Aleke Sr.	1324 Southfield	Lincoln Park, MI	48146	\$15,760	\$15,760	\$15,760			In DDA Dev Area
50	45-006-99-0003	City of Lincoln Park	1324 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
51	45-006-04-0028	BS Bohra MD	1336 Southfield	Lincoln Park, MI	48146	\$58,460	\$58,460	\$58,460			In DDA Dev Area
52	45-006-04-0055	Mrs. James Carter	2066 Old Goddard	Lincoln Park, MI	48146	\$36,820	\$36,820	\$36,820			In DDA Dev Area
53	45-006-04-0056	Kenneth Husband	1709 Fort Park	Lincoln Park, MI	48146	\$22,450	\$22,450	\$22,450			In DDA Dev Area
54	45-006-04-0057	James Dailey	1715 Fort Park Blvd.	Lincoln Park, MI	48146	\$24,780	\$24,780	\$24,780			In DDA Dev Area
55	45-006-04-0058	Gerald Petty John	1719 Fort Park	Lincoln Park, MI	48146	\$20,180	\$20,180	\$20,180			In DDA Dev Area
56	45-006-04-0059	Juanita Bianchi	1725 Fort Park	Lincoln Park, MI	48146	\$22,780	\$22,780	\$22,780			In DDA Dev Area
57	45-006-04-0060	Joseph Diederichs	1729 Fort Park	Lincoln Park, MI	48146	\$19,760	\$19,760	\$19,760			In DDA Dev Area
58	45-006-04-0061	Jeffrey Burk	1735 Fort Park	Lincoln Park, MI	48146	\$23,190	\$23,190	\$23,190			In DDA Dev Area
59	45-006-04-0062	First United Methodist Church	1734 Fort Park	Lincoln Park, MI	48146	\$280	\$280	\$280			In DDA Dev Area
60	45-006-04-0062	Kevin Pflumm	1757 Fort Park	Lincoln Park, MI	48146	\$22,540	\$22,540	\$22,540			In DDA Dev Area
61	45-006-04-0064	Donnie Blevins	1761 Fort Park	Lincoln Park, MI	48146	\$17,200	\$17,200	\$17,200			In DDA Dev Area
62	45-006-04-0065-3	Della Graff	1765 Fort Park	Lincoln Park, MI	48146	\$20,700	\$20,700	\$20,700			In DDA Dev Area
63	45-006-04-0137	Robert Smiley	15941 Crescent	Allen Park, MI	48101	\$22,230	\$22,230	\$22,230			In DDA Dev Area
64	45-006-04-0138	Harold Goodman	P.O. Box 223	New Boston, MI	48164	\$17,690	\$17,690	\$17,690			In DDA Dev Area
65	45-006-04-0139	Lutie E. Esther Ortiz	1677 Fort Park	Lincoln Park, MI	48146	\$23,650	\$23,650	\$23,650			In DDA Dev Area
66	45-006-04-0140	Okie Brittain-Tammy Smith	1681 Fort Park	Lincoln Park, MI	48146	\$19,840	\$19,840	\$19,840			In DDA Dev Area
67	45-006-04-0141	City of Lincoln Park	Municipal Parking Lot								In DDA Dev Area
68	45-006-04-0145	James Kozlacki	15565 Northland, Ste. 307	Southfield, MI	48075	\$2,060	\$2,060	\$2,060			In DDA Dev Area
69	45-006-04-0186	City of Lincoln Park	Municipal Parking Lot								In DDA Dev Area
70	45-006-04-0170	Joseph-Linda Kalash	13725 Maywood	Southgate, MI	48195	\$46,290	\$46,290	\$46,290			In DDA Dev Area
71	45-006-04-0172	Mr. Gravett	1655 Fort Park	Lincoln Park, MI	48146	\$32,540	\$32,540	\$32,540			In DDA Dev Area
72	45-006-04-0208	Richard Hatala	10725 S. Ocean Dr., Ste.	Baton Rouge, LA	78017	\$20,510	\$20,510	\$20,510			In DDA Dev Area
73	45-006-04-0209	John Maestrolfrancesco	1627 Fort Park	Lincoln Park, MI	48146	\$21,980	\$21,980	\$21,980			In DDA Dev Area
74	45-006-04-0210	Robert Drouillard	1627 Fort Park	Lincoln Park, MI	48146	\$46,170	\$46,170	\$46,170			In DDA Dev Area
75	45-006-04-0212	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146	\$35,290	\$35,290	\$35,290			In DDA Dev Area
76	45-006-04-0214	Michael Izzo	1310 Warwick	Lincoln Park, MI	48146						In DDA Dev Area
77	45-006-04-0237	City of Lincoln Park	Municipal Parking Lot								In DDA Dev Area
78	45-006-04-0241	William-Patricia Phanix	1615 Fort Park Blvd.	Lincoln Park, MI	48146	\$23,760	\$23,760	\$23,760			In DDA Dev Area

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Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only Positive Change	Development Area Only Negative Change	Properties In DDA Development Area
79	45-006-04-0242	Ronnie A. Walino	1609-1611 Fort Park	Lincoln Park, MI	48146	\$28,450		\$28,450			Excluded Resid.
80	45-006-04-0243	Diane Green	1605 Fort Park	Lincoln Park, MI	48146	\$17,090		\$17,090			Excluded Resid.
81	45-006-04-0279	Betty Suea	1569 Fort Park	Lincoln Park, MI	48146	\$38,000		\$37,500			Excluded Resid.
82	45-006-04-0280	Reply Witt	1577 Fort Park	Lincoln Park, MI	48146	\$29,020		\$29,020			Excluded Resid.
83	45-006-04-0282	Harvey Maveal	1561 Fort Park	Lincoln Park, MI	48146	\$24,380		\$24,380			Excluded Resid.
84	45-006-04-0283	Jack McElroy	1314 O'Connor	Lincoln Park, MI	48146	\$2,700		\$2,700			Excluded Resid.
85	45-006-04-0284	Jack McElroy	1314 O'Connor	Lincoln Park, MI	48146	\$20,680		\$20,680			Excluded Resid.
86	45-006-04-0285	Jack McElroy	1314 O'Connor	Lincoln Park, MI	48146	\$2,700		\$2,700			Excluded Resid.
87	45-006-04-0286	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
88	45-006-04-0308	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
89	45-006-04-0309	William MacTavish	1309 Euclid	Lincoln Park, MI	48146	\$23,580		\$18,470			Excluded Resid.
90	45-006-04-0310	Paula Grimaldo	1313 Euclid	Lincoln Park, MI	48146	\$18,470		\$14,210			Excluded Resid.
91	45-006-04-0311	Joe Walkins	1405 Warwick	Lincoln Park, MI	48146	\$24,250		\$37,700			Excluded Resid.
92	45-006-04-0312	Kenneth-Nancy Fore	1565 Fort Park	Lincoln Park, MI	48146	\$22,130		\$22,130			Excluded Resid.
93	45-006-04-0313	Pressly-Leona Horning	1823 Winchester	Lincoln Park, MI	48146	\$15,580		\$20,370			Excluded Resid.
94	45-006-04-0350	Jack Beverly Vincent	1519 Fort Park Blvd.	Lincoln Park, MI	48101	\$25,580		\$20,370			Excluded Resid.
95	45-006-04-0351	Ellsworth Clark	15082 Garfield	Allen Park, MI	48146	\$24,230		\$24,230			Excluded Resid.
96	45-006-04-0352	James-Linda Fleisner	1527 Fort Park Blvd.	Lincoln Park, MI	48146						Excluded Resid.
97	45-006-04-0353	Marth Mitchell	1531 Fort Park Blvd.	Lincoln Park, MI	48146						Excluded Resid.
98	45-006-04-0354	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
99	45-006-04-0357	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
00	45-006-04-0379	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
01	45-006-04-0380	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
02	45-006-04-0383	Christopher Dawson	1515 Fort Park	Lincoln Park, MI	48146	\$29,340		\$40,340			Excluded Resid.
03	45-006-04-0384	Lawrence Paulo	1188 Farnham	Lincoln Park, MI	48146	\$17,640		\$32,230			Excluded Resid.
04	45-006-04-0421	Thomas-Cheri Lupinski	1469 Fort Park	Lincoln Park, MI	48146	\$43,000		\$43,000			Excluded Resid.
05	45-006-04-0422	Samuel Kane	1473 Fort Park	Lincoln Park, MI	48146						Excluded Resid.
06	45-006-04-0423	Cecil Brown	1481 Fort Park	Lincoln Park, MI	48146						Excluded Resid.
07	45-006-04-0425	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
08	45-006-04-0450	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
09	45-006-04-0454	J. Moczydlowsky	1365 Fort Park	Lincoln Park, MI	48146	\$26,810		\$26,810			Excluded Resid.
10	45-006-04-0455	Donald Moore, Jr.	1459 Fort Park	Lincoln Park, MI	48146	\$26,040		\$19,710			Excluded Resid.
11	45-006-04-0456	Elaine-Margaret Kipreos	1453 Fort Park	Lincoln Park, MI	48146	\$31,990		\$31,990			Excluded Resid.
12	45-006-04-0492	Arthur Troy Davis	1417 Fort Park Blvd.	Lincoln Park, MI	48146	\$61,690		\$16,880			Excluded Resid.
13	45-006-04-0493	Gary Don Milton	736 Bayside	Detroit, MI	48217	\$15,450		\$27,370			Excluded Resid.
14	45-006-04-0496	Robert A. Stamper Sr.	1318 Keppen	Lincoln Park, MI	48146	\$27,370		\$60,110			Excluded Resid.
15	45-006-04-0497	Ruth Cude	1314 Keppen	Lincoln Park, MI	48146						Excluded Resid.
16	45-006-04-0498	Anthony Halash Sr.	14810 Mulberry	Southgate, MI	48195						Excluded Resid.
17	45-006-05-0193	City of Lincoln Park	1355 Southfield Rd.	Lincoln Park, MI	48146						Excluded Resid.
18	45-006-05-0195	ET Podvovsky - C/O Condotte	700 Hwy 17 S.	Surfside Beach, SC	29575	\$60,110		\$60,110			Excluded Resid.

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Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only Positive Change	Development Area Only Negative Change	Properties In DDA Development Area
119	45-006-05-0198	Ugo Toppi	5670 Beaver	Dearborn, MI	48127	\$13,100	\$13,100	\$13,100			In DDA Dev Area
120	45-006-05-0199	Ugo Toppi	5670 Beaver	Dearborn, MI	48127	\$18,880	\$18,880	\$18,880			In DDA Dev Area
121	45-006-05-0200	Ginny Bea Properties, Inc.	1466 Fort St.	Lincoln Park, MI	48146	\$14,350	\$14,350	\$14,350			In DDA Dev Area
122	45-006-05-0201	Adel Janbou	1122 W. Lantz	Detroit, MI	48203	\$72,290	\$72,290	\$72,290			In DDA Dev Area
123	45-003-08-0528	G. Powell	1405 Fort Park	Lincoln Park, MI	48146	\$28,170	\$28,170	\$28,170			In DDA Dev Area
124	45-003-08-0529	M. Anaya Gomez	1409 Fort Park	Lincoln Park, MI	48146	\$23,971	\$23,971	\$23,970			Excluded Resid.
125	45-003-08-0530	Elaine Jendzelowski	1415 Fort Park	Lincoln Park, MI	48146	\$21,070	\$21,070	\$21,070			Excluded Resid.
126	45-003-08-0532	Peter Flynn	1181 Brookline	Canton, MI	48187	\$43,360	\$43,360	\$43,360			Excluded Resid.
127	45-003-08-0534	Tommy-Mary Adkins	1307 Hanford	Lincoln Park, MI	48146	\$32,060	\$32,060	\$29,350			Excluded Resid.
128	45-003-08-0535	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	06817						In DDA Dev Area
129	45-003-08-0555	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
130	45-003-08-0556	Rito-Julia Llamas	18782 Middlebelt, Ste. 10	Livonia, MI	48152	\$51,750	\$51,750	\$51,750			Excluded Resid.
131	45-003-08-0557	Anthony Millazzo	114 Walnut	River Rouge, MI	48218	\$52,680	\$52,680	\$48,880			Excluded Resid.
132	45-003-08-0558	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146			\$18,800			In DDA Dev Area
133	45-003-08-0559	Martha Strzalka	1381 Fort Park	Lincoln Park, MI	48146	\$18,800		\$22,340			Excluded Resid.
134	45-003-08-0560	Sharon Giuliani	1377 Fort Park	Lincoln Park, MI	48146	\$22,410		\$25,410			Excluded Resid.
135	45-003-08-0561	Donna Kram	1373 Fort Park	Lincoln Park, MI	48146	\$1,600		\$21,310			Excluded Resid.
136	45-003-08-0562	Robert Bernard	1365 Fort Park Blvd.	Lincoln Park, MI	48146	\$18,650		\$22,240			Excluded Resid.
137	45-003-08-0585	Robert Vernier	1359 Fort Park	Lincoln Park, MI	48146	\$21,370		\$21,370			Excluded Resid.
138	45-003-08-0586	Donald Smith, Jr.	1365 Fort Park Blvd.	Lincoln Park, MI	48146	\$15,070		\$15,070			Excluded Resid.
139	45-003-08-0587	Robert Bernard	1506 Winchester	Lincoln Park, MI	48146						Excluded Resid.
140	45-003-08-0588	Bert Griffith	1311 Cicotte	Lincoln Park, MI	48146						Excluded Resid.
141	45-003-08-0589	Agnes Youngson	1355 Southfield Rd.	Lincoln Park, MI	48146						Excluded Resid.
142	45-003-08-0590	City of Lincoln Park									
Subtotal						\$4,023,631	\$2,269,440	\$3,948,820	\$360		

West side of Fort Cicotte to Outer Drive

143	45-003-01-0018-3	Lynn Hospital Corp.	25750 H. Outer Dr.	Lincoln Park, MI	48146						In DDA Dev Area
144	45-003-01-0018-5	Lynn Hospital Corp.	25750 H. Outer Dr.	Lincoln Park, MI	48146						In DDA Dev Area
145	45-003-01-0019	First Pent. Hol. Church	PO Box 34	Lincoln Park, MI	48146						In DDA Dev Area
146	45-003-01-0020	Robert McDaniel	1386 Charter #3	Lincoln Park, MI	48146	\$280	\$280	\$280			In DDA Dev Area
147	45-003-01-0021	Lynn Hospital Corp.	25700 W. Outer Drive	Lincoln Park, MI	48146						In DDA Dev Area
148	45-003-01-0021-4	Oakwood Medical Enterprise	18181 Oakwood Ste 104	Dearborn, MI	48124	\$363,760	\$363,760	\$363,760			In DDA Dev Area
149	45-003-01-0022	Lynn Hospital	25750 W. Outer Drive	Lincoln Park, MI	48146						In DDA Dev Area
150	45-003-01-0023	Lynn Hospital	25750 W. Outer Drive	Lincoln Park, MI	48146						In DDA Dev Area
151	45-003-01-0024	Dr. Khan-Dr. Sachdeva	25880 W. Outer Drive	Lincoln Park, MI	48146						In DDA Dev Area
152	45-003-01-0026	L.J. Stanford	P.O. Box 5068	Dearborn, MI	48128	\$155,630	\$155,630	\$155,630			In DDA Dev Area
153	45-003-01-0028	John Kizy	1408 Fort St.	Lincoln Park, MI	48146	\$33,950	\$33,950	\$33,950			In DDA Dev Area
154	45-003-01-0028	Mich. State Hwy. Dept.	18101 W. 9 Mile, Box 122	Southfield, MI	48075	\$85,610	\$85,610	\$85,610			In DDA Dev Area
155	45-003-01-0029	L.J. Stanford	P.O. Box 5068	Dearborn, MI	48128	\$67,950	\$67,950	\$67,950			In DDA Dev Area

Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only		Properties In DDA Development Areas
156	45-003-01-0029	Mich. State Hwy. Dept.	18101 W. 9 Mile, Box 122	Southfield, MI	48075						In DDA Dev Area
157	45-003-01-0030	L.J. Stanford Brothers	P.O. Box 5068	Dearborn, MI	48128	\$10,530	\$10,530	\$10,530			In DDA Dev Area
158	45-003-01-0031	L.J. Stanford Brothers	P.O. Box 5068	Dearborn, MI	48128	\$67,950	\$67,950	\$67,950			In DDA Dev Area
159	45-003-01-0034	Dayton-Duclo-Kenne Barnes	982 Kaler	Lincoln Park, MI	48146	\$14,510	\$14,510	\$14,510			In DDA Dev Area
160	45-003-01-0035	Harold Hamilton	974 Kaler	Lincoln Park, MI	48146	\$28,870	\$28,870	\$28,870			In DDA Dev Area
161	45-003-01-0038	Lincoln Park Senior Res.	1380 Council	Lincoln Park, MI	48128	\$11,750					Excluded
162	45-003-01-0038-2	Lincoln Park Senior Res.	1380 Council	Lincoln Park, MI	48128		\$0	\$108,810	\$108,810		In DDA Dev Area
163	45-003-02-0001	L.J. Stanford Brothers	P.O. Box 5068	Lincoln Park, MI	48146	\$11,750	\$11,750	\$11,750			In DDA Dev Area
164	45-003-02-0005	Robert Drouillard	1954 London	Dearborn, MI	48146	\$19,440	\$19,440	\$19,440			In DDA Dev Area
165	45-003-02-0007	Nixon, Weise Funeral Home	1020 Fort St.	Lincoln Park, MI	48146	\$109,080	\$109,080	\$109,080			In DDA Dev Area
166	45-003-02-0016	Nixon, Weise Funeral Home	1020 Fort St.	Lincoln Park, MI	48146	\$14,690	\$14,690	\$14,690			In DDA Dev Area
167	45-003-02-0021	Edward Grohowski, Jr.	1082 Fort St.	Lincoln Park, MI	48146	\$11,690	\$11,690	\$11,690			In DDA Dev Area
168	45-003-02-0024	Monroe Door Sales & Service	1082 Fort St.	Lincoln Park, MI	48146	\$8,320	\$8,320	\$8,320			In DDA Dev Area
169	45-003-02-0025	Jack Must	6670 Allen Road.	Allen Park, MI	48101	\$5,870	\$5,870	\$5,870			In DDA Dev Area
170	45-003-02-0027	Jack Must	6670 Allen Road.	Allen Park, MI	48101	\$8,820	\$8,820	\$8,820			In DDA Dev Area
171	45-003-02-0030	Jack Must	6670 Allen Road.	Allen Park, MI	48101	\$2,950	\$2,950	\$2,950			In DDA Dev Area
172	45-003-02-0031	Jack Must	6670 Allen Road.	Allen Park, MI	48101	\$8,510	\$8,510	\$8,510			In DDA Dev Area
173	45-003-03-0006	John Lambert	1334 Montie	Lincoln Park, MI	48146	\$23,200	\$23,200	\$23,200			Excluded Resid.
174	45-003-03-0007	John Lambert	1334 Montie	Lincoln Park, MI	48146	\$1,620	\$1,620	\$1,620			Excluded Resid.
175	45-003-03-0007	Maude Davis	1326 Montie	Lincoln Park, MI	48146	\$11,250	\$11,250	\$11,250			Excluded Resid.
176	45-003-03-0008	Maude Davis	1326 Montie	Lincoln Park, MI	48146	\$20,220	\$20,220	\$20,220			Excluded Resid.
177	45-003-03-0009	Bruno Malecki	19645 Gill	Livonia, MI	48152	\$27,290	\$27,290	\$27,290			Excluded Resid.
178	45-003-03-0010	Bruce Vinecourt	17459 Leelle	Allen Park, MI	48101	\$27,510	\$27,510	\$27,510			Excluded Resid.
179	45-003-03-0011	Owner	1312 Montie	Lincoln Park, MI	48146	\$30,260	\$30,260	\$30,260			Excluded Resid.
180	45-003-03-0012	Nagib Nasser	1308 Montie Rd.	Lincoln Park, MI	48146	\$22,150	\$22,150	\$22,150			Excluded Resid.
181	45-003-03-0065	G. Kessler	1080 Kaler	Lincoln Park, MI	48146	\$18,350	\$18,350	\$18,350			Excluded Resid.
182	45-003-03-0066	Charles LaCroix	1076 Kaler	Lincoln Park, MI	48146	\$12,900	\$12,900	\$12,900			Excluded Resid.
183	45-003-03-0067	Adam Hartlukowicz	1070 Kaler	Lincoln Park, MI	48146	\$17,570	\$17,570	\$17,570			Excluded Resid.
184	45-003-03-0068	Kenneth-Donna Harris	1066 Kaler	Lincoln Park, MI	48146	\$26,590	\$26,590	\$26,590			Excluded Resid.
185	45-003-03-0069	Louis Garcia	11371 Afton	Southgate, MI	48195	\$11,270	\$11,270	\$11,270			Excluded Resid.
186	45-003-03-0070	Dayton Duclo	1058 Kaler	Lincoln Park, MI	48146	\$19,820	\$19,820	\$19,820			Excluded Resid.
187	45-003-03-0071	R. Rose	1054 Kaler	Lincoln Park, MI	48192	\$17,370	\$17,370	\$17,370			Excluded Resid.
188	45-003-03-0072	William Ayers	162 Bennett	Wyandotte, MI	48192	\$18,960	\$18,960	\$18,960			Excluded Resid.
189	45-003-03-0073	Charles-Suean Amore	1020 Kaler	Lincoln Park, MI	48146						In DDA Dev Area
190	45-003-03-0074	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
191	45-003-03-0075	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
192	45-003-03-0076	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
193	45-003-03-0077	Michael Thibault	1005 Fort Park	Lincoln Park, MI	48127	\$29,190	\$29,190	\$29,190			Excluded
194	45-003-04-0166	Thomas Osman	20427 Brookwood Dr.	Dearborn Hgts., MI	48146	\$58,830	\$58,830	\$58,830			In DDA Dev Area
195	45-003-04-0169	Alex Martin	1164 Fort St.	Lincoln Park, MI	48146	\$21,870	\$21,870	\$21,870			In DDA Dev Area

Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1984	DDA District 1995	Development Area Only		Properties
									Positive Change	Negative Change	In DDA Development Area
196	45-003-04-0170	Catherine Garrasi	1166-68 Fort	Lincoln Park, MI	48146	\$20,970	\$20,970	\$20,970			In DDA Dev Area
197	45-003-04-0171	F&T Real Estate	23661 Kensington	Taylor, MI	48180	\$53,610	\$53,610	\$53,610			In DDA Dev Area
198	45-003-04-0174	Harold Pensler	1259 Wilson	Lincoln Park, MI	48146	\$11,970	\$11,970	\$11,970			In DDA Dev Area
199	45-003-04-0175	Eugene Voros	1180 82 Fort St.	Lincoln Park, MI	48146	\$41,870	\$41,870	\$41,870			In DDA Dev Area
200	45-003-05-0033	TJ Party Store	1208 Fort	Lincoln Park, MI	48146	\$27,610	\$27,610	\$27,610			In DDA Dev Area
201	45-003-05-0036	State of Michigan	Treasury Bldg., P.O. Box 8 Lansing, MI		48903						In DDA Dev Area
202	45-003-05-0038	Bryan Craddock	15536 Keppen	Allen Park, MI	48101	\$11,740	\$11,740	\$11,740			In DDA Dev Area
203	45-003-05-0042	Bryan Craddock	15536 Keppen	Allen Park, MI	48101	\$19,070	\$19,070	\$19,070			In DDA Dev Area
204	45-003-05-0043	Bryan Craddock	15536 Keppen	Allen Park, MI	48101	\$3,380	\$3,380	\$3,380			In DDA Dev Area
205	45-003-06-0177	Fort St. Land Del. Co.	1276 Fort St.	Lincoln Park, MI	48146	\$28,010	\$28,010	\$28,010			In DDA Dev Area
206	45-003-06-0182	Fort St. Land Del. Co.	1276 Fort St.	Lincoln Park, MI	48146	\$63,520	\$63,520	\$63,520			In DDA Dev Area
207	45-003-06-0188	Earl Cliffords Body Shop	1312 Fort	Lincoln Park, MI	48146	\$26,900	\$26,900	\$26,900			In DDA Dev Area
208	45-003-06-0190	Earl Cliffords Body Shop	1312 Fort	Lincoln Park, MI	48146	\$3,530	\$3,530	\$3,530			In DDA Dev Area
209	45-003-06-0191	Earl Cliffords Body Shop	1312 Fort	Lincoln Park, MI	48146	\$30,200	\$30,200	\$30,200			In DDA Dev Area
210	45-003-07-0282	Earl Cliffords Body Shop	1306 Fort	Lincoln Park, MI	48146	\$25,170	\$25,170	\$25,170			In DDA Dev Area
211	45-003-08-0611	Julia Chumita	1308 Cicotte	Lincoln Park, MI	48146	\$15,940	\$15,940	\$15,940			In DDA Dev Area
212	45-003-08-0613	Joseph Adorjan	1310-1312 Cicotte	Lincoln Park, MI	48146	\$31,750	\$31,750	\$31,750			In DDA Dev Area
213	45-003-08-0614	William-Darlene Hughes	1318 Cicotte	Lincoln Park, MI	48146	\$10,390	\$10,390	\$10,390			In DDA Dev Area
214	45-003-08-0615	Dee Stoddart	1331 Fort Park	Lincoln Park, MI	48146	\$33,890	\$33,890	\$33,890			In DDA Dev Area
215	45-003-08-0616	Darlene Light	1329 Fort Park	Lincoln Park, MI	48146	\$16,910	\$16,910	\$16,910			In DDA Dev Area
216	45-003-08-0617	Fed Hall	1321 Fort Park	Lincoln Park, MI	48146	\$17,010	\$17,010	\$17,010			In DDA Dev Area
217	45-003-08-0618	William Koelendt	1305 Fort Park	Lincoln Park, MI	48146	\$15,660	\$15,660	\$15,660			In DDA Dev Area
218	45-003-08-0628	Barbara Tipton	1309 Fort Park	Lincoln Park, MI	48146	\$17,140	\$17,140	\$17,140			In DDA Dev Area
219	45-003-08-0629	Chris-Michelle Kujawski	1307 Fort Park	Lincoln Park, MI	48146	\$23,660	\$23,660	\$23,660			In DDA Dev Area
220	45-003-08-0630	Kimberly Ann Matusky	1317 Fort Park	Lincoln Park, MI	48146	\$15,580	\$15,580	\$15,580			In DDA Dev Area
221	45-003-08-0631	Norman St. Louis	2516 Emily	Melvindale, MI	48122	\$20,320	\$20,320	\$20,320			In DDA Dev Area
222	45-003-08-0632	John Hanson	1311 University	Lincoln Park, MI	48146	\$21,180	\$21,180	\$21,180			In DDA Dev Area
223	45-003-08-0633	Joseph DeMario	1303 University	Lincoln Park, MI	48146	\$22,480	\$22,480	\$22,480			In DDA Dev Area
224	45-003-08-0634	Gregory Mikeseil	1304 University	Lincoln Park, MI	48146	\$14,450	\$14,450	\$14,450			In DDA Dev Area
225	45-003-08-0654	Richard-Kim Badder	40110 Sandpoint Hwy.	Novi, MI	48050	\$16,680	\$16,680	\$16,680			In DDA Dev Area
226	45-003-08-0655	Glen-Cindy Davis	1312 University	Lincoln Park, MI	48146	\$16,920	\$16,920	\$16,920			In DDA Dev Area
227	45-003-08-0656	Sandra-Richard Morofski	21515 Thorofare	Lincoln Park, MI	48146	\$23,620	\$23,620	\$23,620			In DDA Dev Area
228	45-003-08-0657	Kurt-Hilda Reschke	350 Lakesedge Dr.	Grosse Ile, MI	48138	\$3,270	\$3,270	\$3,270			In DDA Dev Area
229	45-003-08-0658	Richard Cerato	2121 Sheraton	Trenton, MI	48371	\$28,110	\$28,110	\$28,110			In DDA Dev Area
230	45-003-08-0659	Nowaske-Masclowecchio	1273 Fort Park	Lincoln Park, MI	48146	\$26,630	\$26,630	\$26,630			In DDA Dev Area
231	45-003-08-0660	W. Rose	771 Pagel	Lincoln Park, MI	48146	\$27,670	\$27,670	\$27,670			In DDA Dev Area
232	45-003-08-0661	Leonard Sumner	1255 Fort Park	Lincoln Park, MI	48146	\$21,670	\$21,670	\$21,670			In DDA Dev Area
233	45-003-08-0671	Francis Viger	1265 Fort Park	Lincoln Park, MI	48146	\$20,660	\$20,660	\$20,660			In DDA Dev Area
234	45-003-08-0672	David Riddell	1267 Fort Park	Lincoln Park, MI	48146						In DDA Dev Area
235	45-003-08-0673	H. Cadigan		Lincoln Park, MI	48146						In DDA Dev Area

Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only		Properties In DDA Development Areas
									Positive Change	Negative Change	
236	45-003-08-0674	William Reaume	22374 Derby	Woodhaven, MI	48183	\$22,000		\$22,000			Excluded Resid.
237	45-003-08-0675	Kathy Ordus	762 Kings	Lincoln Park, MI	48146	\$20,580		\$20,580			Excluded Resid.
238	45-003-08-0676	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
239	45-003-08-0677	Elaine Clair	16400 Dix-Toledo #615	Southgate, MI	48195	\$10,980		\$2,840			Excluded Resid.
240	45-003-08-0697	H.A. Metterl	4154 Agnes	Lincoln Park, MI	48146	\$2,920		\$2,920			Excluded Resid.
241	45-003-08-0698	H.A. Metterl	4154 Agnes	Lincoln Park, MI	48146	\$20,990		\$20,990			Excluded Resid.
242	45-003-08-0699	Marie Dean	1314 Paris	Lincoln Park, MI	48146	\$22,770		\$22,770			Excluded Resid.
243	45-003-08-0700	Paul Ondo	2065 White	Lincoln Park, MI	48146	\$3,250		\$3,250			Excluded Resid.
244	45-003-08-0701	Sharon Ackerman	1231 Fort Park	Lincoln Park, MI	48146	\$32,750		\$32,750			Excluded Resid.
245	45-003-08-0702	Marlyn Leys	1227 Fort Park	Lincoln Park, MI	48146	\$28,200		\$28,200			Excluded Resid.
246	45-003-08-0703	William Byers	162 Bennett	Lincoln Park, MI	48146	\$23,460		\$23,460			Excluded Resid.
247	45-003-08-0712	Michael Goch	6828 Cortland	Allen Park, MI	48101	\$38,060		\$31,480			Excluded Resid.
248	45-003-08-0713	Michael Phillips	1209 Fort Park	Lincoln Park, MI	48146	\$34,200		\$34,200			Excluded Resid.
249	45-003-08-0715	Helen Segrest	1317 College	Lincoln Park, MI	48146	\$25,700		\$23,450			Excluded Resid.
250	45-003-08-0716	Milton Frazier	1311 College	Lincoln Park, MI	48146	\$22,110		\$20,000			Excluded Resid.
251	45-003-08-0717	Daniel-Kathy Hamilton	1309 College	Lincoln Park, MI	48146	\$25,770		\$25,770			Excluded Resid.
252	45-003-08-0718	Richard Rodgers	1303 College	Lincoln Park, MI	48146	\$26,960		\$24,400			Excluded Resid.
253	45-003-08-0738	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
254	45-003-08-0740	Gary-Paula Richards	1312 College	Lincoln Park, MI	48146	\$18,220		\$18,220			Excluded Resid.
255	45-003-08-0741	Richard Eberts	51320 Michigan Ave.	Belleville, MI	48111	\$18,390		\$18,390			Excluded Resid.
256	45-003-08-0742	William Gartner	1181 Fort Park	Lincoln Park, MI	48146	\$31,710		\$31,710			Excluded Resid.
257	45-003-08-0743	Patrick-Mary Kane	1177 Fort Park	Lincoln Park, MI	48146	\$22,310		\$22,310			Excluded Resid.
258	45-003-08-0744	Betty Gach	615 Garfield	Lincoln Park, MI	48146	\$11,300		\$11,300			Excluded Resid.
259	45-003-08-0753	Charles Pascoe	1155 Fort Park	Lincoln Park, MI	48146	\$20,830		\$20,830			Excluded Resid.
260	45-003-08-0754	Charles Pascoe	1155 Fort Park	Lincoln Park, MI	48146	\$3,870		\$3,870			Excluded Resid.
261	45-003-08-0755	Michael-Diane Hanson	1165 Fort Park	Lincoln Park, MI	48146	\$22,560		\$22,560			Excluded Resid.
262	45-003-08-0756	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
263	45-003-08-0757	Cynthia Thomas	1311 Morris	Lincoln Park, MI	48146	\$17,850		\$17,850			Excluded Resid.
264	45-003-08-0758	Brenda Petty	1303 Morris	Lincoln Park, MI	48146	\$28,140		\$22,500			Excluded Resid.
265	45-003-08-0770	Bess Alley	40 Park Place	Ormond Beach, FL	32714	\$30,800		\$30,800			Excluded Resid.
266	45-003-08-0773	Robert Jankowski	960 Biddle Ave.	Wyandotte, MI	48192	\$134,400		\$134,400			Excluded Resid.
267	45-003-08-0778	Melvin Gish	1321 Montie	Lincoln Park, MI	48146	\$22,080		\$22,080			Excluded Resid.
268	45-003-08-0779	Melvin Gish	1321 Montie	Lincoln Park, MI	48146	\$27,560		\$27,560			Excluded Resid.
269	45-003-08-0780	Bruce Hardy	1325 Montie	Lincoln Park, MI	48146	\$2,680		\$2,680			Excluded Resid.
270	45-003-08-0781	Bruce Hardy	1325 Montie	Lincoln Park, MI	48146	\$21,230		\$21,230			Excluded Resid.
271	45-003-08-0782	Karen Bartlett	1333 Montie	Lincoln Park, MI	48146	\$31,940		\$31,940			Excluded Resid.
272	45-003-08-0784	R-S Harris	1113 Fort Park	Lincoln Park, MI	48146	\$24,250		\$24,250			Excluded Resid.
273	45-003-08-0785	Gary-Sandra Almand	1121 Fort Park	Lincoln Park, MI	48146	\$21,620		\$21,620			Excluded Resid.
274	45-003-08-0786	Tamara Rigsby	1127 Fort Park	Lincoln Park, MI	48146	\$21,050		\$21,050			Excluded Resid.
275	45-003-08-0787	Alexander Magocs	1131 Fort Park	Lincoln Park, MI	48146	\$26,030		\$26,030			Excluded Resid.

Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only Positive Change	Development Area Only Negative Change	Properties in DDA Development Area
276	45-003-09-0001	Neil W. Cora M Kelly	4816 Parkside Blvd.	Allen Park, MI	48101	\$38,100		\$38,100			Excluded Reisd.
277	45-003-09-0003	Fred G. Schroeder	26265 West River Rd.	Grosse Ile, MI	48138	\$31,590		\$31,590			Excluded Reisd.
278	45-003-09-0004	John-Phyllis Moga	1410 Charter	Lincoln Park, MI	48146	\$4,640		\$4,670			Excluded Reisd.
279	45-003-09-0006	John-Phyllis Moga	1410 Charter	Lincoln Park, MI	48146	\$34,540		\$34,540			Excluded Reisd.
280	45-003-09-0008	Robert McDaniel	1386 Charter #3	Lincoln Park, MI	48146	\$53,350		\$53,350			Excluded Reisd.
281	45-003-09-0011	Sтивен Korpela	1378 Charter	Lincoln Park, MI	48146	\$19,380		\$19,380			Excluded Reisd.
Subtotal						\$3,440,660	\$1,478,410	\$3,508,470	\$108,810		

