

CITY OF LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY

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

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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 between Euclid, Lincoln & Lafayette
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)

need to revise/update

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

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 curbside 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 need 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

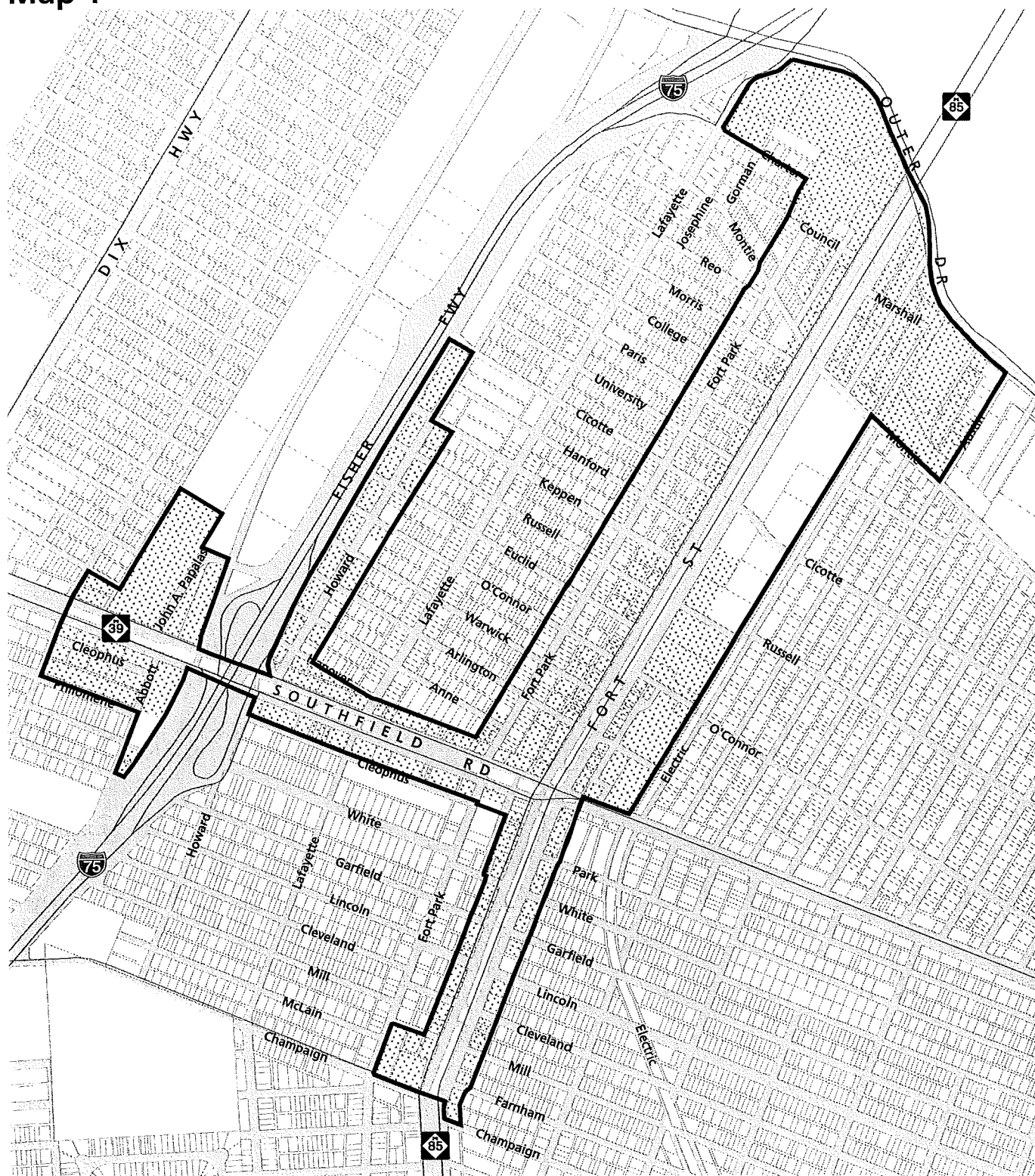
The Amended and Restated Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's redevelopment program and master plan.

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



Downtown Development Authority District Lincoln Park, Michigan

-  Boundary of DDA District
-  Development Area

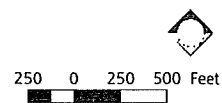


EXHIBIT 1

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 75 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	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
West side of Fort St. to Fort Park Southfield to Cicotte											
1	45-006-01-0044	Flowers by Lobb, Inc.	1362 Fort Street	Lincoln Park, MI	48146	\$26,350	\$26,350	\$26,350			In DDA Dev Area
2	45-006-01-0052	Edwin Lobb	1362 Fort	Lincoln Park, MI	48146	\$46,930	\$46,930	\$46,930			In DDA Dev Area
3	45-006-01-0055	Sabina 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	Canton, 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 Meadlawn	Dearborn Hgts., 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 Nahabetian	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	1056 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	19420 Malvern Court	Northville, MI	48167	\$63,150	\$63,150	\$63,510	\$360		In DDA Dev Area
20	45-006-06-0224	Richard Nahabetian	10360 Koneta	Brighton, MI	48116	\$40,480		\$20,000			Excluded
21	45-006-06-0226	Jacob Hodi	1562 Fort St.	Lincoln Park, MI	48146	\$38,020		\$20,000			Excluded
22	45-006-06-0228	Janet Victor	32362 Old 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	1586 Fort St.	Lincoln Park, MI	48146	\$41,840	\$41,840	\$41,840			In DDA Dev Area
28	45-006-06-0235	Frank 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	Kenneth Crowley	135 Spruce	Wyandotte, MI	48192	\$17,150	\$17,150	\$17,150			In DDA Dev Area
30	45-006-06-0241	Albert Furniture	1622 Fort St.	Lincoln Park, MI	48146	\$62,490	\$62,490	\$62,490			In DDA Dev Area
31	45-006-06-0243	Norton Pharmacy	1630 Fort St.	Lincoln Park, MI	48146	\$69,550	\$69,550	\$69,550			In DDA Dev Area
32	45-006-06-0246	Bobblins Hair Studio	POB 257	Lincoln Park, MI	48146	\$65,360	\$65,360	\$65,360			In DDA Dev Area
33	45-006-06-0249	Robert Smiley	1664 Fort St.	Lincoln Park, MI	48146	\$18,000	\$18,000	\$18,000			In DDA Dev Area
34	45-006-06-0250	Kirby Gravett	15941 Crescent	Allen Park, MI	48101	\$14,880	\$14,880	\$14,880			In DDA Dev Area
35	45-006-06-0251	Gene Rimowski	1655 Fort Park	Lincoln Park, MI	48146	\$23,290	\$23,290	\$23,290			In DDA Dev Area
36	45-006-06-0252	George-Kathleen Patton	1674 Ford	Lincoln Park, MI	48146	\$21,310	\$21,310	\$21,310			In DDA Dev Area
37	45-006-06-0253	Robert Nagy	1676 Fort St.	Lincoln Park, MI	48146	\$22,620	\$22,620	\$22,620			In DDA Dev Area
38	45-006-06-0254		2617 Middlebelt	W. Bloomfield, MI	48033	\$38,130	\$38,130	\$38,130			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	Positive Change	Negative Change	Properties In DDA Development Area
39	45-006-06-0255	James Kozlacki	15565 Northland, Ste. 307 Southfield, MI	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 Carthens	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 Aleks Sr.	1324 Southfield	Lincoln Park, MI	48146	\$135,070	\$135,070	\$135,070			In DDA Dev Area
49	45-006-99-0002	Raymond Aleks 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 Carler	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			Excluded Resid.
54	45-006-04-0057	James Dailey	1715 Fort Park Blvd.	Lincoln Park, MI	48146	\$24,780		\$24,780			Excluded Resid.
55	45-006-04-0058	Gerald Petty John	1719 Fort Park	Lincoln Park, MI	48146	\$20,180		\$20,180			Excluded Resid.
56	45-006-04-0059	Juanita Bianchi	1725 Fort Park	Lincoln Park, MI	48146	\$22,780		\$22,780			Excluded Resid.
57	45-006-04-0060	Joseph Diederichs	1729 Fort Park	Lincoln Park, MI	48146	\$19,760		\$19,760			Excluded Resid.
58	45-006-04-0061	Jeffrey Burk	1735 Fort Park	Lincoln Park, MI	48146	\$23,190		\$23,190			Excluded Resid.
59	45-006-04-0062	First United Methodist Church	1734 Fort Park	Lincoln Park, MI	48146	\$280		\$280			Excluded Resid.
60	45-006-04-0062	Kevin Pritm	1757 Fort Park	Lincoln Park, MI	48146	\$22,540		\$22,540			Excluded Resid.
61	45-006-04-0064	Donnie Blevins	1761 Fort Park	Lincoln Park, MI	48146	\$17,200		\$17,200			Excluded Resid.
62	45-006-04-0065-3	Della Graff	1765 Fort Park	Lincoln Park, MI	48146	\$20,700		\$20,700			Excluded Resid.
63	45-006-04-0137	Robert Smiley	15941 Crescent	Allen Park, MI	48101	\$22,230		\$21,440			Excluded Resid.
64	45-006-04-0138	Harold Goodman	P.O. Box 223	New Boston, MI	48164	\$17,690		\$17,690			Excluded Resid.
65	45-006-04-0139	Luis E. Esther Ortiz	1677 Fort Park	Lincoln Park, MI	48146	\$23,650		\$23,650			Excluded Resid.