For \$1,300 of Southfield

282	45-009-02-0017	S. Bloom Southfield Plaza	4212 Ramsgate	Bloomfield Hills, MI	48302	\$204,330	\$204,330	\$208,410	\$4,080		In DDA Dev Area
283	45-009-03-0017	White Castle System, Inc.	P.O. Box 1498	Columbus, OH	43216	\$164,890	\$164,890	\$169,190	\$3,300		In DDA Dev Area
284	45-009-03-0123	Bobby Jolly	2175 Fort St.	Lincoln Park, MI	48146	\$43,340	\$43,340	\$44,210	\$870		In DDA Dev Area
285	45-009-04-0028	Busen's Appliance, Inc.	2323 Fort St.	Lincoln Park, MI	48146	\$29,380	\$29,380	\$29,970	\$590		In DDA Dev Area
286	45-009-04-0030	Melvin Berent	2317 Fort	Lincoln Park, MI	48146	\$35,480	\$35,480	\$36,190	\$710		In DDA Dev Area
287	45-009-04-0033	Michigan Health Care Corp.	7430 Second Ave., Ste. 6	Detroit, MI	48202	\$4,030	\$4,030	\$4,110	\$80		In DDA Dev Area
288	45-009-04-0034	Michigan Health Care Corp.	7430 Second Ave., Ste. 6	Detroit, MI	48202	\$4,030	\$4,030	\$4,110	\$80		In DDA Dev Area
289	45-009-04-0035	Stephen Magina	2311 Fort	Lincoln Park, MI	48146	\$25,160	\$25,160	\$25,680	\$500		In DDA Dev Area
290	45-009-04-0037	Michigan Health Care Corp.	7430 Second Ave., Ste. 6	Detroit, MI	48202						In DDA Dev Area
291	45-009-04-0039	Michigan Health Care Corp.	7430 Second Ave., Ste. 6	Detroit, MI	48202						In DDA Dev Area
292	45-009-04-0045	Michigan Health Care Corp.	7430 Second Ave., Ste. 6	Detroit, MI	48202						In DDA Dev Area
293	45-009-04-0050	A & Fesar Khan	15071 Camerton	Southgate, MI	48202	\$12,570	\$12,570	\$12,830	\$260		In DDA Dev Area
294	45-009-04-0053	Donald Brown	317 South Monroe St.	Monroe, MI	48195	\$28,230	\$28,230	\$28,800	\$570		In DDA Dev Area
295	45-009-04-0054	Michigan Health Care Corp.	7430 Second Ave., Ste. 6	Detroit, MI	48161	\$25,480	\$25,480	\$25,990	\$510		In DDA Dev Area
296	45-009-04-0056	Payless Shoe Source #126	6606 Tusing Rd, PO Box	Columbus, OH	43216	\$13,280	\$13,280	\$13,540	\$260		In DDA Dev Area
297	45-009-05-0001	Michigan Health Care Corp.	7430 Second Ave., Ste. 61	Detroit, MI	48202	\$77,710	\$77,710	\$79,270	\$1,560		In DDA Dev Area
298	45-009-05-0006	Michigan Health Care Corp.	7430 Second Ave., Ste. 61	Detroit, MI	48202	\$4,160					Excluded
299	45-009-06-0079	A. Conley Jr., dba Conl. Tran.	2328 Fort St.	Lincoln Park, MI	48146	\$4,160	\$4,160	\$50,770	\$46,610		In DDA Dev Area
300	45-009-06-0082	A. Conley Jr., dba Conl. Tran.	2328 Fort St.	Lincoln Park, MI	48146	\$4,160	\$4,160	\$4,240	\$80		In DDA Dev Area
301	45-009-06-0083	A. Conley Jr., dba Conl. Tran.	2328 Fort St.	Lincoln Park, MI	48146	\$4,160	\$4,160	\$4,240	\$80		In DDA Dev Area
302	45-009-06-0084	Total Petroleum-Prop Tax	Box 500, Loc 2637	Denver, CO	80201	\$4,160	\$4,160	\$4,240	\$80		In DDA Dev Area
303	45-009-06-0085	Total Petroleum-Prop Tax	Box 500, Loc 2637	Denver, CO	80201	\$4,160	\$4,160	\$4,240	\$80		In DDA Dev Area
304	45-009-06-0086	Total Petroleum-Prop Tax	Box 500, Loc 2637	Denver, CO	80201	\$4,160	\$4,160	\$4,240	\$80		In DDA Dev Area
305	45-009-06-0087	Total Petroleum-Prop Tax	Box 500, Loc 2637	Denver, CO	80201	\$4,160	\$4,160	\$4,240	\$80		In DDA Dev Area
306	45-009-06-0088	James Stocking	2256 Fort St.	Lincoln Park, MI	48146	\$35,560	\$35,560	\$36,280	\$720		In DDA Dev Area
307	45-009-06-0092	James Stocking	2256 Fort St.	Lincoln Park, MI	48146	\$33,740	\$33,740	\$34,410	\$670		In DDA Dev Area
308	45-009-06-0101	Joseph Clemente	2230 Fort St.	Lincoln Park, MI	48146	\$89,740	\$89,740	\$91,540	\$1,800		In DDA Dev Area
309	45-009-06-0103	Joseph Clemente	2230 Fort St.	Lincoln Park, MI	48146	\$65,260	\$65,260	\$66,560	\$1,300		In DDA Dev Area
310	45-009-06-0105	Joseph Clemente	2230 Fort St.	Lincoln Park, MI	48146	\$36,930	\$36,930	\$37,670	\$740		In DDA Dev Area
311	45-009-06-0108	Clemente Corporation	2230 Fort St.	Lincoln Park, MI	48146	\$15,500	\$15,500	\$15,810	\$310		In DDA Dev Area
312	45-009-06-0113	Anthony Belcuore	2178 Fort St.	Lincoln Park, MI	48146	\$44,360	\$44,360	\$45,250	\$890		In DDA Dev Area
						\$29,830	\$29,830	\$30,430	\$600		In DDA Dev Area

Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only		Properties
									Positive Change	Negative Change	In DDA Development Area
313	45-009-06-0116	Paul Katzman	4547 Kirtsgate Bend	Bloomfield Hills, MI	48302	\$39,890	\$39,890	\$62,270	\$22,380		In DDA Dev Area
314	45-009-08-0119	William-Iblissam Dabish	2146 Fort St.	Lincoln Park, MI	48146	\$158,960	\$158,960	\$162,140	\$3,180		In DDA Dev Area
315	45-009-07-0060	Murray Auto Discount	21500 Trolley Ind. Dr.	Taylor, MI	48101	\$5,500	\$5,500	\$5,610	\$110		In DDA Dev Area
316	45-009-07-0061	Gerald Schwandt	P.O. Box 317	Lincoln Park, MI	48146	\$68,340	\$68,340	\$69,700	\$1,360		In DDA Dev Area
317	45-009-07-0064	NDB-Accl Ser Group	P.O. Box 33580	Detroit, MI	48232	\$117,400	\$117,400	\$119,750	\$2,350		In DDA Dev Area
318	45-009-07-0072	S. Bloom	4212 Ramegate	Bloomfield Hills, MI	48302	\$12,970	\$12,970	\$13,230	\$260		In DDA Dev Area
319	45-009-07-0074	Max Quilt	2036 Twenty First St.	Wyandotte, MI	48192	\$98,230	\$98,230	\$100,200	\$1,970		In DDA Dev Area
320	45-009-07-0076	Peter Rettich	25568 Graceland Circle	Dearborn Hgts., MI	48125	\$30,500	\$30,500	\$31,110	\$610		In DDA Dev Area
321	45-009-08-0001	City of Lincoln Park	1355 Southfield	Southfield, MI	48034	\$47,790	\$47,790	\$48,740	\$950		In DDA Dev Area
322	45-009-08-0004	Harry Weingarden	26069 Summerdale	Southfield, MI	48034	\$56,380	\$56,380	\$57,500	\$1,120		In DDA Dev Area
323	45-009-08-0006	Harry Weingarden	26069 Summerdale	Southfield, MI	48034	\$25,380	\$25,380	\$25,880	\$500		In DDA Dev Area
324	45-009-08-0009	Dr. Louis Woll	18881 Capitol	Southfield, MI	48034	\$69,480	\$69,480	\$70,870	\$1,390		In DDA Dev Area
325	45-009-08-0011	Harold Greenspan	2260 Scott Lake Rd.	Waterford, MI	48328	\$53,470	\$53,470	\$54,540	\$1,070		In DDA Dev Area
326	45-009-08-0013	Chester Laurence	9355 Island Dr.	Grosse Ile, MI	48138	\$119,230	\$119,230	\$121,620	\$2,390		In DDA Dev Area
327	45-009-08-0015	Chester Laurence	9355 Island Dr.	Grosse Ile, MI	48138	\$49,260	\$49,260	\$50,240	\$980		In DDA Dev Area
328	45-009-08-0019	City of Lincoln Park	14812 Grand River	Detroit, MI	48227	\$19,060	\$19,060	\$19,450	\$390		In DDA Dev Area
329	45-009-14-0126	Junior Achievement	21627 Grosedale	St. Clair Shores, MI	48082	\$3,010	\$3,010	\$3,070	\$60		In DDA Dev Area
330	45-009-15-0003	Andrew Ventimiglia	21627 Grosedale	St. Clair Shores, MI	48082	\$61,560	\$61,560	\$62,790	\$1,230		In DDA Dev Area
331	45-009-15-0007	Andrew Ventimiglia	21627 Grosedale	St. Clair Shores, MI	48082	\$26,150	\$26,150	\$26,790	\$640		In DDA Dev Area
332	45-009-15-0008	Agnes-Andrew Ventimiglia	2355 Fort St.	Lincoln Park, MI	48146	\$580,570	\$580,570	\$592,180	\$11,610		In DDA Dev Area
333	45-009-15-0009	Charles Lapo	2 Paragon Drive	Montvale, NJ	07645	\$2,771,430	\$2,576,100	\$2,820,340	\$221,720		In DDA Dev Area
334	45-009-99-0010	Atlantic-Pacific Tea									In DDA Dev Area
Subtotal											
						\$2,771,430	\$2,576,100	\$2,820,340	\$221,720		

Southfield West of Fort Park to Porter

335	45-003-15-0001	Economic Dev Corp Lincoln	1355 Southfield	Lincoln Park, MI	48146	\$54,140	\$26,170	\$26,170			Excluded
336	45-003-15-0001-2	Detroit Edison Co.	2000 Second Blvd.	Detroit, MI	48226	\$26,170	\$168,290	\$168,290			In DDA Dev Area
337	45-005-03-0018	Hoffman Combustion Eng.	1780 Southfield	Lincoln Park, MI	48146	\$168,290	\$1,815,100	\$1,815,100			In DDA Dev Area
338	45-005-99-0002	Wolverine Coil Coating	P.O. Box 560-1725 Cicott	Lincoln Park, MI	48146	\$1,815,100	\$52,730	\$52,730			In DDA Dev Area
339	45-005-99-0003	Downriver Fleet Leasing	1750 Southfield	Lincoln Park, MI	48146	\$52,730	\$428,480	\$428,480			In DDA Dev Area
340	45-005-99-0004	Downriver Fleet Leasing	1750 Southfield	Lincoln Park, MI	48146	\$428,480	\$3,000	\$3,000			In DDA Dev Area
341	45-006-03-0001	Amer Leg Mem Horn Assoc	1430 Southfield	Lincoln Park, MI	48146	\$3,000	\$16,840	\$16,840			In DDA Dev Area
342	45-006-03-0008	Helen Paul	9830 Reeck	Allen Park, MI	48101	\$16,840	\$18,960	\$18,960			In DDA Dev Area
343	45-006-03-0009	Helen Paul	9830 Reeck	Allen Park, MI	48101	\$18,960	\$28,700	\$28,700			In DDA Dev Area
344	45-006-03-0010	Herbert Brown	1482-1486 Southfield	Lincoln Park, MI	48146	\$28,700	\$126,240	\$126,240			In DDA Dev Area
345	45-006-03-0011	House of Szechaun	1512 Southfield	Lincoln Park, MI	48146	\$126,240	\$16,850	\$16,850			In DDA Dev Area
346	45-006-03-0015	Steven Legel	27 Emmons Ct.	Wyandotte, MI	48192	\$16,850	\$96,600	\$96,600			In DDA Dev Area
347	45-006-03-0021	Ward Collision	1520 Southfield	Lincoln Park, MI	48146	\$96,600					In DDA Dev Area
348	45-006-03-0022	Mich Bell Tax Matters	444 Michigan Rm 1460	Detroit, MI	48226						In DDA Dev Area
349	45-006-03-0033										In DDA Dev Area

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Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only	Negative Change	Properties
350	45-006-03-0046	Michael Racey	19865 Brandwine	Riverview, MI	48334	\$80,570	\$80,570	\$80,570			In DDA Dev Area
351	45-006-03-0056	Mich Bell Tax Matters	444 Michigan Rm 1460	Detroit, MI	48226						In DDA Dev Area
352	45-006-03-0076	J. Harold Burley	1773 Howard	Lincoln Park, MI	48146	\$5,300	\$5,300	\$5,300			In DDA Dev Area
353	45-006-03-0077	J. Harold Burley	1773 Howard	Lincoln Park, MI	48146	\$17,530	\$17,530	\$17,530			In DDA Dev Area
354	45-006-03-0078	State of Michigan	Treasury Bldg., P.O. Box	Lansing, MI	48903	\$8,580					In DDA Dev Area
355	45-006-03-0086-502	Allen Sarokl	29231 Wellington	Farmington Hills, MI	48334	\$2,920	\$2,920	\$2,920			Excluded
356	45-006-03-0086-503	O.B. Industries, Inc.	22320 Woodward	Ferris, MI	48220	\$2,920	\$2,920	\$2,920			In DDA Dev Area
357	45-006-03-0087	State of Michigan	Treasury Bldg., P.O. Box	Lansing, MI	48903	\$2,740	\$2,740	\$2,920			In DDA Dev Area
358	45-006-03-0140	Valea Manner	1719 Howard	Lincoln Park, MI	48146	\$24,980		\$24,980			Excluded Resid.
359	45-006-03-0142	GD May	1586 Anne	Lincoln Park, MI	48146	\$23,640		\$23,640			Excluded Resid.
360	45-006-03-0144	Howard St. Investment Co.	500 Woodward - Ste. 250	Detroit, MI	48226	\$37,740	\$37,740	\$37,320			In DDA Dev Area
361	45-006-03-0146	State of Michigan	Treasury Bldg., Box 8	Lansing, MI	48903	\$77,020	\$77,020	\$77,020			In DDA Dev Area
362	45-006-03-0151	Virginia Daniels	1703 Howard	Lincoln Park, MI	48146	\$53,250		\$53,250			Excluded Resid.
363	45-006-03-0153	Cornelius Frederick	1715 Howard	Lincoln Park, MI	48146	\$12,860	\$19,840	\$12,860		\$100	Excluded Resid.
364	45-006-03-0200	State of Michigan	Treasury Bldg., Box 8	Lansing, MI	48903	\$19,840	\$19,840	\$19,940			In DDA Dev Area
365	45-006-03-0204	State of Michigan	Treasury Bldg., Box 8	Lansing, MI	48903	\$78,780	\$78,780	\$78,780			In DDA Dev Area
366	45-006-03-0260	Howard Street Investment	1650 Howard	Lincoln Park, MI	48146	\$15,890		\$200			Excluded
367	45-006-03-0264	State of Michigan	Treasury Bldg., Box 8	Lansing, MI	48903	\$181,290	\$181,290	\$181,290			In DDA Dev Area
368	45-006-03-0320	Thomas-Norma Koch	1581 Howard	Lincoln Park, MI	48146	\$84,500		\$84,500			Excluded Resid.
369	45-006-03-0330	Howard Street Investment Co.	500 Woodward	Detroit, MI	48226	\$423,280	\$423,280	\$439,030		\$15,750	In DDA Dev Area
370	45-006-03-0331	Harold Hukkonen	1555 Howard	Lincoln Park, MI	48146	\$21,660		\$21,660			Excluded Resid.
371	45-006-03-0380	State of Michigan	Treasury Bldg., Box 8	Lansing, MI	48903	\$17,070	\$17,070	\$17,070			In DDA Dev Area
372	45-006-03-0382	W. Dempse	1531 Howard	Lincoln Park, MI	48146	\$30,900	\$30,900	\$30,900			In DDA Dev Area
373	45-006-03-0440	James Epps	1461 Howard	Lincoln Park, MI	48146	\$31,650	\$31,650	\$31,650			In DDA Dev Area
374	45-006-03-0441	State of Michigan	Treasury Bldg., Box 8	Lansing, MI	48903	\$8,590	\$8,590	\$8,590			In DDA Dev Area
375	45-006-03-0488	Lincoln Park School District	1545 Southfield Road	Lincoln Park, MI	48146	\$17,510	\$17,510	\$17,510			In DDA Dev Area
376	45-006-04-0005	Answering Service, Inc.	25140 Lahser, Ste C 100	Southfield, MI	48034	\$51,980	\$51,980	\$51,980			In DDA Dev Area
377	45-006-04-0006	Bill's Place	1420 Southfield	Lincoln Park, MI	48146	\$15,680	\$15,680	\$15,680			In DDA Dev Area
378	45-006-04-0010	Hungarian Heritage Club	1408 Southfield	Lincoln Park, MI	48146	\$11,930	\$11,930	\$11,930			In DDA Dev Area
379	45-006-04-0012	Carroll, Davis	8908 Saira Lane	Grosse Ile, MI	48138	\$46,750	\$46,750	\$46,750			In DDA Dev Area
380	45-006-04-0013	John Logsdon	Treasury Bldg., Box 8	Lansing, MI	48903	\$41,140	\$41,140	\$41,140			In DDA Dev Area
381	45-006-04-0015	State of Michigan	1366 Southfield	Lincoln Park, MI	48146	\$2,770	\$2,770	\$2,770			In DDA Dev Area
382	45-006-04-0022	William Chapman	1358 Southfield	Lincoln Park, MI	48146	\$2,770	\$2,770	\$2,770			In DDA Dev Area
383	45-006-04-0024	Lincoln Products Co.	1358 Southfield	Lincoln Park, MI	48146	\$28,120	\$28,120	\$28,120			In DDA Dev Area
384	45-006-04-0025	Lincoln Products Co.	1358 Southfield	Lincoln Park, MI	48146	\$58,460	\$58,460	\$58,460			In DDA Dev Area
385	45-006-04-0026	Lincoln Products Co.	1336 Southfield	Lincoln Park, MI	48146	\$108,380	\$108,380	\$108,380		\$2,120	In DDA Dev Area
386	45-006-04-0028	B.S. Bohra, MD	1336 Southfield	Lincoln Park, MI	48146	\$6,660	\$6,660	\$6,660		\$140	In DDA Dev Area
387	45-009-09-0007	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48128						In DDA Dev Area
388	45-009-09-0052	LI Stamford Bros.	P.O. Box 5068	Dearborn, MI	48128						In DDA Dev Area
389	45-009-09-0056	LI Stamford Bros.	P.O. Box 5068	Dearborn, MI	48128						In DDA Dev Area

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390	45-009-09-0057	Jeff Teller	3140 Middlefield	Trenton, MI	48183	\$56,230	\$56,230	\$57,360	\$1,130		In DDA Dev Area
391	45-009-09-0061	Shirley Seal	1006 Moran	Lincoln Park, MI	48146	\$111,780	\$111,790	\$114,030	\$2,240		In DDA Dev Area
392	45-009-09-0069	Jack Farmer	1407 Southfield	Lincoln Park, MI	48146	\$6,810	\$6,810	\$6,950	\$140		In DDA Dev Area
393	45-009-09-0070	Jack Farmer	1407 Southfield	Lincoln Park, MI	48138	\$28,770	\$28,770	\$29,350	\$580		In DDA Dev Area
394	45-009-09-0071	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
395	45-009-10-0175	Pierino Frozen Foods	1695 Southfield	Lincoln Park, MI	48146	\$147,770	\$147,770	\$147,770			In DDA Dev Area
396	45-010-02-0241	JC Wilson, Inc.	22120 Nowling	Dearborn, MI	48124	\$61,790	\$61,790	\$63,020	\$1,230		In DDA Dev Area
397	45-010-02-0245	Chair Holland	1520 Southfield	Lincoln Park, MI	48146	\$21,090	\$21,090	\$21,520	\$430		In DDA Dev Area
398	45-010-02-0246	Mr. & Mrs. Louis Garcia	11371 Afton	Southgate, MI	48195	\$20,270	\$20,270	\$20,270			In DDA Dev Area
399	45-010-02-0247	Delpha Madden	1534 Cleophus	Lincoln Park, MI	48146	\$19,160	\$19,160	\$19,160			In DDA Dev Area
400	45-010-02-0248	Dee Stoddart	1331 Fort Park	Lincoln Park, MI	48146	\$21,500	\$21,500	\$21,500			In DDA Dev Area
401	45-010-02-0249	Lincoln Park School District	1300 Champaign	Lincoln Park, MI	48146						In DDA Dev Area
402	45-010-02-0252	Lincoln Park Masonic Club	1561 Southfield	Lincoln Park, MI	48146	\$52,460	\$52,460	\$53,510	\$1,050		In DDA Dev Area
403	45-010-03-0250	Arthur Provenzano	996 Riverbank	Lincoln Park, MI	48146	\$84,230	\$84,230	\$85,910	\$1,680		In DDA Dev Area
404	45-010-03-0254	Donald-Lillian Fraser	1769 Southfield	Lincoln Park, MI	48146	\$112,530	\$112,530	\$114,780	\$2,250		In DDA Dev Area
405	45-010-03-0259	Rue Company	1757 Southfield	Lincoln Park, MI	48146	\$127,430	\$127,430	\$129,980	\$2,550		In DDA Dev Area
406	45-010-03-0266	N-Y, Inc.	1727 Southfield	Lincoln Park, MI	48146	\$119,980	\$119,980	\$122,380	\$2,400		In DDA Dev Area
407	45-010-03-0317	N-Y, Inc.	1727 Southfield	Lincoln Park, MI	48146	\$12,990	\$12,990	\$13,250	\$260		In DDA Dev Area
408	45-010-03-0324	Walker Straus	1900 E. Girard Place, #14	Lincoln Park, MI	48146	\$2,750	\$2,750	\$2,810	\$60		In DDA Dev Area
409	45-013-04-0146	John Urban	28876 Coleman	Grosse Ile	48138	\$15,450	\$15,450	\$15,760	\$310		In DDA Dev Area
Subtotal =						\$5,528,630	\$5,229,130	\$5,481,480	\$34,420	(\$3,160)	