66	45-006-04-0140	Okie Brittain-Tammy Smith	1681 Fort Park	Lincoln Park, MI	48146	\$19,840		\$19,840			Excluded Resid.
67	45-006-04-0141	City of Lincoln Park	Municipal Parking Lot								Excluded Resid.
68	45-006-04-0145	James Kozlacki	15565 Northland, Ste. 307 Southfield, MI	Southfield, MI	48075	\$2,060	\$2,060	\$2,060			In DDA Dev Area
69	45-006-04-0166	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		\$44,290			Excluded Resid.
71	45-006-04-0172	Mr. Gravett	1655 Fort Park	Lincoln Park, MI	48146	\$32,540		\$32,540			Excluded Resid.
72	45-006-04-0208	Richard Halala	10725 S. Ocean Dr., Ste.	Baton Rouge, LA	78017	\$20,510		\$20,510			Excluded Resid.
73	45-006-04-0209	John Mastroracesco	1623 Fort Park	Lincoln Park, MI	48146	\$21,980		\$21,980			Excluded Resid.
74	45-006-04-0210	Robert Drouillard	1627 Fort Park	Lincoln Park, MI	48146	\$46,170		\$40,000			Excluded Resid.
75	45-006-04-0212	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
76	45-006-04-0214	Michael Izzo	1310 Warwick	Lincoln Park, MI	48146	\$35,290		\$35,290			Excluded Resid.
77	45-006-04-0237	City of Lincoln Park	Municipal Parking Lot								In DDA Dev Area
78	45-006-04-0241	William-Paricia Phenix	1615 Fort Park Blvd.	Lincoln Park, MI	48146	\$23,760		\$23,760			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 DDAs Development Areas
									Positive Change	Negative Change	
79	45-006-04-0242	Ronnie A. Wainio	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 Susa	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	1581 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		\$23,580			Excluded Resid.
90	45-006-04-0310	Paula Grimaldo	1313 Euclid	Lincoln Park, MI	48146	\$18,470		\$18,470			Excluded Resid.
91	45-006-04-0311	Joe Watkins	1405 Warwick	Lincoln Park, MI	48146	\$14,210		\$14,210			Excluded Resid.
92	45-006-04-0312	Kenneth-Nancy Fore	1565 Fort Park	Lincoln Park, MI	48146	\$24,250		\$24,250			Excluded Resid.
93	45-006-04-0313	Pressly-Leona Horning	1823 Winchester	Lincoln Park, MI	48146	\$37,700		\$37,700			Excluded Resid.
94	45-006-04-0350	Jack Beverly Vincent	1519 Fort Park Blvd.	Lincoln Park, MI	48146	\$22,130		\$22,130			Excluded Resid.
95	45-006-04-0351	Ellsworth Clark	15082 Garfield	Lincoln Park, MI	48101	\$15,580		\$15,580			Excluded Resid.
96	45-006-04-0352	James-Linda Fleissner	1527 Fort Park Blvd.	Lincoln Park, MI	48146	\$20,370		\$20,370			Excluded Resid.
97	45-006-04-0353	Marth Mitchell	1531 Fort Park Blvd.	Lincoln Park, MI	48146	\$24,230		\$24,230			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.
100	45-006-04-0379	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
101	45-006-04-0380	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
102	45-006-04-0383	Christopher Dawson	1515 Fort Park	Lincoln Park, MI	48146	\$29,340		\$29,340			Excluded Resid.
103	45-006-04-0384	Lawrence Fauio	1188 Farmham	Lincoln Park, MI	48146	\$40,340		\$40,340			Excluded Resid.
104	45-006-04-0421	Thomas-Cheri Lupinski	1469 Fort Park	Lincoln Park, MI	48146	\$17,640		\$17,640			Excluded Resid.
105	45-006-04-0422	Samuel Kane	1473 Fort Park	Lincoln Park, MI	48146	\$32,230		\$32,230			Excluded Resid.
106	45-006-04-0423	Cecil Brown	1481 Fort Park	Lincoln Park, MI	48146	\$43,000		\$43,000			Excluded Resid.
107	45-006-04-0425	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
108	45-006-04-0450	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
109	45-006-04-0454	J. Moczydlowsky	1365 Fort Park	Lincoln Park, MI	48146	\$26,810		\$26,810			Excluded Resid.
110	45-006-04-0455	Donald Moore, Jr.	1459 Fort Park	Lincoln Park, MI	48146	\$26,040		\$26,040			Excluded Resid.
111	45-006-04-0456	Elais-Margarita Kipreos	1453 Fort Park	Lincoln Park, MI	48146	\$19,710		\$19,710			Excluded Resid.
112	45-006-04-0492	Arthur Troy Davis	1417 Fort Park Blvd.	Lincoln Park, MI	48146	\$31,990		\$31,990			Excluded Resid.
113	45-006-04-0493	Gary Don Milton	736 Bayside	Detroit, MI	48217	\$61,690		\$61,690			Excluded Resid.
114	45-006-04-0496	Robert A. Stamper Sr.	1318 Keppen	Lincoln Park, MI	48146	\$16,880		\$16,880			Excluded Resid.
115	45-006-04-0497	Ruth Cude	1314 Keppen	Lincoln Park, MI	48146	\$15,450		\$15,450			Excluded Resid.
116	45-006-04-0498	Anthony Halash Sr.	14810 Mulberry	Southgate, MI	48195	\$27,370		\$27,370			Excluded Resid.
117	45-006-05-0193	City of Lincoln Park	1355 Southfield Rd.	Lincoln Park, MI	48146						Excluded Resid.
118	45-006-05-0195	ET Podvoyski - C/O Condotte	700 Hwy 17 S.	Surfside Beach, SC	29575	\$60,110		\$60,110			Excluded Resid.