Residential East Side of Fort Park

410	45-003-03-0001	Marcelle Wagner	1374 Montie	Lincoln Park, MI	48146	\$22,510		\$21,710			Excluded Resid.
411	45-003-03-0003	Marie Umbach	1372 Montie	Lincoln Park, MI	48146	\$15,980		\$15,980			Excluded Resid.
412	45-003-03-0004	Richard Olczewski Jr.	1360 Montie	Lincoln Park, MI	48146	\$21,090		\$21,090			Excluded Resid.
413	45-003-03-0005	Gerald-Mary Fitzgerald	1356 Montie	Lincoln Park, MI	48146	\$24,060		\$24,060			Excluded Resid.
414	45-003-03-0087	James-Lisa Poloczek	1058 Fort Park	Lincoln Park, MI	48146	\$24,870		\$24,870			Excluded Resid.
415	45-003-03-0090	William Kalier	1024 Fort Park	Lincoln Park, MI	48146	\$11,900		\$11,900			Excluded Resid.
416	45-003-03-0091	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
417	45-003-03-0092	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
418	45-003-03-0093	Gary-Evelyn Campbell	1010 Fort Park	Lincoln Park, MI	48146	\$18,040		\$18,040			Excluded Resid.
419	45-003-03-0094	James Rutherford	1006 Fort Park	Lincoln Park, MI	48146	\$26,980		\$26,980			Excluded Resid.
420	45-003-08-0525	Robert-Deborah Smith	1416 Fort Park	Lincoln Park, MI	48146	\$17,900		\$17,900			Excluded Resid.
421	45-003-08-0526	Galdys Gude	2074 White	Lincoln Park, MI	48146	\$12,240		\$12,240			Excluded Resid.
422	45-003-08-0527	Michael G. Erbacher	1406 Fort Park	Lincoln Park, MI	48146	\$31,940		\$30,800			Excluded Resid.
423	45-003-08-0563	Harold Goodman	P.O. Box 223	New Boston, MI	48164	\$14,650		\$14,650			Excluded Resid.
424	45-003-08-0564	Zolton Kiss	1374 Fort Park	Lincoln Park, MI	48146	\$20,040		\$20,040			Excluded Resid.
425	45-003-08-0565	Zolton Kiss	1374 Fort Park	Lincoln Park, MI	48146	\$3,140		\$3,140			Excluded Resid.
426	45-003-08-0566	Barbara Gilbert	1382 Fort Park	Lincoln Park, MI	48146	\$27,570		\$27,570			Excluded Resid.

Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only		Properties In DDA Development Area
427	45-003-08-0582	H. Rose Jr.	1362 Fort Park	Lincoln Park, MI	48146	\$23,240		\$23,240			Excluded Resid.
428	45-003-08-0583	Brian Sandberg	1360 Fort Park	Lincoln Park, MI	48146	\$19,720		\$19,720			Excluded Resid.
429	45-003-08-0584	R. Jokela	1356 Fort Park	Lincoln Park, MI	48146	\$20,150		\$20,150			Excluded Resid.
430	45-003-08-0619	Irene Lowery	1320 Fort Park	Lincoln Park, MI	48146	\$13,340		\$13,340			Excluded Resid.
431	45-003-08-0620	Joann Bozatzian	1324 Fort Park	Lincoln Park, MI	48146	\$21,180		\$21,180			Excluded Resid.
432	45-003-08-0621	Lorraine Deak	1332 Fort Park	Lincoln Park, MI	48146	\$3,140		\$3,140			Excluded Resid.
433	45-003-08-0622	Lorraine Deak	1332 Fort Park	Lincoln Park, MI	48146	\$28,150		\$28,150			Excluded Resid.
434	45-003-08-0625	Joseph Carter	26602 Park Lane	Woodhaven, MI	48183	\$22,930		\$22,930			Excluded Resid.
435	45-003-08-0626	Brian Patricia Marks	1310 Fort Park	Lincoln Park, MI	48146	\$13,550		\$13,550			Excluded Resid.
436	45-003-08-0627	Kenneth-Deborah Monday	1306 Fort Park	Lincoln Park, MI	48146	\$30,560		\$30,560			Excluded Resid.
437	45-003-08-0662	Dale-Dorothy Williams	3026 Chandler	Lincoln Park, MI	48146	\$3,140		\$3,140			Excluded Resid.
438	45-003-08-0663	Henry Parisot	1274 Fort Park	Lincoln Park, MI	48146	\$11,650		\$11,650			Excluded Resid.
439	45-003-08-0664	Robert Buscetta	1208 Fort Park	Lincoln Park, MI	48146	\$25,380		\$25,380			Excluded Resid.
440	45-003-08-0665	Maria Ataya	1409 Fort Park	Lincoln Park, MI	48146	\$23,410		\$23,410			Excluded Resid.
441	45-003-08-0668	Glenna Farms	14950 Shandoah, Bldg. 5	Riverview, MI	48192	\$19,760		\$19,760			Excluded Resid.
442	45-003-08-0669	Matthew-Diane Boelmer	14816 Poplar	Southgate, MI	48195	\$22,000		\$22,000			Excluded Resid.
443	45-003-08-0670	Gustavo Dela Garza	1256 Fort Park	Lincoln Park, MI	48146	\$28,360		\$27,350			Excluded Resid.
444	45-003-08-0704	S & I Associates, Inc.	3513 Huron	Dearborn, MI	48124	\$22,180		\$22,180			Excluded Resid.
445	45-003-08-0705	Mr. & Mrs. Bradley	1228 Fort Park	Lincoln Park, MI	48146	\$26,180		\$26,180			Excluded Resid.
446	45-003-08-0706	AO Zweng	1232 Fort Park	Lincoln Park, MI	48146	\$34,940		\$34,940			Excluded Resid.
447	45-003-08-0709	Doris Rauser	1216 Fort Park	Lincoln Park, MI	48146	\$29,330		\$29,330			Excluded Resid.
448	45-003-08-0710	Kenneth Nowaske	2121 Sheraton	Trenton, MI	48183	\$24,730		\$24,730			Excluded Resid.
449	45-003-08-0711	Geo Belous	1206 Fort Park	Lincoln Park, MI	48146	\$20,940		\$20,940			Excluded Resid.
450	45-003-08-0745	James Rennie	1172 Fort Park	Lincoln Park, MI	48146	\$23,440		\$23,440			Excluded Resid.
451	45-003-08-0746	Donald-Ruthann Tizal	1178 Fort Park	Lincoln Park, MI	48146	\$23,170		\$23,170			Excluded Resid.
452	45-003-08-0747	Donald-Ruthann Tizal	1178 Fort Park	Lincoln Park, MI	48146	\$3,850		\$3,850			Excluded Resid.
453	45-003-08-0750	Patricia McLin	1166 Fort Park	Lincoln Park, MI	48146	\$24,590		\$24,590			Excluded Resid.
454	45-003-08-0751	Alex Nagy	P.O. Box 217	Union City, MI	49094	\$23,020		\$23,020			Excluded Resid.
455	45-003-08-0752	ZH Wexler-RH Bigman	1156 Fort Park	Lincoln Park, MI	48146	\$30,080		\$30,080			Excluded Resid.
456	45-003-08-0788	Octavio Gomez	1132 Fort Park	Lincoln Park, MI	48146	\$31,310		\$31,310			Excluded Resid.
457	45-003-08-0789	William A. Montle	1128 Fort Park	Lincoln Park, MI	48146	\$23,610		\$23,610			Excluded Resid.
458	45-003-08-0790	William A. Montle	1128 Fort Park	Lincoln Park, MI	48146	\$3,850		\$3,850			Excluded Resid.
459	45-003-08-0793	Carlos-Alejandra Olivia	1116 Fort Park	Lincoln Park, MI	48146	\$22,750		\$22,750			Excluded Resid.
460	45-003-08-0794	Carlos-Alejandra Olivia	1116 Fort Park	Lincoln Park, MI	48146	\$3,760		\$3,760			Excluded Resid.
461	45-003-08-0795	William Green	1106 Fort Park	Lincoln Park, MI	48146	\$28,440		\$28,440			Excluded Resid.
462	45-003-08-0796	Larry Palmer	1094 Fort Park	Lincoln Park, MI	48146	\$24,040		\$24,040			Excluded Resid.
463	45-003-08-0797	Peter-Mary Flynn	1181 Brookline Drive	Canton, MI	48187	\$20,340		\$20,340			Excluded Resid.
464	45-006-04-0066	Charles Harman	1768 Fort Park	Lincoln Park, MI	48146	\$18,280		\$18,280			Excluded Resid.
465	45-006-04-0067	Robert Marshall	1764 Fort Park	Lincoln Park, MI	48146	\$14,800		\$14,800			Excluded Resid.
466	45-006-04-0068-01	Robert Marshall	1764 Fort Park	Lincoln Park, MI	48146	\$1,960		\$1,960			Excluded Resid.

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Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only Positive Change	Development Area Only Negative Change	Properties In DDA Development Area
467	45-006-04-0068-02	Beverly Duhadway	1756 Fort Park	Lincoln Park, MI	48146	\$31,430		\$31,430			Excluded Resid.
468	45-006-04-0098	Methodist Church	1720 Fort Park	Lincoln Park, MI	48146						In DDA Dev Area Excluded Resid.
469	45-006-04-0102	Helen Kotke	1716 Fort Park	Lincoln Park, MI	48146	\$21,400		\$21,400			Excluded Resid.
470	45-006-04-0103	Charles-Danny Souder	1710 Fort Park	Lincoln Park, MI	48146	\$12,080		\$12,080			Excluded Resid.
471	45-006-04-0104	Charles-Danny Souder	1710 Fort Park	Lincoln Park, MI	48146	\$3,270		\$3,270			Excluded Resid.
472	45-006-04-0133	AV Victoria Viskantas	19495 Pierson Drive	Northville, MI	48167	\$32,430		\$32,430			Excluded Resid.
473	45-006-04-0134	AV Victoria Viskantas	19495 Pierson Drive	Northville, MI	48167	\$3,140		\$3,140			Excluded Resid.
474	45-006-04-0135	Larry Nastwold	4054 Clifford	Brighton, MI	48116	\$26,210		\$26,210			Excluded Resid.
475	45-006-04-0136	Michael Masciovecchio	3907 Fort St.	Lincoln Park, MI	48146	\$24,480		\$24,480			Excluded Resid.
476	45-006-04-0173	Mahmoud Hachem	4623 Helen	Dearborn, MI	48126	\$3,270		\$3,270			Excluded Resid.
477	45-006-04-0174	Mahmoud Hachem	4623 Helen	Dearborn, MI	48126	\$28,400		\$28,400			Excluded Resid.
478	45-006-04-0175	James Piemmonne	2420 Riverside Drive	Trenton, MI	48183	\$25,330		\$25,330			Excluded Resid.
479	45-006-04-0204	Patricia McKanna	1630 Fort Park	Lincoln Park, MI	48146	\$43,270		\$41,740			Excluded Resid.
480	45-006-04-0206	Kirby Gravett	1655 Fort Park	Lincoln Park, MI	48146	\$25,480		\$25,480			Excluded Resid.
481	45-006-04-0207	Michael Zocher	1620 Fort Park	Lincoln Park, MI	48146	\$23,700		\$23,700			Excluded Resid.
482	45-006-04-0244	Robert Parker	1606 Fort Park	Lincoln Park, MI	48146	\$19,370		\$19,370			Excluded Resid.
483	45-006-04-0245	Anthony III-J Push	1610 Fort Park	Lincoln Park, MI	48146	\$32,090		\$32,090			Excluded Resid.
484	45-006-04-0275	Keith Polard	1562 Fort Park	Lincoln Park, MI	48146	\$25,200		\$25,200			Excluded Resid.
485	45-006-04-0276	Gary Fisher	1578 Fort Park	Lincoln Park, MI	48146	\$19,100		\$18,420			Excluded Resid.
486	45-006-04-0277	Kenneth Fore	1555 Fort Park	Lincoln Park, MI	48146	\$20,860		\$20,860			Excluded Resid.
487	45-006-04-0315	Nelle Thomas	1562 Fort Park	Lincoln Park, MI	48146	\$32,880		\$32,880			Excluded Resid.
488	45-006-04-0316	Thomas Santella	1562 Fort Park	Lincoln Park, MI	48146	\$26,210		\$26,210			Excluded Resid.
489	45-006-04-0317	Joyce-Sandra Moles	1566 Fort Park	Lincoln Park, MI	48146	\$20,470		\$20,470			Excluded Resid.
490	45-006-04-0346	Thomas Murphy	1532 Fort Park	Lincoln Park, MI	48146	\$37,360		\$37,360			Excluded Resid.
491	45-006-04-0347	Edward Boussamra	1524 Fort Park	Lincoln Park, MI	48146	\$29,490		\$29,490			Excluded Resid.
492	45-006-04-0349	Melissa Kelly	1520 Fort Park	Lincoln Park, MI	48146	\$17,820		\$17,820			Excluded Resid.
493	45-006-04-0386	William Ballard	1506 Fort Park	Lincoln Park, MI	48146	\$31,380		\$31,380			Excluded Resid.
494	45-006-04-0387	KM Patten	1516 Fort Park	Lincoln Park, MI	48146	\$34,170		\$34,170			Excluded Resid.
495	45-006-04-0417	Lawrence-Amelia Von	1482 Fort Park	Lincoln Park, MI	48146	\$34,130		\$34,130			Excluded Resid.
496	45-006-04-0418	Hugh Cogburn	P.O. Box 106	Lincoln Park, MI	48146	\$17,170		\$17,170			Excluded Resid.
497	45-006-04-0419	Harvey Sterling	1474 Fort Park	Lincoln Park, MI	48146	\$15,440		\$15,440			Excluded Resid.
498	45-006-04-0420	Frank Laakowski	1470 Fort Park	Lincoln Park, MI	48146	\$19,030		\$19,030			Excluded Resid.
499	45-006-04-0457	George Plank	1456 Fort Park	Lincoln Park, MI	48146	\$23,990		\$23,990			Excluded Resid.
500	45-006-04-0458	Wilburn Chnavare	1466 Fort Park	Lincoln Park, MI	48146	\$23,410		\$23,410			Excluded Resid.
501	45-006-04-0488	J-K Cunningham	1432 Fort Park	Lincoln Park, MI	48146	\$33,200		\$33,200			Excluded Resid.
502	45-006-04-0489	Thomas Doyle	6601 Park Ave.	Allen Park, MI	48101	\$23,370		\$23,370			Excluded Resid.
503	45-006-04-0490	Dennis Rizzuto	19339 Coachwood	Riverview, MI	48192	\$22,510		\$22,510			Excluded Resid.
504	45-006-04-0491	Gail Volgyi	1420 Fort Park	Lincoln Park, MI	48146	\$24,730		\$24,730			Excluded Resid.
					Subtotal	\$1,989,430		\$1,984,270			

Equal State of Fort Street Front Sufficient to Outer Drive

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McKenna Associates, Inc.

Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1986	Positive Development Area Only Change	Negative Development Area Only Change	Properties in DDA Development Area
305	45-012-01-0001	CW Comfort and Associate	2827 Fort	Lincoln Park, MI	48146	\$5,690	\$5,690	\$5,800	\$110		In DDA Dev Area
306	45-012-01-0002	CW Comfort and Associate	2827 Fort	Lincoln Park, MI	48146	\$5,930	\$5,930	\$6,050	\$120		In DDA Dev Area
307	45-012-01-0003	CW Comfort and Associate	2827 Fort	Lincoln Park, MI	48146	\$33,620	\$33,620	\$34,300	\$680		In DDA Dev Area
308	45-002-01-0056	Omega Marketing	2058 Faunwood Way	Bloomfield Hills, MI	48013	\$217,390	\$217,390	\$217,390			In DDA Dev Area
309	45-002-08-0044	Kenyon Investment Co.	P.O. Box 250216	West Bloomfield, MI	48325	\$329,160	\$329,160	\$329,160			In DDA Dev Area
310	45-002-08-0078	Park Place Associates	P.O. Box 51	Royal Oak, MI	48068	\$565,000	\$565,000	\$565,000			In DDA Dev Area
311	45-002-08-0104	Veterans of Foreign Wars	1125 Fort St.	Lincoln Park, MI	48146						In DDA Dev Area
312	45-002-08-0188	Deborah Jean Huddins	1027 Victoria	Lincoln Park, MI	48146	\$150	\$150	\$150			In DDA Dev Area
313	45-002-08-0189	Deborah Jean Huddins	1027 Victoria	Lincoln Park, MI	48146	\$230	\$230	\$230			In DDA Dev Area
314	45-002-08-0190	Deborah Jean Huddins	1027 Victoria	Lincoln Park, MI	48146	\$32,910	\$32,910	\$32,910			In DDA Dev Area
315	45-002-08-0192	Donald Aderhold	P.O. Box 0056	Allen Park, MI	48101	\$72,960	\$72,960	\$72,960			In DDA Dev Area
316	45-002-08-0211	Veterans of Foreign Wars	1125 Fort St.	Lincoln Park, MI	48146						In DDA Dev Area
317	45-002-08-0249	Theodore Russell	5963 Dacosta	Dearborn Hgts., MI	48127	\$2,740	\$2,740	\$2,740			In DDA Dev Area
318	45-002-10-0007	MSHDA	P.O. Box 30044	Lansing, MI	48909						Excluded Resid.
319	45-002-10-0010	Kirwanian Ltd.	1270 Electric	Lincoln Park, MI	48146	\$545,160					Excluded
320	45-002-10-0011	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
321	45-007-03-0001-1	McDonalds Corp.	P.O. Box 66207 AMF Cha	Chicago, IL	60666	\$385,300	\$385,300	\$385,300			In DDA Dev Area
322	45-007-03-0001-2	US Postal Service	Central Region Office	Chicago, IL	60699						In DDA Dev Area
323	45-007-03-0002	Village Green of Lincoln	1369 Fort	Lincoln Park, MI	48146	\$529,000	\$529,000	\$529,000			In DDA Dev Area
324	45-007-03-0005	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
325	45-007-03-0006	Village Green of Lincoln	Mortgage Div P.O. Box 15	Lansing, MI	48901	\$309,350	\$309,350	\$309,350			In DDA Dev Area
326	45-007-03-0007	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
327	45-007-04-0004	Consolidated Stores, Int.	300 Phillipl	Columbus, OH	43228	\$165,270	\$165,270	\$165,270			In DDA Dev Area
328	45-007-04-0006	MIC Ltd.	P.O. Box 408	Durand, MI	48429	\$26,890	\$26,890	\$26,890			In DDA Dev Area
329	45-007-04-0007	MIC Ltd.	P.O. Box 408	Durand, MI	48429	\$66,180	\$66,180	\$66,180			In DDA Dev Area
330	45-007-04-0007-3	MIC Ltd.	P.O. Box 408	Durand, MI	48429	\$12,140	\$12,140	\$12,140			In DDA Dev Area
331	45-007-05-0001	Security Bank	1605 Fort Street	Lincoln Park, MI	48146	\$183,490	\$183,490	\$183,490			In DDA Dev Area
332	45-007-05-0005	Kirby Gravett	1655 Fort Park	Lincoln Park, MI	48146	\$18,030	\$18,030	\$18,030			In DDA Dev Area
333	45-007-05-0006	J. Thomas Invest Co. Inc.	1619 Fort	Lincoln Park, MI	48146	\$30,400	\$30,400	\$30,400			In DDA Dev Area
334	45-007-05-0007	John Krause	1319 Ramona Lane	Boulder City, NY	89005	\$57,580	\$57,580	\$57,580			In DDA Dev Area
335	45-007-05-0010	J. Kozniack, V McLain	1631 Fort Street	Lincoln Park, MI	48146	\$12,440	\$12,440	\$12,440			In DDA Dev Area
336	45-007-05-0011	J. Kozniack, V McLain	1631 Fort Street	Lincoln Park, MI	48146	\$15,760	\$15,760	\$15,760			In DDA Dev Area
337	45-007-05-0012	Marlos Beauty Supply	1635 Fort Street	Lincoln Park, MI	48146	\$15,980	\$15,980	\$15,980			In DDA Dev Area
338	45-007-05-0013	R. McNamee-R. Barber	1651 Fort Street	Lincoln Park, MI	48146	\$25,150	\$25,150	\$25,150			In DDA Dev Area
339	45-007-05-0014	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
340	45-007-05-0015	J. Abraham-J. Hornbacher	32951 Belvne	Lincoln Park, MI	48146	\$78,830	\$78,830	\$78,830			In DDA Dev Area
341	45-007-05-0017	Najib Alisha	1661 Fort St.	Lincoln Park, MI	48146	\$54,270		\$29,750			Excluded
342	45-007-05-0019	Mellus Newspapers	1661 Fort St.	Lincoln Park, MI	48146	\$24,070		\$12,750			Excluded
343	45-007-05-0020	Stockemer-Stockemer	30821 Barrington Ave.	Madison Hgts., MI	48071	\$70,070	\$70,070	\$70,070			In DDA Dev Area

Appendix B Real Property State Equalized Values (SEV) City of Lincoln Park DDA District

1	2	3	4	5	6	7	8	9	10	11	12
#	Property #	Taxpayer	Address	City/State	Zip	DDA District 1994	Proposed Development Area 1994	DDA District 1995	Development Area Only Positive Change	Development Area Only Negative Change	Properties in DDA Development Area
544	45-007-05-0023	Argie Sifingas	1573 Washington	Lincoln Park, MI	48146	\$15,440	\$15,440	\$15,440			In DDA Development Area
545	45-007-05-0024	John Morralis	1681 Fort Street	Lincoln Park, MI	48146	\$22,810	\$22,810	\$22,810			In DDA Development Area
546	45-007-06-0001	Raymond Toilekls	11180 Dudley	Taylor, MI	48180	\$28,810	\$28,810	\$28,810			In DDA Development Area
547	45-007-06-0003	Paul Kadish	P.O. Box 2748	Livonia, MI	48151	\$32,740	\$32,740	\$32,740			In DDA Development Area
548	45-007-06-0004	Memedail Alicev	1715 Fort	Lincoln Park, MI	48146	\$21,500	\$21,500	\$21,500			In DDA Development Area
549	45-007-06-0005	Jerry-Joann Bowman	1717 W. Fort	Lincoln Park, MI	48146	\$17,090	\$17,090	\$17,090			In DDA Development Area
550	45-007-06-0006	Geraldine Collins	18214 Blue Heron Pte.	Northville, MI	48167	\$83,110	\$83,110	\$83,110			In DDA Development Area
551	45-007-06-0009	Lincoln Park Off Supply	1751 Fort St.	Lincoln Park, MI	48146	\$27,120	\$27,120	\$27,120			In DDA Development Area
552	45-007-06-0010	Lincoln Park Off Supply	1751 Fort St.	Lincoln Park, MI	48146	\$25,630	\$25,630	\$25,630			In DDA Development Area
553	45-007-07-0001	Lincoln Park Off Supply	1751 Fort St.	Lincoln Park, MI	48146	\$100,220	\$100,220	\$100,220			In DDA Development Area
554	45-007-07-0004	Dr. Sol Lesnick	1761 Fort St.	Lincoln Park, MI	48146	\$45,420	\$45,420	\$45,420			In DDA Development Area
555	45-007-07-0007	Ben Lutz	20636 Kensington Apt. 10	Southfield, MI	48076	\$91,340	\$91,340	\$91,340			In DDA Development Area
556	45-007-07-0010	W.S. Chamberlin	29566 Tawas	Madison Hgls., MI	48071	\$110,900	\$110,900	\$110,900			In DDA Development Area
557	45-007-11-0012	Royal Ascot-Redford Lanes	25851 Grand River	Redford, MI	48240	\$482,430	\$482,430	\$482,430			In DDA Development Area
558	45-007-11-0013-1	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Development Area
559	45-007-11-0013-2	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Development Area
560	45-007-11-0014	Faith Tabernacle Church	1606 Electric	Lincoln Park, MI	48146						In DDA Development Area
561	45-007-99-0002	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Development Area
Subtotal					=	\$4,995,700	\$4,372,200	\$4,415,610	\$910		
TOTAL					=	\$22,749,481	\$15,925,280	\$22,158,990	\$366,220	(\$3,160)	

Ordinance No. _____

**APPROVING AMENDED AND RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
FOR THE LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY**

An Ordinance to approve the City of Lincoln Park Downtown Development Authority Amended and Restated Development Plan and Tax Increment Financing Plan.

WHEREAS, the Lincoln Park Downtown Development Authority (the "Authority") has prepared and recommended for approval the City of Lincoln Park Amended and Restated Development Plan and Tax Increment Financing Plan (the "Plan") for the Development Area in the Downtown District within the City of Lincoln Park (the "City"); and

WHEREAS, on _____, 2003, the City Council held a public hearing on the Plan for the Authority's Development Area in the Downtown District pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act"); and,

WHEREAS the City Council has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the City Council and / or the Authority to express their views and recommendations regarding the Plan, as required by the Act.

NOW, THEREFORE, THE CITY OF LINCOLN PARK ORDAINS:

1. Findings.

- (a) The Amended and Restated Development Plan portion of the Plan meets the requirements set forth in section 17(2) of the Act, and the Amended and Restated Tax Increment Financing Plan portion of the Plan meets the requirements set forth in section 14(2) of the Act.
- (b) The proposed method of financing the development is feasible, and the Authority has the ability to arrange the financing.
- (c) The development is reasonable and necessary to carry out the purposes of the Act.
- (d) Any land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Act.
- (e) The Development Plan portion of the Plan is in reasonable accord with the master plan of the City.
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

- (g) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, are reasonably necessary for the Plan and for the City.
2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.
 3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to halt property value deterioration, increase property tax valuation, eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District to proceed with the Plan.
 4. Approval and Adoption of Plan. The Amended and Restated Plan is hereby approved and adopted. A copy of the Plan and all later amendments thereto shall be maintained on file in the City Clerk's Office.
 5. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed, and each section is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.
 6. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience or reference only and shall not be considered to be a part of the Ordinance.
-
7. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.
 8. Effective Date. The ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect from and after its passage and publication as required by law.

Passed and adopted by the City Council of the City of Lincoln Park, County of Wayne, State of Michigan, on _____, 2003.

ORDINANCE DECLARED ADOPTED:

Donna Breeding, City Clerk

**LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY
UPDATING OF DEVELOPMENT PLAN & TAX INCREMENT FINANCING PLAN
Discussion Items 1/9/03**

I. Development Plan

- A. BOUNDARIES
 - 1. DDA District
 - 2. Development Area (1995 taxable value = \$16,926,730)
 - 3. Excluded Area (1995 taxable value = \$5,871,650, or 25% of DDA District)
- B. RESIDENTS IN DEVELOPMENT AREA
 - 1. 1995 Plan: 12 SF units, 1 MF unit, 62 persons
 - 2. Proposed condominium development (40 units x 3 BR): 140 people (est.)
 - 3. Development Area citizens council
- C. PROPOSED PROJECTS IN STRATEGIC PLAN
 - Primary capital projects are estimated at \$7.3 million:
 - New road configuration & streetscape improvements in core area of Fort Street
 - Property acquisition & development
 - Public parking lot improvements
- D. ZONING CHANGES are anticipated
 - Overlay district defines core area, retail frontage & new road configuration
 - Changes in uses permitted, parking requirement, business signage, etc.
- E. NO RELOCATION OF PERSONS is anticipated
- F. RECOMMENDATIONS:
 - 1. Do not alter boundary of Development Area
 - 2. Is there a basis to conduct resident survey within current Development Area?
 - 3. Current resident population in Development Area is estimated at under 100 persons, therefore no requirement for Development Area citizens council

II. Tax Increment Financing Plan

- A. OPERATING BUDGET: assumed \$200,000 with 3% increase per year
- B. REVENUE PROJECTION: 30 years
- C. FORECASTED BOND SIZE: \$2.5 – \$3.5 million
- D. ADJUSTMENT FACTORS for bond financing of DDA projects
 - DDA can adjust its budget to increase funds available for debt service
 - Projected annual increase in taxable value is conservative (2.5% is half the rate to date), and actual taxable values will likely increase at higher rate, thereby increasing tax increment revenues more than projected
 - DDATIF bond financing can be supplemented with grants (e.g., MDOT programs)
 - Bond counsel opinion is forthcoming
- E. RECOMMENDATIONS
 - Prioritize capital projects for bond financing
 - Make any appropriate adjustments to DDA budget

III. Approval Process for new Plans

- A. NOTICES of public hearing
 - Minimum 20 days before date of public hearing
 - Published twice in newspaper (the first not less than 20 days prior to hearing)
 - Posted in 20 conspicuous public places
 - Mailed to all property owners in DDA District
- B. PUBLIC HEARING before City Council

LINCOLN PARK DDA – DEVELOPMENT PLAN
Proposed Projects in Strategic Plan

<u>Organization</u>	<u>Cost Estimate</u>	<u>DDA Bond</u>
Annual Operating	200,000	
Full-time director		
Admin. Support		
Office Supplies		
Director expenses		
Planning Services		
Legal		
Professional Services		
Telephone		
Advertising & Marketing		
Meeting expenses		
Subscriptions & dues		
Training & Professional Dev.		
Misc.		
<u>Design & Physical Improvement</u>		
Traffic Study	35,000	
Plan/est. streetscape	5,000	
Zoning ordinance amendment	5,500	
Building Façade Design/Cost Studies	23,000	
Streetscape Improvements		
Fort St. core area (1800 LF)	4,000,000	4,000,000
Public Parking Lot Improvements		
1,060 parking spaces	2,544,000	2,544,000
<u>Economic Development</u>		
Improve property database	1,500	
Property data sheets for marketing	2,000	
Technical training re: building codes	1,000	
Market Assessment	30,000	
Development Incentives Program	252,000	
Business Retention/Expansion	350	
Business Recruitment	4,000	
Property Acquisition & Development		
Obtain purchase options	15,000	
Acquire target properties	600,000	600,000
Property Repairs	100,000	100,000
Pre-develop sites	3,000	3,000
Property Maintenance	10,000	10,000
Property Disposition	5,000	5,000
<u>Marketing & Promotion</u>		
Special Events	20,000	
Website	2,000	
Newsletter	2,500	
Cooperative Advertising	5,000	
Downtown Directory	3,000	
		7,262,000

LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT FINANCING PLAN - Real & Personal Property

Fiscal Year Begin 1-Jul	TAXABLE VALUE	% CHANGE	TAXABLE VALUE CAPTURED	MILLAGE CAPTURED	CAPTURED REVENUE	DDA OPER BUDGET 3%	AVAILABLE OTHER PROJECTS	AVAILABLE DEBT SERVICE	FUND BALANCE AVAILABLE
1994	16,090,980		0		0				
1995	16,926,730	5.2%	835,750	29.20580	24,409				
1996	17,231,860	1.8%	1,140,880	29.45580	33,606				
1997	17,712,816	2.8%	1,621,836	30.45580	49,394				
1998	17,610,296	-1.0%	1,519,316	30.45570	46,272				
1999	18,951,901	7.6%	2,860,921	30.31630	86,733				
2000	20,048,502	5.8%	3,957,522	30.05230	118,933				
2001	21,217,042	5.8%	5,126,062	33.42200	171,323				
2002	22,384,857	5.5%	6,293,877	33.05420	208,039	200,000			250,000
Average 1994-2002		4.9%							
2003	22,944,478	2.5%	6,853,498	33.05420	226,537	206,000	10,269	10,269	0
2004	23,518,089	2.5%	7,427,109	33.05420	245,497	212,180	16,659	16,659	0
2005	24,106,041	2.5%	8,015,061	33.05420	264,931	218,545	23,193	23,193	0
2006	24,708,692	2.5%	8,617,712	33.05420	284,852	225,102	29,875	29,875	0
2007	25,326,409	2.5%	9,235,429	33.05420	305,270	231,855	36,708	36,708	0
2008	25,959,569	2.5%	9,868,589	33.05420	326,198	238,810	43,694	43,694	0
2009	26,608,558	2.5%	10,517,578	33.05420	347,650	245,975	50,838	50,838	0
2010	27,273,771	2.5%	11,182,791	33.05420	369,638	253,354	58,142	58,142	0
2011	27,955,615	2.5%	11,864,635	33.05420	392,176	260,955	65,611	65,611	0
2012	28,654,505	2.5%	12,563,525	33.05420	415,277	268,783	73,247	73,247	0
2013	29,370,867	2.5%	13,279,887	33.05420	438,956	276,847	81,055	81,055	0
2014	30,105,138	2.5%	14,014,158	33.05420	463,227	285,152	89,037	89,037	0
2015	30,857,766	2.5%	14,766,786	33.05420	488,104	293,707	97,199	97,199	0
2016	31,629,210	2.5%	15,538,230	33.05420	513,604	302,518	105,543	105,543	0
2017	32,419,940	2.5%	16,328,960	33.05420	539,741	311,593	114,074	114,074	0
2018	33,230,438	2.5%	17,139,458	33.05420	566,531	320,941	122,795	122,795	0
2019	34,061,198	2.5%	17,970,218	33.05420	593,991	330,570	131,711	131,711	0
2020	34,912,727	2.5%	18,821,747	33.05420	622,138	340,487	140,826	140,826	0
2021	35,785,545	2.5%	19,694,565	33.05420	650,988	350,701	150,143	150,143	0
2022	36,680,183	2.5%	20,589,203	33.05420	680,560	361,222	159,669	159,669	0
2023	37,597,187	2.5%	21,062,207	33.05420	710,870	372,059	169,406	169,406	0
2024	38,537,116	2.5%	22,446,136	33.05420	741,939	383,221	179,359	179,359	0
2025	39,500,543	2.5%	23,409,563	33.05420	773,784	394,717	189,533	189,533	0
2026	40,488,056	2.5%	24,397,076	33.05420	806,426	406,559	199,934	199,934	0
2027	41,500,257	2.5%	25,409,277	33.05420	839,883	418,756	210,564	210,564	0
2028	42,537,763	2.5%	26,446,783	33.05420	874,177	431,318	221,429	221,429	0
2029	43,601,207	2.5%	27,510,227	33.05420	909,329	444,258	232,536	232,536	0
2030	44,691,237	2.5%	28,600,257	33.05420	945,359	457,586	243,887	243,887	0
2031	45,808,517	2.5%	29,717,537	33.05420	982,289	471,313	255,488	255,488	0
2032	46,953,729	2.5%	30,862,749	33.05420	1,020,143	485,452	267,345	267,345	0
					17,340,065	9,800,536	3,769,765	3,769,765	
FORECASTED BOND SIZE								2,450,347	

Note: Beginning operating budget & fund balance, year 2002, are from draft DDA budget 2002-03

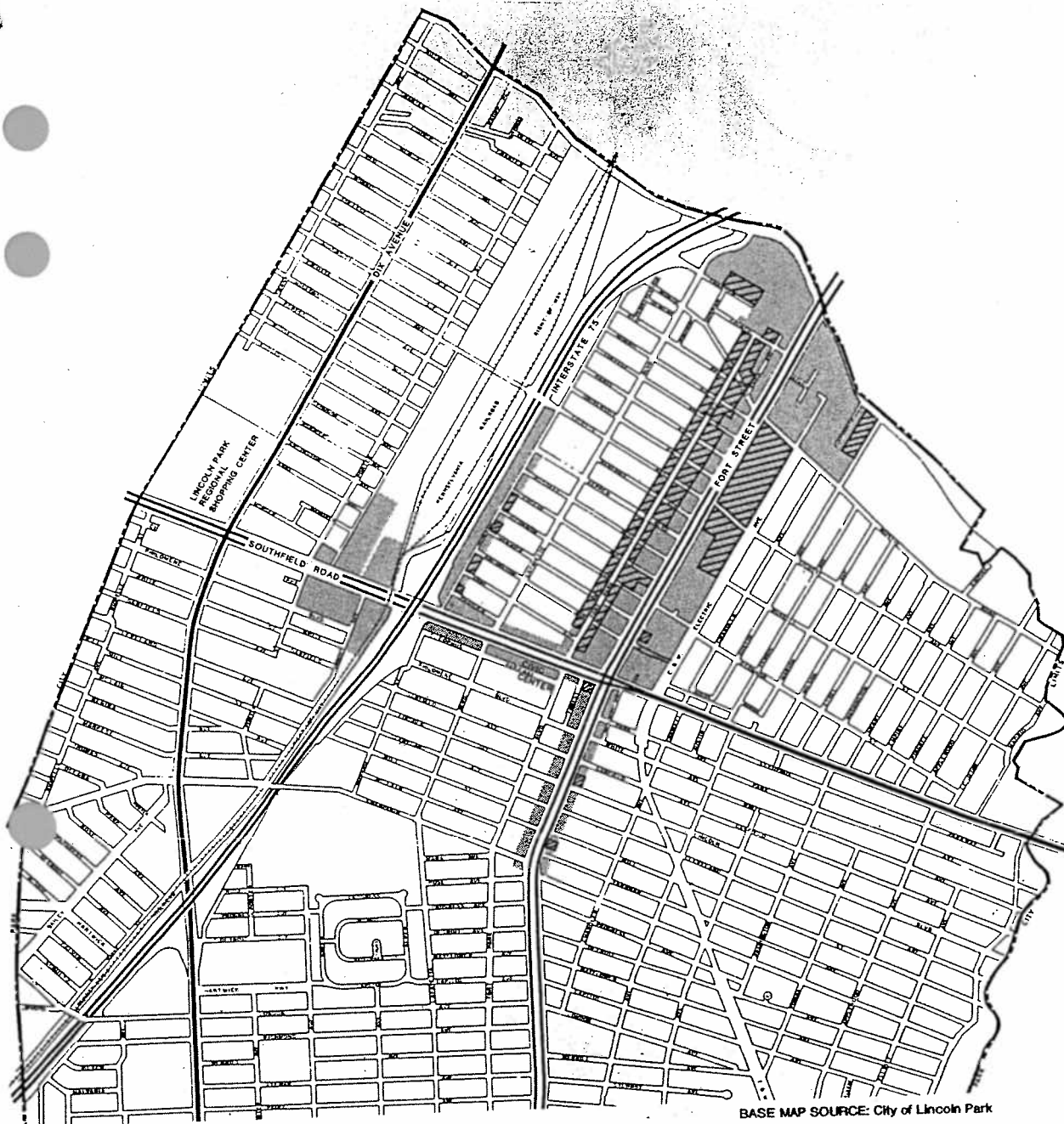
To: Keith @ Beckwith - R. Holt
 From: Mike Busen
 L.P. DDA