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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	DBA District 1994	Proposed Development Area 1984	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			Excluded Resid.
124	45-003-08-0529	M. Anaya Gomez	1409 Fort Park	Lincoln Park, MI	48146	\$23,971		\$23,971			Excluded Resid.
125	45-003-08-0530	Elaine Jendrzewski	1415 Fort Park	Lincoln Park, MI	48146	\$21,070		\$21,070			Excluded Resid.
126	45-003-08-0532	Peter Flynn	1181 Brookline	Canton, MI	48187	\$43,360		\$43,360			Excluded Resid.
127	45-003-08-0534	Tommy-Mary Adkins	1307 Hanford	Lincoln Park, MI	48146	\$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	\$51,750		\$51,750			In DDA Dev Area
130	45-003-08-0556	Rito-Julie Llamas	18782 Middlebelt, Ste. 10	Livonia, MI	48152						Excluded Resid.
131	45-003-08-0557	Anthony Millazzo	114 Walnut	River Rouge, MI	48218	\$52,680		\$48,880			Excluded Resid.
132	45-003-08-0558	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
133	45-003-08-0559	Martha Strzalka	1381 Fort Park	Lincoln Park, MI	48146	\$18,800		\$18,800			Excluded Resid.
134	45-003-08-0560	Sharon Giuliani	1377 Fort Park	Lincoln Park, MI	48146	\$22,340		\$22,340			Excluded Resid.
135	45-003-08-0561	Donna Kram	1373 Fort Park	Lincoln Park, MI	48146	\$25,410		\$25,410			Excluded Resid.
136	45-003-08-0562	Robert Bernard	1365 Fort Park Blvd.	Lincoln Park, MI	48146	\$1,600		\$1,600			Excluded Resid.
137	45-003-08-0585	Robert Vernier	1355 Fort Park	Lincoln Park, MI	48146	\$21,310		\$21,310			Excluded Resid.
138	45-003-08-0586	Donald Smith, Jr.	1359 Fort Park	Lincoln Park, MI	48146	\$18,650		\$18,650			Excluded Resid.
139	45-003-08-0587	Robert Bernard	1365 Fort Park Blvd.	Lincoln Park, MI	48146	\$22,240		\$22,240			Excluded Resid.
140	45-003-08-0588	Bert Griffith	1506 Winchester	Lincoln Park, MI	48146	\$21,370		\$21,370			Excluded Resid.
141	45-003-08-0589	Agnes Youngson	1311 Cicotte	Lincoln Park, MI	48146	\$15,070		\$15,070			Excluded Resid.
142	45-003-08-0590	City of Lincoln Park	1355 Southfield Rd.	Lincoln Park, MI	48146						
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. Saadhera	25880 W. Outer Drive	Lincoln Park, MI	48146	\$155,630	\$155,630	\$155,630			In DDA Dev Area
152	45-003-01-0026	L.J. Stanford	P.O. Box 5068	Dearborn, MI	48128	\$33,950	\$33,950	\$33,950			In DDA Dev Area
153	45-003-01-0028	John Kby	1408 Fort St.	Lincoln Park, MI	48146	\$85,610	\$85,610	\$85,610			In DDA Dev Area
154	45-003-01-0028	Mich. State Hwy. Dept.	18101 W. 9 Mile, Box 122	Southfield, MI	48075						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 Positive Change	Development Area Only Negative Change	Properties in DDA Development Area
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 Kaier	Lincoln Park, MI	48146	\$14,510	\$14,510	\$14,510			In DDA Dev Area
160	45-003-01-0035	Harold Hamilton	974 Kaier	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	Montroe 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			Excluded Resid.
174	45-003-03-0007	John Lambert	1334 Montie	Lincoln Park, MI	48146	\$1,620		\$1,620			Excluded Resid.
175	45-003-03-0007	Maude Davis	1326 Montie	Lincoln Park, MI	48146	\$1,620		\$1,620			Excluded Resid.
176	45-003-03-0008	Maude Davis	1326 Montie	Lincoln Park, MI	48146	\$11,250		\$11,250			Excluded Resid.
177	45-003-03-0009	Bruno Matecki	19645 Gill	Livonia, MI	48152	\$20,220		\$20,220			Excluded Resid.
178	45-003-03-0010	Bruce Virecourt	17459 Leslie	Allen Park, MI	48101	\$27,290		\$27,290			Excluded Resid.
179	45-003-03-0011	Owner	1312 Montie	Lincoln Park, MI	48146	\$27,510		\$27,510			Excluded Resid.
180	45-003-03-0012	Nagib Nasser	1308 Montie Rd.	Lincoln Park, MI	48146	\$30,260		\$30,260			Excluded Resid.
181	45-003-03-0065	G. Kessler	1080 Kaier	Lincoln Park, MI	48146	\$22,150		\$22,150			Excluded Resid.
182	45-003-03-0066	Charles LaCroix	1076 Kaier	Lincoln Park, MI	48146	\$18,350		\$18,350			Excluded Resid.
183	45-003-03-0067	Adam Harlukowicz	1070 Kaier	Lincoln Park, MI	48146	\$12,900		\$12,900			Excluded Resid.
184	45-003-03-0068	Kenneth-Donna Harris	1066 Kaier	Lincoln Park, MI	48146	\$17,570		\$17,570			Excluded Resid.
185	45-003-03-0069	Louis Garcia	11371 Afton	Southgate, MI	48195	\$26,590		\$26,590			Excluded Resid.
186	45-003-03-0070	Dayton Duclo	1058 Kaier	Lincoln Park, MI	48146	\$11,270		\$11,270			Excluded Resid.
187	45-003-03-0071	R. Rose	1054 Kaier	Lincoln Park, MI	48146	\$19,820		\$19,820			Excluded Resid.
188	45-003-03-0072	William Ayers	162 Bennett	Wyandotte, MI	48192	\$17,370		\$17,370			Excluded Resid.
189	45-003-03-0073	Charles-Susan Amore	1020 Kaier	Lincoln Park, MI	48146	\$18,960		\$18,960			Excluded Resid.
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			In DDA Dev Area
194	45-003-04-0166	Thomas Osman	20427 Brookwood Dr.	Dearborn Hgts., MI	48146	\$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			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	EDA District 1994	Proposed Development Area 1994	DDA District 1995	Positive Development Area Only	Negative Development Area Only	Properties in DDA Development Area
196	45-003-04-0170	Catherine Garasi	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			Excluded Resid.
213	45-003-08-0614	William-Darlene Hughes	1318 Cicotte	Lincoln Park, MI	48146	\$10,390		\$10,390			Excluded Resid.
214	45-003-08-0615	Dee Stoddart	1331 Fort Park	Lincoln Park, MI	48146	\$33,890		\$33,890			Excluded Resid.
215	45-003-08-0616	Darlene Light	1329 Fort Park	Lincoln Park, MI	48146	\$16,910		\$16,910			Excluded Resid.
216	45-003-08-0617	Fed Hall	1323 Fort Park	Lincoln Park, MI	48146	\$23,510		\$23,510			Excluded Resid.
217	45-003-08-0618	William Kostelndt	1321 Fort Park	Lincoln Park, MI	48146	\$17,010		\$17,010			Excluded Resid.
218	45-003-08-0628	Barbara Tipton	1305 Fort Park	Lincoln Park, MI	48146	\$15,660		\$15,660			Excluded Resid.
219	45-003-08-0629	Chris-Michelle Kujawski	1309 Fort Park	Lincoln Park, MI	48146	\$17,140		\$17,140			Excluded Resid.
220	45-003-08-0630	Kimberly Ann Matusky	1317 Fort Park	Lincoln Park, MI	48146	\$23,660		\$23,660			Excluded Resid.
221	45-003-08-0631	Norman St. Louis	2516 Emily	Melvindale, MI	48122	\$15,580		\$15,580			Excluded Resid.
222	45-003-08-0632	John Hanson	1311 University	Lincoln Park, MI	48146	\$20,320		\$20,320			Excluded Resid.
223	45-003-08-0633	Joseph DeMarzo	1307 University	Lincoln Park, MI	48146	\$21,180		\$21,180			Excluded Resid.
224	45-003-08-0634	Gregory Milkesell	1303 University	Lincoln Park, MI	48146	\$22,480		\$22,480			Excluded Resid.
225	45-003-08-0654	Richard-Kim Badder	1304 University	Lincoln Park, MI	48146	\$14,450		\$14,450			Excluded Resid.
226	45-003-08-0655	Glen-Cindy Davis	40110 Sandpoint Hwy.	Novi, MI	48050	\$16,680		\$16,680			Excluded Resid.
227	45-003-08-0656	Sandra-Richard Morofski	1312 University	Lincoln Park, MI	48146	\$16,920		\$16,920			Excluded Resid.
228	45-003-08-0657	Kurt-Hilda Reschke	21515 Thorfare	Grosse Ile, MI	48138	\$23,620		\$23,620			Excluded Resid.
229	45-003-08-0658	Richard Cerato	350 Lakesedge Dr.	Oxford, MI	48371	\$3,270		\$3,270			Excluded Resid.
230	45-003-08-0659	Nowake-Maslovecchio	2121 Sheraton	Trenton, MI	48183	\$28,110		\$28,110			Excluded Resid.
231	45-003-08-0660	W. Rose	1273 Fort Park	Lincoln Park, MI	48146	\$27,140		\$27,140			Excluded Resid.
232	45-003-08-0661	Leonard Sumner	771 Pagel	Lincoln Park, MI	48146	\$26,630		\$26,630			Excluded Resid.
233	45-003-08-0671	Francis Viger	1255 Fort Park	Lincoln Park, MI	48146	\$27,670		\$27,670			Excluded Resid.
234	45-003-08-0672	David Riddell	1265 Fort Park	Lincoln Park, MI	48146	\$21,670		\$21,670			Excluded Resid.
235	45-003-08-0673	H. Cadigan	1267 Fort Park	Lincoln Park, MI	48146	\$20,660		\$20,660			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
									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	Elaire 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 Onro	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	Marilyn 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			In DDA Dev Area
253	45-003-08-0738	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						Excluded Resid.
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 Gasch	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	Bees 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 Rigby	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 1984	Proposed Development Area 1984	DDA District 1985	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 Resid.
277	45-003-09-0003	Fred G. Schroeder	26265 West River Rd.	Grosse Ile, MI	48138	\$31,590		\$31,590			Excluded Resid.
278	45-003-09-0004	John-Phyllis Moga	1410 Charter	Lincoln Park, MI	48146	\$4,640		\$4,670			Excluded Resid.
279	45-003-09-0006	John-Phyllis Moga	1410 Charter	Lincoln Park, MI	48146	\$34,540		\$34,540			Excluded Resid.
280	45-003-09-0008	Robert McDaniel	1386 Charter #3	Lincoln Park, MI	48146	\$53,350		\$53,350			Excluded Resid.
281	45-003-09-0011	Steven Korpela	1378 Charter	Lincoln Park, MI	48146	\$19,380		\$19,380			Excluded Resid.
Subtotal						\$3,440,660	\$1,478,410	\$3,508,470	\$108,810		