12-17-02

CITY OF LINCOLN PARK		DRAFT	
DOWNTOWN DEVELOPMENT AUTHORITY			
JULY 1, 2002 - June 30, 2003		FY 2002 BUDGET	
ACCT. #	INCOME	FY2002 INCOME	COMMENTS
747-000-001	Checking Account	511.88	as of July 1, 2002
	Investment Sweep Account (New 04/02)	169,423.28	as of July 1, 2002
	Dividends - Investment Sweep Account	540.00	Estimated
747-000-003	90 Day Certificate of Deposit	95,843.62	Maturity date: 8/14/02
747-001-691	Economic Development Corporation	\$13,750.00	EDC portion of director salary
747-001-691	City of Lincoln Park	\$5,000.00	City portion of director salary
747-001-215	TIF Capture - Winter 2001	34,264.65	Summer 02 Payment (2001 taxes)
747-001-215	TIF Capture - Summer 2002	160,000.00	Est. Winter 2003 Payment (2002 taxes)
TOTAL INCOME:		\$479,333.43	
ACCT. #	EXPENDITURES	PROPOSED FY02 BUDGET	
747-001-703	Director Salary and Benefits	\$55,000.00	
	Administrative Support/Intern	\$1,280.00	
747-001-727	Office Supplies	\$2,400.00	
747-001-749	Flowers	\$1,500.00	
747-001-756	Director Expenses	\$1,200.00	
747-001-787	Streetscape Maintenance	\$15,000.00	
747-001-816	Code Enforcement	\$20,000.00	
747-001-817	Planning Services	\$50,000.00	
747-001-826	Legal Services	\$75,000.00	Increase due to lawsuit
747-001-853	Telephone	\$1,200.00	
747-001-880	Professional Services	\$3,000.00	
747-001-901	Advertising and Marketing	\$5,000.00	
747-001-936	Infrastructure and Maintenance	\$100,000.00	
747-001-954	Meeting Expenses	\$2,400.00	
	Special Events	\$3,600.00	proposed new line item
747-001-956	Miscellaneous	\$1,200.00	
747-001-958	Subscriptions and Dues	\$400.00	
747-001-960	Training and Professional Dev.	\$1,200.00	
747-001-972	Property Acquisition and Disposition	\$100,000.00	
747-001-987	Downtown Signs	\$10,000.00	
TOTAL EXPENDITURES:		\$449,380.00	
TOTAL INCOME:		\$479,333.43	
TOTAL EXPENDITURES:		(\$449,380.00)	
FUNDS AVAILABLE FOR 2002-2003:		\$29,953.43	
JDS 09/26/02			


\$197,280 = OPER. BUDGET

\$250,100 = NON-OPERATING

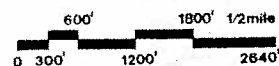


BASE MAP SOURCE: City of Lincoln Park

 DEVELOPMENT AREA

 WITHIN DDA DISTRICT ONLY

MAP 1 **DISTRICT & DEVELOPMENT AREA** **DOWNTOWN DEVELOPMENT AUTHORITY** **LINCOLN PARK ■ MICHIGAN**



LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY
Special Meeting January 22, 2003, 5:00 PM, City Hall
UPDATING OF DEVELOPMENT PLAN & TAX INCREMENT FINANCING PLAN
Discussion Items

I. Update DDA Development Plan

- A. BOUNDARIES
 - 1. DDA District
 - 2. Development Area (1995 taxable value = \$16,926,730)
 - 3. Excluded Area (1995 taxable value = \$5,871,650, or 25% of DDA District in 1995)
 - 4. Question: Change/expand boundary of Development Area to include above excluded areas (primarily Fort Park residences and Fort Street residences between Russell & Montie Streets)?
- B. RESIDENTS IN DEVELOPMENT AREA
 - 1. 1995 Plan: 12 SF units, 1 MF unit, 62 persons
 - 2. Proposed condominium development is 40 units @ 3 BR = approx. 140 people
 - 3. Development Area citizens council
 - Required when more than 100 people reside in the Development Area
 - Requires 90 days before public hearing on new Dev/TIF Plans
 - 4. Question: Assuming a new condo project in 2003 as planned, should the DDA establish a citizens' council now or later?
- C. PRIORITIZE PROPOSED PROJECTS IN STRATEGIC PLAN
 - Primary capital projects are estimated at \$7.3 million:
 - New road configuration & streetscape improvements in core area of Fort Street
 - Property acquisition & development
 - Public parking lot improvements
- D. ZONING CHANGES are anticipated
 - Overlay district defines core area, retail frontage & new road configuration
 - Changes in uses permitted, parking requirement, business signage, etc.
- E. NO RELOCATION OF PERSONS is anticipated
- F. RECOMMENDATIONS:
 - 1. Consider expanding boundary of Development Area (to match DDA District boundary) when citizens council is formed.
 - 2. If Development Area boundary is not expanded, consider conducting a resident survey within current Development Area

II. Update DDA Tax Increment Financing Plan

- A. OPERATING BUDGET: assumed \$200,000 with 3% increase per year
- B. REVENUE PROJECTION: 30 years
- C. FORECASTED BOND SIZE: \$2.5 – \$3.5 million
- D. ADJUSTMENT FACTORS for bond financing of DDA projects
 - DDA can adjust its budget to increase funds available for debt service
 - Projected annual increase in taxable value is conservative (2.5% is half the rate to date), and actual taxable values will likely increase at higher rate, thereby increasing tax increment revenues more than projected
 - DDA/TIF bond financing can be supplemented with grants (e.g., MDOT programs)
 - Public finance firm's estimate of bond size is forthcoming
- E. RECOMMENDATIONS
 - Prioritize capital projects for bond size
 - Make any appropriate adjustments to DDA budget

III. Approval Process for new Plans

- A. NOTICES of public hearing *without citizens council*
 - Minimum 20 days before public hearing
 - Published twice in newspaper (the first not less than 20 days prior to hearing)
 - Posted in 20 conspicuous public places
 - Mailed to all property owners in DDA District
- B. NOTICES of public hearing *with citizens council*
 - Minimum 90 days before public hearing
- C. CITIZENS COUNCIL requirements
 - Established by City Council
 - Minimum 9 members appointed by City Council
 - Act as advisory body to DDA & City Council re: adoption of Dev./TIF Plans
 - All residents within, and representative of, Development Area
 - Meetings open to public & notices advertised in newspaper
 - Meeting records maintained by City Council
 - May request, from DDA, info & technical assistance re: preparation of Dev. Plan
 - Failure of a citizens council to organize and advise shall not prevent the adoption of Development Plan
- D. PUBLIC HEARING before City Council

IV. Traffic Study to Reconfigure Fort Street

- A. Objectives
 - Restore visible pedestrian traffic
 - Calm vehicular traffic
 - Improve retail shopping environment for pedestrians & customer-sharing
 - Improve customer circulation for pedestrians & vehicles
 - Accommodate existing traffic volumes
 - Increase convenient customer parking in front of shops (preferred by retailers)
 - Reduce crossing distance for pedestrians
 - Increase parking in public ROW (non-taxable land)
 - Free up underutilized land, and excessive public parking lots, in rear for private development and increased tax revenue
 - Restore historic configuration of road, esp. median parking
 - Consider 2-lane roundabout at Fort/Southfield intersection
- B. Create strategy for initial meeting with MDOT
 - Define & agree on parameters of traffic study (e.g., assumptions, data collection, modeling)
 - Access management goals
 - Consider local ownership of at least part of ROW, such as median
 - Consider having experienced traffic engineer help plan & attend this meeting
- C. Traffic Counts
 - Recent peak hour intersection counts
 - New peak hour intersection counts (consider using experienced volunteers)
 - Side street tube counts
- D. Computer simulation of traffic movements & regional traffic model plots for:
 - Existing road configuration
 - Proposed road configuration: reduction of travel lanes from 3 to 2 in each direction; elimination of deceleration lanes; restoration of side street connections across Fort; restoration of angle parking in median; new angle curb parking; roundabout at Fort & Southfield intersection; new traffic signals at White & at O'Connor; improve signal phasing
- E. Two-lane Roundabout at Fort & Southfield intersection: feasibility & design
 - Decrease vehicular delay
 - Decrease vehicular speed
 - Increase turning movements, esp. left turns
 - Accommodate pedestrians more safely than current configuration

- Reduce accidents
- Reduce maintenance costs
- Connect both ends of Fort Street
- Create attractive focal point in the center of downtown
- F. Design options per traffic study conclusions
 - Configuration designs that MDOT will resist or not permit (e.g., angle curb parking)
 - Consider other supportive streetscape components, e.g., sidewalk extensions at corners, roundabout interior design opportunities, move bus stops to near corners, pedestrian-oriented landscaping, streetscape amenities, etc.
- G. Project management
 - Coordinate traffic counts, meetings, consultants, MDOT, County, SEMCOG, City
 - Expedite progress
 - Connect the dots, esp. between traffic study results & appropriate design options
 - Communications between public agencies, elected officials, stakeholders, property owners, citizens
- H. Selecting a traffic engineer to conduct the study
 1. Experience in road narrowing projects in downtowns
 2. Experience in sophisticated computer simulations & modeling
 3. Experience in traffic calming projects in downtowns

V. Property Acquisition

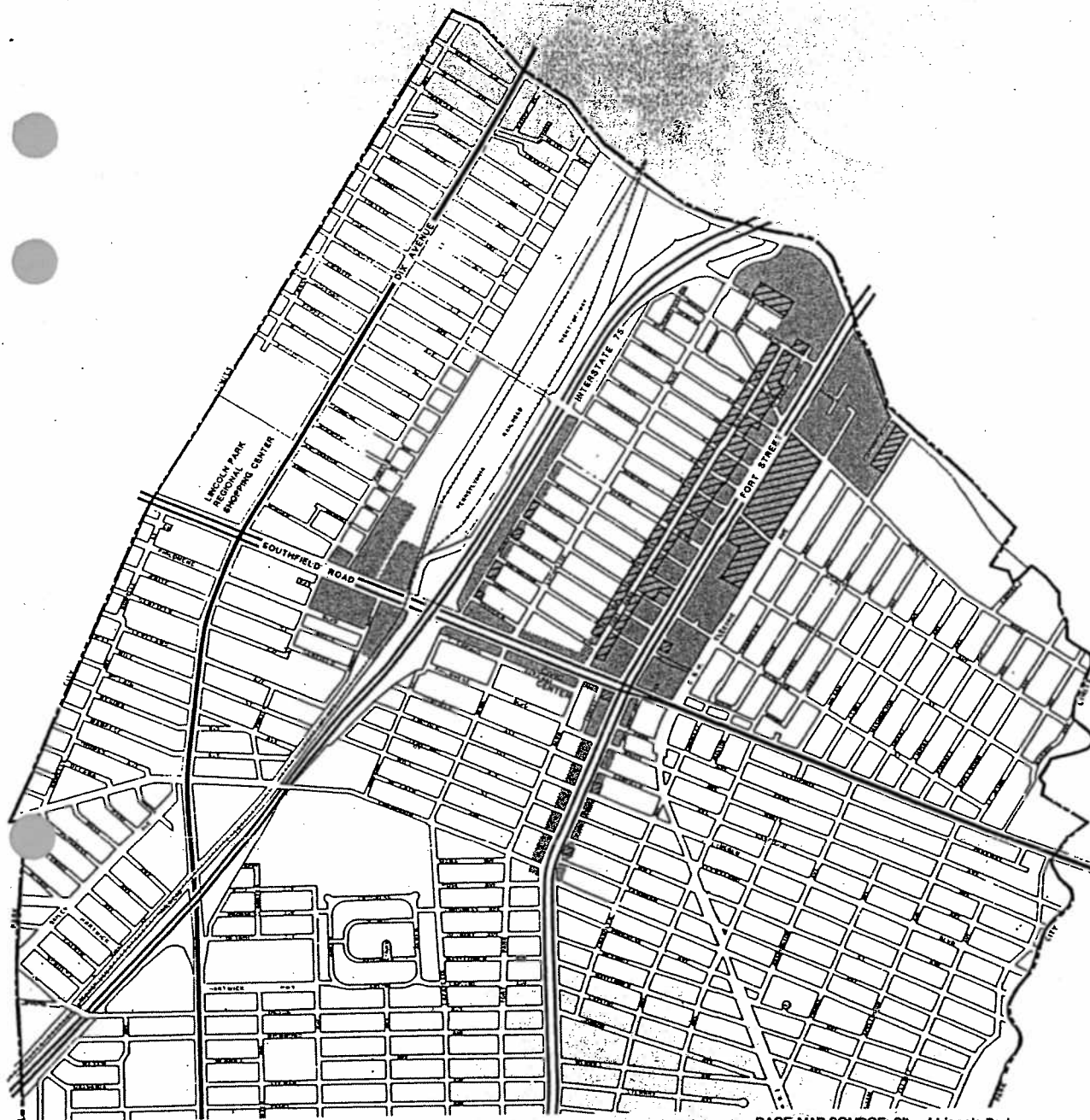
- A. Overall strategy
- B. Priority sites
- C. Budget

VI. Zoning ordinance amendment: overlay district in core retail area

- A. Define core area: road configuration, zoning changes
- B. Define "retail frontage line" within core area
- C. Reduce retail uses permitted outside retail frontage line
- D. Reduce off-street parking requirements
- E. Prohibit SF detached swellings in core area
- F. Prohibit parking lots on retail frontage line
- G. Allow more business signs, incl. projecting signs & icon signs
- H. Prohibit new curb cuts in core area; DDA strategy to reduce number of private mid-block driveways
- I. Improve Standards for Architectural/Building Materials

VII. Attachments

- A. Proposed Projects & Cost Estimates from Strategic Plan
- B. Requirements for Development Area citizens council from PA 197 of 1975
- C. TIF Plan spreadsheet
- D. Bond size estimate by public finance firm
- E. DDA Budget FY 2002-03
- F. Map of DDA District & current Dev. Area
- G. Internal discussion of property acquisition priorities
- H. Traffic Engineer resumes: Walter Kulash; Michael Wallwork



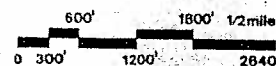
BASE MAP SOURCE: City of Lincoln Park

 DEVELOPMENT AREA

 WITHIN DDA DISTRICT ONLY

MAP 1 **DISTRICT & DEVELOPMENT AREA** **DOWNTOWN DEVELOPMENT AUTHORITY** **LINCOLN PARK ■ MICHIGAN**

McKenna Associates, Incorporated
Community Planning ■ Urban Design
Farmington Hills, Michigan



LINCOLN PARK DDA – DEVELOPMENT PLAN
Proposed Projects in Strategic Plan

<u>Organization</u>	<u>Cost Estimate</u>	<u>DDA Bond</u>
Annual Operating	200,000	
Full-time director		
Admin. Support		
Office Supplies		
Director expenses		
Planning Services		
Legal		
Professional Services		
Telephone		
Advertising & Marketing		
Meeting expenses		
Subscriptions & dues		
Training & Professional Dev.		
Misc.		
<u>Design & Physical Improvement</u>		
Traffic Study	35,000	
Plan/est. streetscape	5,000	
Zoning ordinance amendment	5,500	
Building Façade Design/Cost Studies	23,000	
Streetscape Improvements		
Fort St. core area (1800 LF)	4,000,000	4,000,000
Public Parking Lot Improvements		
1,060 parking spaces	2,544,000	2,544,000
<u>Economic Development</u>		
Improve property database	1,500	
Property data sheets for marketing	2,000	
Technical training re: building codes	1,000	
Market Assessment	30,000	
Development Incentives Program	252,000	
Business Retention/Expansion	350	
Business Recruitment	4,000	
Property Acquisition & Development		
Obtain purchase options	15,000	
Acquire target properties	600,000	600,000
Property Repairs	100,000	100,000
Pre-develop sites	3,000	3,000
Property Maintenance	10,000	10,000
Property Disposition	5,000	5,000
<u>Marketing & Promotion</u>		
Special Events	20,000	
Website	2,000	
Newsletter	2,500	
Cooperative Advertising	5,000	
Downtown Directory	3,000	
		7,262,000

LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT FINANCING PLAN - Real & Personal Property

Fiscal Year Begin 1-Jul	TAXABLE VALUE	% CHANGE	TAXABLE VALUE CAPTURED	MILLAGE CAPTURED	CAPTURED REVENUE	DDA OPER BUDGET 3%	AVAILABLE OTHER PROJECTS	AVAILABLE DEBT SERVICE	FUND BALANCE AVAILABLE
1994	16,090,980		0		0				
1995	16,926,730	5.2%	835,750	29.20580	24,409				
1996	17,231,860	1.8%	1,140,880	29.45580	33,606				
1997	17,712,816	2.8%	1,621,836	30.45580	49,394				
1998	17,610,296	-1.0%	1,519,316	30.45570	46,272				
1999	18,951,901	7.6%	2,860,921	30.31630	86,733				
2000	20,048,502	5.8%	3,957,522	30.05230	118,933				
2001	21,217,042	5.8%	5,126,062	33.42200	171,323				
2002	22,384,857	5.5%	6,293,877	33.05420	208,039	200,000			250,000
Average 1994-2002		4.9%							
2003	22,944,478	2.5%	6,853,498	33.05420	226,537	206,000	10,269	10,269	0
2004	23,518,089	2.5%	7,427,109	33.05420	245,497	212,180	16,659	16,659	0
2005	24,106,041	2.5%	8,015,061	33.05420	264,931	218,545	23,193	23,193	0
2006	24,708,692	2.5%	8,617,712	33.05420	284,852	225,102	29,875	29,875	0
2007	25,326,409	2.5%	9,235,429	33.05420	305,270	231,855	36,708	36,708	0
2008	25,959,569	2.5%	9,868,589	33.05420	326,198	238,810	43,694	43,694	0
2009	26,608,558	2.5%	10,517,578	33.05420	347,650	245,975	50,838	50,838	0
2010	27,273,771	2.5%	11,182,791	33.05420	369,638	253,354	58,142	58,142	0
2011	27,955,615	2.5%	11,864,635	33.05420	392,176	260,955	65,611	65,611	0
2012	28,654,505	2.5%	12,563,525	33.05420	415,277	268,783	73,247	73,247	0
2013	29,370,867	2.5%	13,279,887	33.05420	438,956	276,847	81,055	81,055	0
2014	30,105,138	2.5%	14,014,158	33.05420	463,227	285,152	89,037	89,037	0
2015	30,857,766	2.5%	14,766,786	33.05420	488,104	293,707	97,199	97,199	0
2016	31,629,210	2.5%	15,538,230	33.05420	513,604	302,518	105,543	105,543	0
2017	32,419,940	2.5%	16,328,960	33.05420	539,741	311,593	114,074	114,074	0
2018	33,230,438	2.5%	17,139,458	33.05420	566,531	320,941	122,795	122,795	0
2019	34,061,198	2.5%	17,970,218	33.05420	593,991	330,570	131,711	131,711	0
2020	34,912,727	2.5%	18,821,747	33.05420	622,138	340,487	140,826	140,826	0
2021	35,785,545	2.5%	19,694,565	33.05420	650,988	350,701	150,143	150,143	0
2022	36,680,183	2.5%	20,589,203	33.05420	680,560	361,222	159,669	159,669	0
2023	37,597,187	2.5%	21,062,207	33.05420	710,870	372,059	169,406	169,406	0
2024	38,537,116	2.5%	22,446,136	33.05420	741,939	383,221	179,359	179,359	0
2025	39,500,543	2.5%	23,409,563	33.05420	773,784	394,717	189,533	189,533	0
2026	40,488,056	2.5%	24,397,076	33.05420	806,426	406,559	199,934	199,934	0
2027	41,500,257	2.5%	25,409,277	33.05420	839,883	418,756	210,564	210,564	0
2028	42,537,763	2.5%	26,446,783	33.05420	874,177	431,318	221,429	221,429	0
2029	43,601,207	2.5%	27,510,227	33.05420	909,329	444,258	232,536	232,536	0
2030	44,691,237	2.5%	28,600,257	33.05420	945,359	457,586	243,887	243,887	0
2031	45,808,517	2.5%	29,717,537	33.05420	982,289	471,313	255,488	255,488	0
2032	46,953,729	2.5%	30,862,749	33.05420	1,020,143	485,452	267,345	267,345	0
FORECASTED BOND SIZE					17,340,065	9,800,536	3,769,765	3,769,765	2,450,347

Note: Beginning operating budget & fund balance, year 2002, are from draft DDA budget 2002-03

To: Keith @ Beckett - Ready
 From: Mike Busen
 L.P. DDA

12-17-02

CITY OF LINCOLN PARK		DRAFT	
DOWNTOWN DEVELOPMENT AUTHORITY			
JULY 1, 2002 - June 30, 2003		FY 2002 BUDGET	
ACCT. #	INCOME	FY2002	COMMENTS
747-000-001	Checking Account	INCOME	
	Investment Sweep Account (New 04/02)	511.88	as of July 1, 2002
	Dividends - Investment Sweep Account	169,423.28	as of July 1, 2002
747-000-003	90 Day Certificate of Deposit	540.00	Estimated
747-001-691	Economic Development Corporation	95,843.62	Maturity date: 8/14/02
747-001-691	City of Lincoln Park	\$13,750.00	EDC portion of director salary
747-001-215	TIF Capture - Winter 2001	\$5,000.00	City portion of director salary
747-001-215	TIF Capture - Summer 2002	34,264.65	Summer 02 Payment (2001 taxes)
		160,000.00	Est. Winter 2003 Payment (2002 taxes)
	TOTAL INCOME:	\$479,333.43	
ACCT. #	EXPENDITURES	PROPOSED	
747-001-703	Director Salary and Benefits	FY02 BUDGET	
	Administrative Support/Intern	\$55,000.00	
747-001-727	Office Supplies	\$1,280.00	
747-001-749	Flowers	\$2,400.00	
747-001-756	Director Expenses	\$1,500.00	
747-001-787	Streetscape Maintenance	\$1,200.00	
747-001-816	Code Enforcement	\$15,000.00	
747-001-817	Planning Services	\$20,000.00	
747-001-826	Legal Services	\$50,000.00	
747-001-853	Telephone	\$75,000.00	Increase due to lawsuit
747-001-880	Professional Services	\$1,200.00	
747-001-901	Advertising and Marketing	\$3,000.00	
747-001-936	Infrastructure and Maintenance	\$5,000.00	
747-001-954	Meeting Expenses	\$100,000.00	
	Special Events	\$2,400.00	
747-001-956	Miscellaneous	\$3,600.00	proposed new line item
747-001-958	Subscriptions and Dues	\$1,200.00	
747-001-960	Training and Professional Dev.	\$400.00	
747-001-972	Property Acquisition and Disposition	\$1,200.00	
747-001-987	Downtown Signs	\$100,000.00	
	TOTAL EXPENDITURES:	\$449,380.00	
	TOTAL INCOME:	\$479,333.43	
	TOTAL EXPENDITURES:	(\$449,380.00)	
	FUNDS AVAILABLE FOR 2002-2003:	\$29,953.43	

JDS 09/26/02

\$199,280 = OPER. BUDGET

\$250,100 = NON-OPERATING

**LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY
STRATEGIC PLAN 2002-2012 --- EXCERPT
PROPERTY ACQUISITION & REDEVELOPMENT PROGRAM**

An aggressive property acquisition and redevelopment program is proposed for the Core Area for underperforming or vacant properties for subsequent redevelopment. Redevelopment strategies, whether renovation, adaptive re-use, or new construction, will depend upon the physical condition of the site and the anticipated market response. Some redevelopment actions are proposed for properties that are currently owned by the City. The DDA should carefully review these publicly-owned sites for initial redevelopment projects because acquisition costs are not involved. For example, redevelopment of public property is proposed to front key side streets, such as on Arlington Street between Fort and Fort Park, where public parking lots are grossly underutilized at present, and will be even more so when additional public parking is added in Fort Street's right-of-way.

Publicly-owned sites (mostly underutilized public parking lots) proposed for "Priority I" redevelopment are noted on the Strategic Plan Map and include sites on:

- Block 29 (west side of Fort between Southfield & Arlington): facing Arlington Street;
- Block 28 west side of Fort between Arlington & Warwick), facing Arlington Street;
- Block 43 (west side of Fort between Southfield & White): two lots. The lot on the north corner, although a very prominent site and underutilized as parking, should not be redeveloped until additional public parking is created nearby, such as parking in the Fort Street median. An unused vacant lot, on the west side of Lafayette (and outside of the DDA District), could be developed for public parking as part of redevelopment efforts in this block.

The following sites are proposed for consideration for either: (a) acquisition and redevelopment, or (b) aggressive marketing and pre-development when a development incentives program is in place.

- Block 29 (west side of Fort between Southfield & Arlington): Several vacant structures, because of their high-profile location within the retail core area, should be DDA priorities.
- Block 27 (west side of Fort between Warwick & O'Connor): Underutilized sites should be considered for renovation and adaptive re-use.
- Block 33 (east side of Fort between O'Connor & Post Office): Current space is vacant and/or underutilized. Proposed for this corner at Fort and O'Connor, are a new signalized intersection and the north end point and entry point to the retail core area. As such, Block 33 is the first block outside of the retail core area. Therefore, new mixed uses are targeted (with limited, if any, retail), such as office, service, civic, and/or high-density dwellings. Should the market not respond to this site in the near-term, it could be considered for a municipal complex, and the current municipal complex site should be disposed for private development per the core area zoning requirements and development standards.
- Block 35 (east side of Fort between Southfield & Arlington): After parking is added to Fort Street's median, vacant structures in this block could be redeveloped in tandem with current rear public parking area (recently conveyed to the condominium developer for that development's off-street parking) and the part of Walgreen's parking lot that fronts Fort Street. Otherwise, these structures should be renovated and combined with special sidewalk area landscaping that softens and enhances the commercial strip design of Walgreen's driveway and parking lot. It should be noted that parking lots that front the retail core area on Fort Street would be prohibited under the proposed retail core overlay zone.
- Block 49 (east side of Fort between Southfield & Park): Underutilized parking and vehicular circulation space should be considered for redevelopment.
- Block 50 (east side of Fort between Park & White): Some underutilized parking and vehicular circulation space is not befitting the southern entry point of the retail core area and should be considered for redevelopment, to boost this weak corner to match with the fine building mass on the west side of Fort and White Street, notably the Powerhouse Gym and Petri Bicycles.

WALTER M. KULASH, P.E.
PRINCIPAL AND SENIOR TRAFFIC ENGINEER

Walter Kulash is a principal and Senior Traffic Engineer with the Orlando-based community planning firm of Glatting Jackson Kercher Anglin Lopez Rinehart, Inc. A licensed professional engineer with an academic background in engineering at North Carolina State University and Northwestern University, Mr. Kulash has worked on traffic and transit planning projects throughout the U.S. and Canada for over 20 years. Clients include private developers, local and state governments, and non-governmental agencies.

Mr. Kulash has worked on some recent projects for private developments that incorporate principles of livable traffic that include neo-traditional communities throughout the U.S. and Canada, community shopping centers that serve as centers of walk-in communities, resort villages, outdoor shopping villages, and "park once" commercial districts. Some recent projects for public agencies include citywide mobility plans and reintroducing walk-friendly environments.

Recent projects for non-governmental agencies include downsizing of road plans, reintroduction of on-street parking in shopping environments, substituting the improvement of existing streets for new freeways, and university campus mobility plans. Recent traffic projects in Southeast Michigan include the City of Birmingham's *Downtown Master Plan* (with Andres Duany and Elizabeth Plater-Zyberk) and lane reduction projects in east Dearborn (Michigan Avenue), Allen Park, and Berkley. In March, 2000, Mr. Kulash was the featured speaker for a two-day workshop sponsored by Oakland County, entitled *Designing Streets for Walkable Communities*, and attended by over 200 traffic engineers and local government officials in southeast Michigan.

Glatting Jackson Kercher Anglin Lopez Rinehart
33 East Pine Street, Orlando, FL 32801
Tel. 407.843.6552
Fax 407.839.1789
www.glatting.com



AUG 24 2001

WALTER M. KULASH, P.E.
PRINCIPAL
SENIOR TRANSPORTATION PLANNER

EDUCATION

Post-Graduate Studies, Civil Engineering (emphasis on Transportation Planning and Systems Analysis), Northwestern University, Chicago, Illinois

Master of Business Administration, University of North Carolina, Chapel Hill, North Carolina (1965)

Bachelor of Science, Industrial Engineering, North Carolina State University, Raleigh, North Carolina (1964)

EXPERIENCE

Senior Transportation Planner, Glatting Jackson Kercher Anglin Lopez Rinehart, Inc., Orlando, Florida (1987 to present)

Senior Transportation Planner, Post, Buckley, Schuh & Jernigan, Inc., Orlando, Florida (1984 to 1987)

Senior Associate, Alan Voorhees & Associates, McLean, Virginia (1971 to 1984)

REGISTRATION

Professional Engineer, Florida, #45920 (1992)

MEMBERSHIPS/ASSOCIATIONS

- Transportation Research Board
- Institute of Transportation Engineers
- American Society of Civil Engineers

MAJOR AREAS OF EXPERTISE

Over 20 years of engineering experience in traffic planning for new private development, planning public street systems and developing public transit. He has focused on the challenges of restoring livability to our streets, improving not only their performance for vehicular traffic but also their livability and appeal for non-motorized travel, as good environments for business, and as focal points of civic pride and enthusiasm. These efforts, now included in the "new urbanism" approach to city design, have included the design of new communities and, the "retro-fitting" of existing damaged areas, such as strip commercial and early-generation shopping malls, and the addition of "missing" transportation elements, such as Light Rail Transit and self-propelled modes of travel, into existing streets. Mr. Kulash's approach to transportation planning is based on "lateral thinking" problem solving, an approach similar to the "holistic" approach advocated in other fields, such as education, health care and environmental protection.

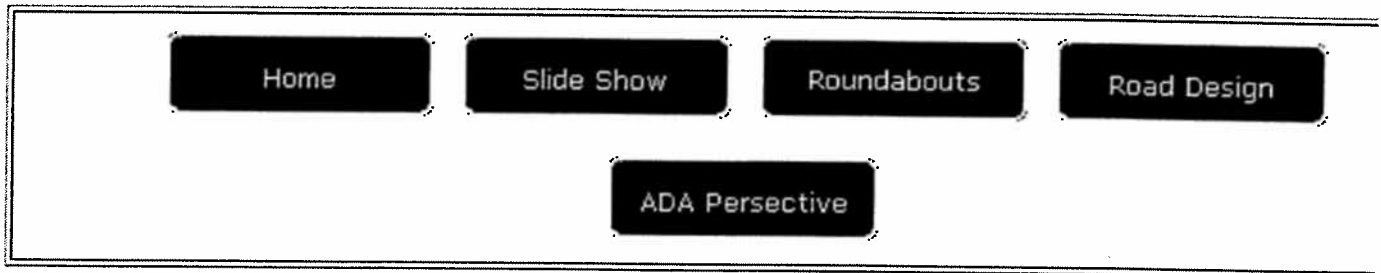
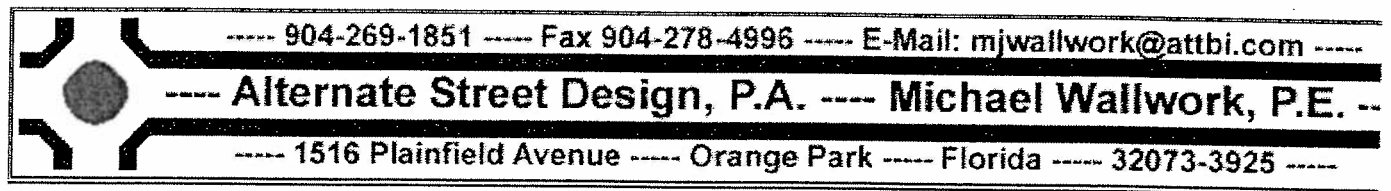
He works frequently with design teams involved in "new urbanism," a broad field of activity dealing with restoration of quality to new and existing urban areas.

PROJECTS

- **Alternative Transportation Plan**, Boone, North Carolina
- **Multi-Modal Alternative to 710 Freeway Extension**, South Pasadena, California
- **Transportation Design**, Bamberton, British Columbia
- **Replanning/Redesign of Proposed Road Improvements**, Asheville, North Carolina; Memphis, Tennessee; Santa Fe, New Mexico and Olympia, Washington
- **Light Rail Transit Routing**, Orlando, FL
- **Alternatives Analysis for Light Rail Transit**, Buffalo-Amherst, New York
- **Traffic Improvements Plans**, Buffalo, New York; New Brunswick, New Jersey
- **Traffic Circulation Plan Studies**, Pittsburgh, Pennsylvania; Syracuse, New York and Oakland, California
- **Road Plans**, Austin, Texas and new towns in New York, Ohio, Florida, British Columbia and Australia

PUBLICATIONS

- *Development Magazine*, National Industrial and Office Park Industry, "Traditional Neighborhood Development Will The Traffic Work?"
- *Land Development* National Association of Home Builders Spring/Summer 96, "Livable Streets and Low-Speed Traffic Add up to Good Home Building Business"
- *Progress*, Surface Transportation Policy Project July 1996. "Traffic Calming An Overview"
- *Wall Street Journal* August 7, 1996, "Traffic Calming"
- *Governing* August 96, "Calming Traffic"
- *The Urban News*, September/October 96, "Returning to Reasonable Design Speeds"



Resume

Michael J. Wallwork, P.E. (Mr. Roundabout)

President/Transportation Engineer

Alternate Street Design, P.A.

My 25 years of experience in traffic engineering, road construction, transportation design, traffic calming, presentations and training courses have included a wide range of projects ranging from single intersection design to large scale road projects that integrate attractive landscaping with pedestrian, bicycle and vehicle facilities. My perspective is that streets and highways are transportation corridors for all people that can be designed to benefit motorists, transit, pedestrians, bicyclists, and people with disabilities.

Over the years I have developed a set of principles for effective techniques based on first-hand experience in the design and field observation of roundabout and traffic calming operation. These principles form the foundation for the design work I am involved with in various cities. I share my expertise about calming traffic and improving traffic conditions by presenting training course design charrettes, workshops and presentations to communities across the U.S. so people can make informed decisions regarding transportation issues.

Traffic Calming

My involvement began with in the development of Local Area Traffic Management (LATM) projects in Australia in the early 1970's when traffic calming was a new concept. We had to develop both the process and the measures by trial and error. Local Area Traffic Management more than just slowing traffic; it is about controlling vehicle speed, motorist, pedestrian and bicyclist safety, traffic volumes, noise, trucks and aesthetics.

Since coming to the U.S. in 1988 I have been involved in managing or simply preparing world designs for traffic calming/ LATM projects across the country. Some examples are: Missoula Montana; Dover, Delaware; Boca Raton, Clearwater, Gainesville, Jacksonville, and Orange County in Florida; Colorado Springs, Colorado; Austin, Texas; Honolulu, Hawaii; Ballwin, Kansas, and Elgin, Illinois. I incorporate traffic calming as an integral part of design in many projects. Currently I am designing traffic calming projects in Honolulu, Hawaii; Palo Alto, California; and Lawrence, Kansas. Whenever I undertake a LATM project it is done through public involvement process. In a public workshop, residents are assisted in identifying the problems and their objectives. Then they are educated about the various treatments that are available and their advantages and problems. The public is then asked to prepare and present the group their own LATM plan. Based on this input, I prepare conceptual plans which are presented to residents for their approval at a second meeting. So far I have achieved consensus all of the LATM projects that I have managed.

Roundabout Design

I have been instrumental in designing and promoting roundabouts in the United States that are now enjoying favorable response from drivers, pedestrians, engineers, and safety professionals. The roundabout is not the solution in every problem, however, and engineering analysis based practical field application is critical to determine when they will be successful. I evaluate site conditions using sophisticated software and the knowledge of years of experience. My roundabout designs are carefully engineered to ensure the geometry achieves the desired results for all users and not just vehicles.

Designs Completed -

Freeway Interchange Roundabouts:

- Topeka, Kansas
- Phoenix, Arizona
- Lane County, Washington
- Chickamauga Tennessee, etc.

High Speed Rural Intersection:

- Mt. Pleasant, SC

- Platte County, Missouri,

- Miami, Kansas etc.

Single and multilane Roundabouts - More than 200 designs completed in more than 30 states including:

- Cayman Islands

- Honolulu, Hawaii

- Vermont

- California

- Florida

- Washington

Multilane Lane Roundabouts:

- Clearwater Beach

This roundabout replaced four separate intersections with a spectacular gateway with a fountain in the central island. An ellipse 180 feet long by 150 feet wide, it is handling up to 58,500 vehicles per day and 4,000 to 8,000 pedestrians in 12 hours. Included in this design was the first ever use of SIDRA in this country to model air pollution emission reductions so that the City of Clearwater could apply for \$7.5M of Congestion Mitigation Air Quality funds to help fund the roundabout. The analysis showed a 65.4 percent reduction in vehicle emissions using Mobile 5 figures.