Fort St. (South of Southfield)

282	45-009-02-0017	S. Bloom Southfield Plaza	4212 Ramegate	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	\$168,190	\$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	\$25,660	\$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 & Fcar Khan	15071 Cameron	Southgate, MI	48195	\$12,570	\$12,570	\$12,830	\$260		In DDA Dev Area
294	45-009-04-0053	Donald Brown	317 South Monroe St.	Monroe, MI	48161	\$25,480	\$25,480	\$25,990	\$510		In DDA Dev Area
295	45-009-04-0054	Michigan Health Care Corp.	7430 Second Ave., Ste. 6	Detroit, MI	48202	\$13,280	\$13,280	\$13,540	\$260		In DDA Dev Area
296	45-009-04-0056	Payless Shoe Source #126	6606 Tussing Rd, PO Box	Columbus, OH	43216	\$77,710	\$77,710	\$79,270	\$1,560		In DDA Dev Area
297	45-009-05-0001	Michigan Health Care Corp.	7430 Second Ave., Ste. 61	Detroit, MI	48202	\$49,770					Excluded
298	45-009-05-0006	Michigan Health Care Corp.	7430 Second Ave., Ste. 61	Detroit, MI	48202	\$4,160	\$4,160	\$50,770	\$46,610		Excluded
299	45-009-06-0079	A. Conley Jr., dba Cont. Tran.	2328 Fort St.	Lincoln Park, MI	48146	\$4,160	\$4,160	\$4,240	\$80		In DDA Dev Area
300	45-009-06-0082	A. Conley Jr., dba Cont. 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 Cont. 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	\$35,560	\$35,560	\$36,280	\$720		In DDA Dev Area
306	45-009-06-0090	James Stocking	2256 Fort St.	Lincoln Park, MI	48146	\$33,740	\$33,740	\$34,410	\$670		In DDA Dev Area
307	45-009-06-0092	James Stocking	2256 Fort St.	Lincoln Park, MI	48146	\$89,740	\$89,740	\$91,540	\$1,800		In DDA Dev Area
308	45-009-06-0101	Joseph Clemente	2230 Fort St.	Lincoln Park, MI	48146	\$65,260	\$65,260	\$66,560	\$1,300		In DDA Dev Area
309	45-009-06-0103	Joseph Clemente	2230 Fort St.	Lincoln Park, MI	48146	\$36,930	\$36,930	\$37,670	\$740		In DDA Dev Area
310	45-009-06-0105	Joseph Clemente	2230 Fort St.	Lincoln Park, MI	48146	\$15,500	\$15,500	\$15,810	\$310		In DDA Dev Area
311	45-009-06-0108	Clemente Corporation	2230 Fort St.	Lincoln Park, MI	48146	\$44,360	\$44,360	\$45,250	\$890		In DDA Dev Area
312	45-009-06-0113	Anthony Belcuore	2178 Fort St.	Lincoln Park, MI	48146	\$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 Positive Change	Development Area Only Negative Change	Properties 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	45-009-06-0119	William-Ibitsam 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-Acct 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 Ramsgate	Bloomfield Hills, MI	48302	\$12,970	\$12,970	\$13,230	\$260		In DDA Dev Area
319	45-009-07-0074	Max Quint	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 Graceand 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	Lincoln Park, MI	48146						In DDA Dev Area
322	45-009-08-0004	Harry Weingarden	26069 Summerdale	Southfield, MI	48034	\$47,790	\$47,790	\$48,740	\$950		In DDA Dev Area
323	45-009-08-0006	Harry Weingarden	26069 Summerdale	Southfield, MI	48034	\$56,380	\$56,380	\$57,500	\$1,120		In DDA Dev Area
324	45-009-08-0009	Dr. Louis Well	18881 Capitol	Southfield, MI	48034	\$25,380	\$25,380	\$25,880	\$500		In DDA Dev Area
325	45-009-08-0011	Harold Greenspan	2260 Scott Lake Rd.	Waterford, MI	48328	\$69,480	\$69,480	\$70,870	\$1,390		In DDA Dev Area
326	45-009-08-0013	Chester Taurence	9355 Island Dr.	Grosse Ile, MI	48138	\$53,470	\$53,470	\$54,540	\$1,070		In DDA Dev Area
327	45-009-08-0015	Chester Taurence	9355 Island Dr.	Grosse Ile, MI	48138	\$119,230	\$119,230	\$121,620	\$2,390		In DDA Dev Area
328	45-009-08-0019	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
329	45-009-14-0126	Junior Achievement	14812 Grand River	Detroit, MI	48227	\$19,060	\$19,060	\$38,250	\$19,190		Excluded
330	45-009-15-0003	Andrew Ventimiglia	21627 Grosedale	St. Clair Shores, MI	48082	\$3,010	\$3,010	\$50,240	\$47,230		In DDA Dev Area
331	45-009-15-0007	Andrew Ventimiglia	21627 Grosedale	St. Clair Shores, MI	48082	\$61,560		\$19,450			In DDA Dev Area
332	45-009-15-0008	Agnes-Andrew Ventimiglia	21627 Grosedale	St. Clair Shores, MI	48082	\$30,580		\$3,070			Excluded
333	45-009-15-0009	Charles Lapo	2355 Fort St.	Lincoln Park, MI	48146	\$26,150	\$26,150	\$62,790	\$36,640		In DDA Dev Area
334	45-009-99-0010	Atlantic-Pacific Tea	2 Paragon Drive	Montvale, NJ	07645	\$580,570	\$580,570	\$592,180	\$11,610		In DDA Dev Area
Subtotal					=	\$2,771,430	\$2,576,100	\$2,820,340	\$221,720		

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					In DDA Dev Area
337	45-005-03-0018	Hoffman Combustion Eng.	1780 Southfield	Lincoln Park, MI	48146	\$168,290	\$168,290	\$168,290			In DDA Dev Area
338	45-005-99-0002	Wolverine Coil Coating	P.O. Box 560-1725 Cicoct	Lincoln Park, MI	48146	\$1,815,100	\$1,815,100	\$1,815,100			In DDA Dev Area
339	45-005-99-0003	Downriver Fleet Leasing	1750 Southfield	Lincoln Park, MI	48146	\$52,730	\$52,730	\$52,730			In DDA Dev Area
340	45-005-99-0004	Downriver Fleet Leasing	1750 Southfield	Lincoln Park, MI	48146	\$428,480	\$428,480	\$428,480			In DDA Dev Area
341	45-006-03-0001	Amer Leg Mem Hom Assoc	1430 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
342	45-006-03-0008	Helen Paul	9830 Reeck	Allen Park, MI	48101	\$3,000	\$3,000	\$3,000			In DDA Dev Area
343	45-006-03-0009	Helen Paul	9830 Reeck	Allen Park, MI	48101	\$16,840	\$16,840	\$16,840			In DDA Dev Area
344	45-006-03-0010	Helen Paul	9830 Reeck	Allen Park, MI	48101	\$18,960	\$18,960	\$18,960			In DDA Dev Area
345	45-006-03-0011	Herbert Brown	1482-1486 Southfield	Lincoln Park, MI	48146	\$28,700	\$28,700	\$28,700			In DDA Dev Area
346	45-006-03-0015	House of Szechau	1512 Southfield	Lincoln Park, MI	48146	\$126,240	\$126,240	\$126,240			In DDA Dev Area
347	45-006-03-0021	Steven Legel	27 Emmons Ct.	Wyandotte, MI	48192	\$16,850	\$16,850	\$16,850			In DDA Dev Area
348	45-006-03-0022	Ward Collision	1520 Southfield	Lincoln Park, MI	48146	\$96,600	\$96,600	\$96,600			In DDA Dev Area
349	45-006-03-0033	Mich Bell Tax Matters	444 Michigan Rm 1460	Detroit, MI	48226						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	DBA District 1994	Proposed Development Area 1994	DBA District 1995	Development Area Only Positive Change	Development Area Only Negative Change	Properties in DBA Development Area
350	45-006-03-0046	Michael Racey	19865 Brandwine	Riverview, MI	48334	\$80,570	\$80,570	\$80,570			In DBA Dev Area
351	45-006-03-0056	Mich Bell Tax Matters	444 Michigan Rm 1460	Detroit, MI	48226						In DBA Dev Area
352	45-006-03-0076	J. Harold Burley	1773 Howard	Lincoln Park, MI	48146	\$5,300	\$5,300	\$5,300			In DBA Dev Area
353	45-006-03-0077	J. Harold Burley	1773 Howard	Lincoln Park, MI	48146	\$17,530	\$17,530	\$17,530			In DBA Dev Area
354	45-006-03-0078	State of Michigan	Treasury Bldg. P.O. Box	Lansing, MI	48903	\$8,580					In DBA Dev Area
355	45-006-03-0086-502	Allen Sarokl	29231 Wellington	Farmington Hls, MI	48334	\$2,920	\$2,920	\$2,920			Excluded
356	45-006-03-0086-503	O.B. Industries, Inc.	22320 Woodward	Ferrdale, MI	48220	\$2,920	\$2,920	\$2,920			In DBA 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 DBA 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 DBA Dev Area
361	45-006-03-0146	State of Michigan	Treasury Bldg. Box 8	Lansing, MI	48903	\$77,020	\$77,020	\$77,020			In DBA 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		\$12,860			Excluded Resid.
364	45-006-03-0200	State of Michigan	Treasury Bldg. Box 8	Lansing, MI	48903	\$19,840	\$19,840	\$19,940	\$100		In DBA Dev Area
365	45-006-03-0204	State of Michigan	Treasury Bldg. Box 8	Lansing, MI	48903	\$78,780	\$78,780	\$78,780			In DBA Dev Area
366	45-006-03-0260	Howard Street Investment	1650 Howard	Lincoln Park, MI	48146	\$15,890		\$200			In DBA Dev Area
367	45-006-03-0264	State of Michigan	Treasury Bldg. Box 8	Lansing, MI	48903	\$181,290	\$181,290	\$181,290			Excluded
368	45-006-03-0320	Thomas-Norma Koch	1561 Howard	Lincoln Park, MI	48146	\$84,500		\$84,500			In DBA Dev Area
369	45-006-03-0330	Howard Street Investment Co.	500 Woodward	Detroit, MI	48226	\$423,280	\$423,280	\$439,030	\$15,750		Excluded Resid.
370	45-006-03-0331	Harold Hukkonen	1555 Howard	Lincoln Park, MI	48146	\$21,660		\$21,660			In DBA Dev Area
371	45-006-03-0380	State of Michigan	Treasury Bldg. Box 8	Lansing, MI	48903	\$17,070	\$17,070	\$17,070			In DBA Dev Area
372	45-006-03-0382	W. Dempse	1531 Howard	Lincoln Park, MI	48146	\$30,900	\$30,900	\$30,900			In DBA Dev Area
373	45-006-03-0440	James Epps	1461 Howard	Lincoln Park, MI	48146	\$31,650	\$31,650	\$31,650			In DBA Dev Area
374	45-006-03-0441	State of Michigan	Treasury Bldg. Box 8	Lansing, MI	48903	\$8,590	\$8,590	\$8,590			In DBA 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 DBA 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 DBA Dev Area
377	45-006-04-0006	Bills Place	1420 Southfield	Lincoln Park, MI	48146	\$15,680	\$15,680	\$15,680			In DBA Dev Area
378	45-006-04-0010	Hungarian Heritage Club	1410 Southfield	Lincoln Park, MI	48146	\$11,930	\$11,930	\$11,930			In DBA Dev Area
379	45-006-04-0012	Carroll, Davis	1408 Southfield	Lincoln Park, MI	48146	\$46,750	\$46,750	\$46,750			In DBA Dev Area
380	45-006-04-0013	John Logsdon	8908 Sara Lane	Grosse Ile, MI	48138						In DBA Dev Area
381	45-006-04-0015	State of Michigan	Treasury Bldg. Box 8	Lansing, MI	48903	\$41,140	\$41,140	\$41,140			In DBA Dev Area
382	45-006-04-0022	William Chapman	1366 Southfield	Lincoln Park, MI	48146	\$2,770	\$2,770	\$2,770			In DBA Dev Area
383	45-006-04-0024	Lincoln Products Co.	1358 Southfield	Lincoln Park, MI	48146	\$2,770	\$2,770	\$2,770			In DBA Dev Area
384	45-006-04-0025	Lincoln Products Co.	1358 Southfield	Lincoln Park, MI	48146	\$28,120	\$28,120	\$28,120			In DBA Dev Area
385	45-006-04-0026	Lincoln Products Co.	1358 Southfield	Lincoln Park, MI	48146	\$58,460	\$58,460	\$58,460			In DBA Dev Area
386	45-006-04-0028	B.S. Bohra, MD	1336 Southfield	Lincoln Park, MI	48146						In DBA Dev Area
387	45-009-09-0007	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146	\$106,260	\$106,260	\$108,380	\$2,120		In DBA Dev Area
388	45-009-09-0052	LJ Stanford Bros.	P.O. Box 5068	Dearborn, MI	48128	\$6,660	\$6,660	\$6,800	\$140		In DBA Dev Area
389	45-009-09-0056	LJ Stanford Bros.	P.O. Box 5068	Dearborn, MI	48128						In DBA 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 1996	Development Area Only Positive Change	Development Area Only Negative Change	Properties in DDA Development Area
390	45-009-09-0057	Jeff Teifer	3140 Middlefield	Trenton, MI	48183	\$56,230	\$56,230	\$57,360	\$1,130		In DDA Dev Area
391	45-009-09-0061	Shirley Seat	1006 Moran	Lincoln Park, MI	48146	\$111,790	\$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 Willson, Inc.	22120 Nowling	Dearborn, MI	48124	\$61,790	\$61,790	\$63,020	\$1,230		In DDA Dev Area
397	45-010-02-0245	Clair 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 Affon	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 Maconic Club	1561 Southfield	Lincoln Park, MI	48146	\$52,460	\$52,460	\$53,510	\$1,050		In DDA Dev Area
403	45-010-03-0250	Arthuro 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	1059 Fort Park	Lincoln Park, MI	48146	\$24,870		\$24,870			Excluded Resid.
415	45-003-03-0090	William Kaler	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 Ruthford	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 Fude	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	Lincoln Park, 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.