Presentations and Training Classes:

Over 580 sessions presented to public sector agencies and commissions, political leaders, and citizens in areas including

- California

- Maine

- North Carolina

- Colorado

- Maryland

- Oregon

- Delaware

- Massachusetts

- South Carolina

- Florida

- Michigan

- Tennessee

- Georgia
- Hawaii
- Illinois
- Kansas
- Missouri
- Mississippi
- Montana
- Nevada
- New Hampshire
- New York
- Texas
- Vermont
- Virginia
- Washington
- Wisconsin
- Wyoming

Specialized Traffic Engineering

Relevant Experience

Walkable Community Design:

Dan Burden of Walkable Communities and I developed and presented the Walkable Community Design course over 100 times in nine states.

Access Management:

As Access Management Engineer for the Florida Department of Transportation in District Ten, I reviewed road plans and permits to comply with Access Management Rule 14-97. This rule reflects innovative engineering design concepts for access and road conditions per my recommendations. I have successfully settled cases for the Florida Department of Transportation before they went to trial and served as an expert witness for the 1995 challenge to rewrite Access Management Rule 14-96 that made median openings a traffic control device.

Intersection Design:

I am a strong supporter and designer of compact intersections at sites where a roundabout is the best control device. This form of intersection design includes low-speed, right-turn slip lanes to reduce accidents involving pedestrians and to assist large trucks in making right-hand turns. The result of this design philosophy is shorter traffic signal cycles and less delay to all users.

Traffic Signal Design:

During my 25 years as a traffic engineer, I have designed and/or redesigned thousands of intersections in Melbourne, Australia, Columbia, South Carolina and Northeast Florida. They

range from simple two phase signals to major intersections up to 100,000 + vehicles per day.

Americans with Disabilities Act (ADA) Street Design:

While working as a traffic engineer in Melbourne, Australia, I was an active supporter for both the Victorian School for the Blind and the Yoralla Society, (an organization that supported people with physical disabilities). Through my participation in these organizations, I developed an appreciation and understanding of the special needs of disabled people. I also invented a wheelchair loop which detects pedestrians in wheelchairs and activates a special longer pedestrian cycle without the pedestrian having to press a button. Because I am accustomed to the design standards in Australia, which exceed the ADA requirements, I can assist clients meet ADA standards and provide a better design for all transportation customers.

Road Design:

Santa Monica Boulevard, West Hollywood, Main Street Zephyr hills, Florida, Mt. Diablo Road, Lafayette, CA. Putney Road, Brattleboro, Clayton Road, Ballwin, Missouri, Route 109, Wildwood, Missouri, etc.

Design Charrettes, Community Consensus Building:

In keeping with my philosophy of providing community involvement in community projects, I participate in an increasing number of projects that involve building community consensus. In these projects I primarily provide citizens and professionals with latest design philosophies and opportunities and then help the community prepare its own designs.

Contributing Author

The Guide A Citizen's Guide to Traffic Calming in Honolulu, 1999

Civilizing Traffic, The Manual, Neighborhood Traffic Calming in Honolulu, 1999

Street Design Guidelines for Healthy Neighborhoods, Center for Livable Communities, 1999

Traffic Calming, The Traffic Safety Toolbox, Institute of Transportation Engineers, Washington 1993.

Coming to Your Town, (Roundabouts), Public Works Magazine, October 2000

Registration

Professional Engineer, South Carolina # 13612

Professional Engineer, Florida # 0043749

SUMMARY
LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY
STRATEGIC PLAN 2002-2012
November 7, 2002

DOWNTOWN BUILDING & SITE ASSESSMENT

LAND USE ASSESSMENT	DDA DISTRICT	CORE AREA
Block Area (SF)	7,950,216 (182 acres)	1,279,666 (29 acres)
Lot Coverage	23%	31%
Parking & Auto Circulation	31%	45%
Building Ground Floor (SF)	1,801,368	402,754
Retail/Restaurant	14%	33%
Office/Service	24%	36%
Residential	23%	1%
Vacant	27%	27%
Parking (commercial)	4,793 spaces	1,548 spaces
Private spaces	82%	56%
Public spaces	18%	44%
Ratio: # spaces/floor area	3.70	3.89

COMMUNITY'S VISION FOR DOWNTOWN

City Master Plan (1997)

The City's Master Plan, as specified for downtown, is summarized below:

- Downtown redevelopment is one of the City's two most significant land use issues
- Preserve traditional downtown character
- New buildings on front property line
- Emphasize pedestrian-friendly circulation
- Protect viability of local retailers
- Buildings to have street entrance & large windows
- Parking lots in rear
- Encourage mixed uses within buildings / sites
- Retail on ground floor & near Fort / Southfield
- Offices on 2nd floor and/or further away from Fort & Southfield
- Improve linkages between downtown blocks
- Renovate old buildings
- Provide incentives for private development
- Successful redevelopment only through a working partnership between the public sector (including the City and other agencies) and the private sector (consisting of concerned merchants, owners, community organizations and financial institutions).

City Zoning Ordinance for Central Business District, Chapter 1280 (1998)

- Purpose of CBD: pedestrian-oriented with mixed uses & shared parking.
- Discourage drive-through facilities.
- Prohibit anti-pedestrian uses, such as auto service, restaurant drive-throughs.
- Discourage separate off-street parking.
- Off-street parking requirements are equal to that for commercial strip areas, and range from 4 to over 10 parking spaces per 1,000 SF of floor area. These ratios are excessive for a downtown environment, especially when considering that fully half of Core Area buildings are within 300 feet of public or shared parking, all of which suffer from low occupancy rates.
- All buildings to have one public entrance that faces the street.
- Building facades to conform to Standards for Architectural & Building Materials.
- All facades visible from street to have transparent windows, minimum 60% on first floor.
- No new or expanded parking lots unless approved by Planning Commission, although private parking lots are not prohibited from fronting Fort Street.
- Buildings place at lot line with no setbacks.
- Building height: minimum 2 stories and 28 feet.
- Detached single-family dwellings are a principally permitted use.
- Retail shops are only allowed one sign, and projecting signs are prohibited. Restaurants are allowed a sandwich board sign.
- Sidewalk displays are allowed without permit requirements, which is business-friendly.

Community Visioning Sessions: May 23, June 11, June 12, June 18, 2002

1. Report Card

- The following downtown elements rate very low and these include: Appearance; Availability of curb parking; Fort Street pedestrian crossings; Retail Mix; District Buildings; Apparent Investment in Business Area
- Overwhelming "Yes" to three questions:
 - (a) Is *retail mix* important for future of downtown?
 - (b) Is the current *Fort Street roadway configuration* a major barrier for downtown revitalization?
 - (c) Should the DDA create *financial incentives* to improve building facades?

2. Preferred Future Priorities:

- ***Visible pedestrian traffic***
- ***Better business mix & more retail shops***
- ***Traffic calming & reconfiguration of Fort Street***

3. Strategies for Priorities:

- *Grants & grant writer*
- *Financial incentives for private development*
- *New taxes*
- *Fort Street: measures to reconfigure roadway & calm traffic*

DEMOGRAPHIC PROFILE AND REGIONAL DEVELOPMENT FORECAST

POPULATION CHANGES 1980 – 2000		
	1980-1990	1990-2000
Region	-2%	+5%
Wayne County	-10%	-2%
Lincoln Park	-7%	-4%

Source: SEMCOG

DEVELOPMENT FORECAST 2000-2030			
	Population	Households	Jobs
Region	+18%	+32%	+32%
Wayne County	-4%	+2%	+5%
Lincoln Park	-16%	-2%	-16%

Source: SEMCOG

CITY TAX BASES BY LAND USE			
	Residential	Commercial	Industry
Southfield	46%	52%	2%
Dearborn	61%	27%	12%
Southgate	72%	26%	2%
Madison Heights	51%	24%	25%
Taylor	65%	24%	11%
Westland	74%	22%	4%
Plymouth	73%	20%	7%
Lincoln Park	83%	14%	3%

Source: Michigan Municipal League, State Equalized Values

Conclusions

- Downtown redevelopment is one of the two most significant land use issues within the City, as stated in the City's Master Plan.
- Downtown is, certainly, one of the City's greatest development opportunities for commercial and mixed uses.
- Downtowns are, traditionally, one of the community's prime sources for businesses, jobs and tax base.
- City long term tax revenues are overly reliant upon residential properties, which also tend to be public sector service tax consumers.

DOWNTOWN STRATEGIC PLAN 2002-2012

- Organization Strategies
- Design & Physical Improvement Strategies
- Economic Development Strategies
- Marketing & Promotion Strategies

ORGANIZATION COMMITTEE - Lincoln Park Downtown Development Authority
Organization Strategies * Priority Action Steps

Priority Level Key: 0 = Immediate and/or On-going; 1 = Within 1 year; etc.

Action	Priority Level	Budget	Funding Source
1. Maintain full-time DDA Director	0	60,000	DDA/TIF
2. Create DDA Standing Committees	0	0	n/a
a) Organization Committee (committee chairs / officers)			
b) Design & Physical Improvements Committee			
c) Economic Development Committee			
d) Marketing & Promotion Committee			
3. Create Nomination Subcommittee for Board & Committees	0	0	n/a
4. Schedule Annual Planning Session w/Council, EDC, PC, ZBA, DBB	0	0	n/a
5. Create Technical Assistance Program for property/business owners	0	0	DDA staff
a) Financing & development incentives			
b) Marketing vacant space			
c) Design assistance program			
d) Assist in obtaining City permits			
e) Federal investment tax credits for renovation			
f) Referral to professionals for adaptive use projects			
6. Technical Training for City/DDA Officials: econ. dev., city operations	1	750	City/DDA
a) Michigan Municipal League			
b) Mich. Downtown & Financing Assn.			
c) Mich. Economic Developers Assn.			
7. Write By-laws for future Downtown Business Assn.	3	0	DDA

DESIGN & PHYSICAL IMPROVEMENT COMMITTEE - Lincoln Park DDA

Design Strategies * Priority Action Steps

Priority Level Key: 0 = Immediate and/or on-going; 1 = Within 1 year; etc.

Action	Priority Level	Budget	Funding Source
1. Plan road reconfiguration of Fort Street	0		DDA/TIF
a) Preliminary traffic counts: intersections peak period	0	250	
b) Strategy w/ MDOT: ownership; traffic study; driveways	0	Hourly	
c) Determine scope & methodology of traffic study	0	Hourly	
d) Traffic study by engineer w/ lane reduction experience:	0	35,000	
* Lane reduction; side street connections; new traffic signals at White & O'Connor; curb angle parking; median angle parking; 2-lane roundabout; traffic counts; design options; project management			
e) Access Management program	0	0	
f) Plan & estimate streetscape improvements	0	Hourly	
2. Zoning ordinance amendment: overlay district in core area		5,500	DDA/TIF
a) Define core area: road reconfiguration, zoning changes	1	0	n/a
b) Define "retail frontage line" within core area	1	0	n/a
c) Reduce retail uses permitted outside retail frontage line	1	0	n/a
d) Reduce off-street parking requirements	1	0	n/a
e) Prohibit SF detached dwellings in core area	1	0	n/a
f) Prohibit parking lots on retail frontage line	1	0	n/a
g) More business signs allowed, incl. projecting signs	1	0	n/a
h) Prohibit new curb cuts in core area	1	0	n/a
i) Improve Standards for Architectural/Building Materials			
3. Building Façade Design/Cost Studies in Core Area	2	23,000	MEDC
4. Parking: strategy to increase public supply where needed	1	Hourly	n/a
5. Improve/sustain DDA involvement in Site Plan Review process	0	0	n/a
6. Improve curb signage: bus stops/locations, parking signs, etc.	1	Hourly	City
7. Southfield Road: Access Management program	2	Hourly	City
8. Streetscape Improvements Fort St. Core Area (1,800 L.F.)		3,944,000	Bond/DDA/City/MDOT
a) Survey		20,000	
b) Conceptual Streetscape (1% construction)		36,000	
c) Design/Engineering (8% construction)		288,000	
Schematic		28,800	
Design Development		43,200	
Construction Drawings		144,000	
Construction Admin		72,000	
d) Construction (\$2,000/L.F.)		3,600,000	
Total estimate		3,944,000	
9. Public Parking Lot Improvements (1,060 parking spaces)	6	2,544,000	Bond/DDA/City
a) Reconstruction, paving, lighting, sidewalks, drainage			

ECONOMIC DEVELOPMENT COMMITTEE - Lincoln Park DDA

Economic Development Strategies * Priority Action Steps

Priority Level Key: 0 = Immediate and/or on-going; 1 = Within 1 year; Etc.

Action	Priority Level	Budget	Funding Source
1. Improve property database of available space	0	1,500	DDA staff
a) Lease/sale terms			
b) Photo			
c) Floor plan			
d) Property data sheets for marketing	1	2,000	DDA/TIF
e) Website: demographics & available properties			
2. Pre-develop sites targeted for redevelopment	0	0	DDA staff
a) Use market assessment			
b) Use incentives program			
c) Write RFP to solicit proposals			
3. Review/improve City Permit Process, esp. renovation projects	0	0	n/a
a) State Building Code: review Chapter 34	1	1,000	City
b) Technical training: Mich. Building Officials Assn., Mich. Dept. Consumer & Industry Svcs., etc.			
c) Maintain DDA involvement in SPR process	0	0	n/a
4. Market Assessment to identify potential retail for recruitment	1	30,000	MEDC
a) Trade area data & expenditure potential			
b) Tenant mix analysis & recommendations at key sites			
5. Development Incentives Program	1	200,000	DDA/TIF
a) Façade grants, max \$10,000 + match up to \$10,000	1	50,000	DDA/TIF
b) Design Assistance Program, max. \$5,000	0		EDC
c) Continue EDC business loans		2,000	DDA/TIF
d) Program brochure			
6. Business Retention/Expansion Program		350	DDA/TIF
a) Dev. Incentives Program	0	0	DDA/TIF
b) Market Study results: expand product lines		0	DDA staff
c) Technical Assistance		0	DDA staff
d) DDA Marketing Programs		0	DDA staff
7. Business Recruitment Program		0	DDA staff
a) Use market assessment to identify targets		0	DDA staff
b) Identify retail recruitment prospects		0	DDA staff
c) Form recruitment team		0	DDA staff
d) Create recruitment packet		4,000	DDA/TIF
e) Meet w/owners & assemble property data sheets		0	DDA staff
f) Contact prospects & follow-up		0	DDA/staff
8. Property Acquisition & Development			
a) Prioritize vacant spaces in retail/core area	0	0	
b) Obtain purchase options where appropriate	0	15,000	DDA/TIF
c) Acquire target properties	1	600,000	Bond
d) Make appropriate repairs/improvements	2	100,000	Bond
e) Pre-develop site (see above)	3	3,000	Bond/DDA
f) Property Maintenance	0	10,000	Bond/DDA
g) Market site w/RFP, incentives	3	0	n/a
h) Property Disposition	4	5,000	Bond/DDA
9. New Municipal Complex			
a) Planning & Design	6		DDA/TIF
b) Site acquisition & preparation	7		DDA/TIF
c) Construction	8		Bond/City

MARKETING & PROMOTION COMMITTEE - Lincoln Park DDA

Marketing & Promotion Strategies * Priority Action Steps

Priority Level Key: 0 = Immediate and/or on-going; 1 = Within 1 year; etc.

Action	Priority Level	Budget	Funding Source
1. Market & promote DDA District			
a) Subscribe to Downtown Promotion Reporter	0	180	DDA/TIF
b) Cross marketing between businesses (e.g. free rose w/new bank account, etc.)	1	0	
c) Cooperative advertising program	2	5,000	DDA/TIF
d) Establish core shopping hours	2	0	
2. Promote DDA plans & activities			DDA/TIF
a) DDA quarterly newsletter to all owners	0	2,500	
b) Regular press releases	0	0	
c) Cable TV	0	0	
d) Present at meetings of service clubs, Chamber, etc.	0	0	
e) Promote downtown building improvements	0	0	
f) Promote DDA development incentives program	0	0	
g) Website	1	2,000	DDA/TIF
3. DDA Quarterly Newsletter w/solicited ads to off-set cost	0	2,500	DDA staff
4. Special Events	1		
a) Apply for "Touring Grant": Mich. Humanities Council	0	0	DDA staff
b) Four major events per year	1	20,000	Grant/DDA/Sponsors
c) Coordinate with Chamber of Commerce			
d) Event sponsors that are promoted			
e) Tie-in to existing events (e.g., Qtrly Business Person's Breakfast; Mem. Day Parade; LP Days (August carnival in park); Fantasy Land at Bandshell; Anxiety Alley (Halloween haunted house) at Bandshell; Christmas Tree Lighting; Crusin' Downriver (July)			
f) Examples for New Events: Pet Parades/Pageants/owner look-alike contest; Do-It-Yourself Home Improvement Show & Demonstrations; Make-It & Take-It Crafting activities; Classic Car Show; Baking Contests & Demonstrations; Town Picnics; Bed Races; Lip-Sync Contests (see Downtown Promotion Reporter & city websites)			
5. Media Relations			
a) Press releases	0	0	DDA staff
b) One media contact			
6. Common Dumpster Program	2	0	DDA staff
a) Bidding process for one vendor			
b) Early AM pick-ups			
c) More control & cleaner lots			
d) Dumpsters are shared			
e) Cost savings per business			
f) Individual billings			
7. Public Safety Roundtable	0	0	
a) Coordinate w/Public Safety Commission			
b) Recruit members			
c) Hold roundtable discussions			
d) Implement recommendations of roundtable			
8. Prepare Downtown Directory w/advertising	2	3,000	DDA staff
9. Establish Downtown Business Association	3	0	DDA staff
a) Manage promotions & special events			
b) Membership Services			
Marketing Program			
Cooperative Advertising			
Reduced cost dumpster service			
Downtown Directory			
c) Membership Dues			

LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY
STRATEGIC PLAN 2002-2012
NOVEMBER 7, 2002

ATTACHMENTS

- A. Land Use Analysis & Building Inventory**
- B. SEMCOG 2030 Regional Development Forecast & Community Profile**
- C. Zoning Map of Central Business District (CBD)**
- D. Map: DDA Strategic Plan 2002-2012, Retail Cor Area**
- E. Organization Committee**
 - Technical Training & Education Resources: Michigan Dept. of Consumer & Industry Services; Michigan Downtown & Financing Association; Michigan Municipal League; Michigan Economic Developers Association
 - Grant Funding Sources
- F. Economic Development Committee**
 - Sample Materials for Property Sheets and Business Recruitment Program Packet
 - Federal Investment Tax Credit: Brief & U.S. Treasury Tax Form #3468
 - International Building Code adopted by Michigan: Chapter 34, Existing Structures
- G. Design & Physical Improvement Committee**
 - Comparison of Michigan Avenue with Fort Street: Traffic Volumes
 - Traffic Counts: 24-Hour Tube Counts by MDOT, 1996, 1998, 2000
 - Traffic Counts: Peak Period Intersection Counts by DDA, October 2002
 - Modern Roundabouts
- H. Marketing & Promotion Committee**
 - Michigan Humanities Council: Arts & Humanities Touring Program Grants
 - Downtown Promotion Reporter