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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	DBA District 1994	Proposed Development Area 1994	DBA District 1995	Development Area Only Positive Change	Development Area Only Negative Change	Properties in DBA 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 Parleot	1274 Fort Park	Lincoln Park, MI	48146	\$11,650		\$11,650			Excluded Resid.
439	45-003-08-0664	Robert Buscetta	1278 Fort Park	Lincoln Park, MI	48146	\$25,380		\$25,380			Excluded Resid.
440	45-003-08-0665	Marla Anaya	1409 Fort Park	Lincoln Park, MI	48146	\$23,410		\$23,410			Excluded Resid.
441	45-003-08-0668	Glenna Farms	14950 Shandeah, Bldg. 5	Riverview, MI	48192	\$19,760		\$19,760			Excluded Resid.
442	45-003-08-0669	Matthew-Diane Boehmer	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 Rausser	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 Remnie	1172 Fort Park	Lincoln Park, MI	48146	\$23,440		\$23,440			Excluded Resid.
451	45-003-08-0746	Donald-Ruthann Tiszal	1178 Fort Park	Lincoln Park, MI	48146	\$23,170		\$23,170			Excluded Resid.
452	45-003-08-0747	Donald-Ruthann Tiszal	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. Montie	1128 Fort Park	Lincoln Park, MI	48146	\$23,610		\$23,610			Excluded Resid.
458	45-003-08-0790	William A. Montie	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 1894	DDA District 1996	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
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 Nastvold	4054 Clifford	Brighton, MI	48116	\$26,210		\$26,210			Excluded Resid.
475	45-006-04-0136	Michael Masciovecchio	3807 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 Plemmons	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 Zoehner	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 Pollard	1582 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	1565 Fort Park	Lincoln Park, MI	48146	\$20,860		\$20,860			Excluded Resid.
487	45-006-04-0315	Nellie Thomas	1556 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 Bousamra	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 Yon	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 Laskowski	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 Chihavare	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 Coachtwood	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.

East Side of Fort Street From Southfield 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 1996	Positive Change	Negative Change	Properties in DDA Development Area
505	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
506	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
507	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
508	45-002-01-0056	Omega Marketing	2058 Faunwood Way	Bloomfield Hills, MI	48013	\$217,390	\$217,390	\$217,390			In DDA Dev Area
509	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
510	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
511	45-002-08-0104	Veterans of Foreign Wars	1125 Fort St.	Lincoln Park, MI	48146						In DDA Dev Area
512	45-002-08-0188	Deborah Jean Hudgins	1027 Victoria	Lincoln Park, MI	48146	\$150	\$150	\$150			In DDA Dev Area
513	45-002-08-0189	Deborah Jean Hudgins	1027 Victoria	Lincoln Park, MI	48146	\$230	\$230	\$230			In DDA Dev Area
514	45-002-08-0190	Deborah Jean Hudgins	1027 Victoria	Lincoln Park, MI	48146	\$32,910	\$32,910	\$32,910			In DDA Dev Area
515	45-002-08-0192	Donald Aderhold	P.O. Box 0056	Allen Park, MI	48101	\$72,960	\$72,960	\$72,960			In DDA Dev Area
516	45-002-08-0211	Veterans of Foreign Wars	1125 Fort St.	Lincoln Park, MI	48146						In DDA Dev Area
517	45-002-08-0249	Theodore Russell	5963 Dacosta	Dearborn Hgts., MI	48127	\$2,740	\$2,740	\$2,740			In DDA Dev Area
518	45-002-10-0007	MSHDA	P.O. Box 30044	Lansing, MI	48909						Excluded Resid.
519	45-002-10-0010	Kinwarian Ltd.	1270 Electric	Lincoln Park, MI	48146	\$545,160					Excluded
520	45-002-10-0011	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
521	45-007-03-0001-1	McDonalds Corp.	P.O. Box 66207 AMF Oha	Chicago, IL	60666	\$385,300	\$385,300	\$385,300			In DDA Dev Area
522	45-007-03-0001-2	US Postal Service	Central Region Office	Chicago, IL	60699						In DDA Dev Area
523	45-007-03-0002	Village Green of Lincoln	1369 Fort	Lincoln Park, MI	48146	\$529,000	\$529,000	\$529,000			In DDA Dev Area
524	45-007-03-0005	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
525	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
526	45-007-03-0007	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
527	45-007-04-0004	Consolidated Stores, Int.	300 Phillipi	Columbus, OH	43228	\$165,270	\$165,270	\$165,270			In DDA Dev Area
528	45-007-04-0006	MIC Ltd.	P.O. Box 408	Durand, MI	48429	\$26,890	\$26,890	\$26,890			In DDA Dev Area
529	45-007-04-0007	MIC Ltd.	P.O. Box 408	Durand, MI	48429	\$66,180	\$66,180	\$66,180			In DDA Dev Area
530	45-007-04-0007-3	MIC Ltd.	P.O. Box 408	Durand, MI	48429	\$12,140	\$12,140	\$12,140			In DDA Dev Area
531	45-007-05-0001	Security Bank	1605 Fort Street	Lincoln Park, MI	48146	\$183,490	\$183,490	\$183,490			In DDA Dev Area
532	45-007-05-0005	Kirby Gravett	1655 Fort Park	Lincoln Park, MI	48146	\$18,030	\$18,030	\$18,030			In DDA Dev Area
533	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
534	45-007-05-0007	John Krause	1319 Ramona Lane	Boulder City, NY	89005	\$57,580	\$57,580	\$57,580			In DDA Dev Area
535	45-007-05-0010	J. Kozniacki, V McLain	1631 Fort Street	Lincoln Park, MI	48146	\$12,440	\$12,440	\$12,440			In DDA Dev Area
536	45-007-05-0011	J. Kozniacki, V McLain	1631 Fort Street	Lincoln Park, MI	48146	\$15,760	\$15,760	\$15,760			In DDA Dev Area
537	45-007-05-0012	Marios Beauty Supply	1635 Fort Street	Lincoln Park, MI	48146	\$15,980	\$15,980	\$15,980			In DDA Dev Area
538	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
539	45-007-05-0014	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
540	45-007-05-0015	J. Abraham-J. Hornbacher	32951 Belvine	Lincoln Park, MI	48146	\$78,830	\$78,830	\$78,830			In DDA Dev Area
541	45-007-05-0017	Najib Atisha	1661 Fort St.	Lincoln Park, MI	48146	\$54,270		\$29,750			Excluded
542	45-007-05-0019	Mellus Newspapers	1661 Fort St.	Lincoln Park, MI	48146	\$24,070		\$12,750			Excluded
543	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	Aggie Siringas	1573 Washington	Lincoln Park, MI	48146	\$15,440	\$15,440	\$15,440			In DDA Dev Area
545	45-007-05-0024	John Moraitis	1681 Fort Street	Lincoln Park, MI	48146	\$22,810	\$22,810	\$22,810			In DDA Dev Area
546	45-007-06-0001	Raymond Toleikis	11180 Dudley	Taylor, MI	48180	\$28,810	\$28,810	\$28,810			In DDA Dev Area
547	45-007-06-0003	Paul Kadish	P.O. Box 2748	Livonia, MI	48151	\$32,740	\$32,740	\$32,740			In DDA Dev Area
548	45-007-06-0004	Memedail Alicev	1715 Fort	Lincoln Park, MI	48146	\$21,500	\$21,500	\$21,500			In DDA Dev Area
549	45-007-06-0005	Jerry-Joann Bowman	1717 W. Fort	Lincoln Park, MI	48146	\$17,090	\$17,090	\$17,090			In DDA Dev Area
550	45-007-06-0006	Geraldine Collins	18214 Blue Heron Pk.	Northville, MI	48167	\$83,110	\$83,110	\$83,110			In DDA Dev 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 Dev 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 Dev 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 Dev Area
554	45-007-07-0004	Dr. Sol Lesnick	1761 Fort St.	Lincoln Park, MI	48146	\$45,420	\$45,420	\$45,420			In DDA Dev Area
555	45-007-07-0007	Ben Lutz	20636 Kensington Apt. 10	Southfield, MI	48076	\$91,340	\$91,340	\$91,340			In DDA Dev Area
556	45-007-07-0010	W.S. Chamberlin	29566 Tawas	Madison Hgts., MI	48071	\$110,900	\$110,900	\$110,900			In DDA Dev Area
557	45-007-11-0012	Royal Ascot-Redford Lanes	25851 Grand River	Redford, MI	48240	\$482,430	\$482,430	\$482,430			In DDA Dev Area
558	45-007-11-0013-1	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
559	45-007-11-0013-2	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
560	45-007-11-0014	Faith Tabernacle Church	1606 Electric	Lincoln Park, MI	48146						In DDA Dev Area
561	45-007-99-0002	City of Lincoln Park	1355 Southfield	Lincoln Park, MI	48146						In DDA Dev Area
Subtotal						\$4,995,700	\$4,372,200	\$4,415,610	\$910		
TOTAL						\$22,749,481	\$15,925,280	\$22,158,990	\$386,220	(\$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