



NOTICE OF PUBLIC INFORMATIONAL MEETING THE WYANDOTTE DOWNTOWN DEVELOPMENT AUTHORITY IN ACCORDANCE WITH ACT 57 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 2018, AS AMENDED

On **Tuesday, December 14th, 2021 at 5:30 PM**, the Wyandotte Downtown Development Authority (DDA) shall conduct a Public Informational Meeting at Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, all pursuant to and in accordance with the provisions of the Recodified Tax Increment Financing Act, Act 57 of 2018, as amended.

The Public Informational meeting will be an opportunity for residents of Wyandotte, Wayne County and the State of Michigan to learn more about the current and future activities and programs of the Wyandotte DDA. Topics will include DDA operations, budgets, finance, special projects, capital improvements plans, contracts, events, marketing, promotions, design, placemaking and public art installations.

The Public Informational Meeting will take place in person at **Wyandotte City Hall Council Chambers**, 3200 Biddle Avenue, Wyandotte, Michigan.

Participants may also participate virtually via the Zoom audio-only platform by dialing **888-475-4499 and entering the webinar ID: 992 636 8831 (wyandotte1)**. Participants may observe by following along the City of Wyandotte and Downtown Facebook Page livestream application.

Further information may be obtained by contacting Joe Gruber, DDA Director, at 734-324-7298. All aspects of the proposed Plan are open for discussion at the public hearing. Written comments received prior to or at the specified time and date of the hearing will also be considered and should be mailed or delivered to the City Clerk at City Hall, 3200 Biddle Avenue, Wyandotte, Michigan 48192.

City of Wyandotte, Michigan
Public Notice for Hybrid In-Person/Virtual Meeting of the
Downtown Development Authority
at Wyandotte City Council Chambers, 3200 Biddle Avenue
and via “Zoom” Scheduled for
5:30 PM on Tuesday, December 14th, 2021

The December 2021 Meeting of the **Downtown Development Authority (DDA)** of the City of Wyandotte will be held in-person with an option for virtual participation via “Zoom” meeting platform. This meeting will also coincide with a meeting of the Downtown Development Area Citizen’s Advisory Council (DACAC) and the second and final Public Information Meeting of the DDA.

The meeting is open to the public for both in-person and virtual participation. The virtual participation option is being offered out of an abundance of caution of the ongoing COVID-19 Pandemic. The agenda and related information can be accessed on the City of Wyandotte’s website here:

http://www.wyandotte.net/front_desk/agenda_and_minutes/downtown_development_authority.php

Access the electronic meeting by doing the following:

1. To attend the meeting by phone: Call: 888-475-4499
 - Use webinar ID: 992 636 8831 (wyandotte1)
2. To attend the meeting over the Internet: <https://us02web.zoom.us/j/9926368831>
 - Passcode: 3200

Should you have any questions or would like to provide input on any business that will come before the public body at the meeting, please contact **Downtown Development Authority Director, Joe Gruber** at **(734) 324-7298** or via email jgruber@wyandottemi.gov

ELECTRONIC DOWNTOWN DEVELOPMENT AUTHORITY MEETING PARTICIPATION

- To help meeting flow and organization, all public comment otherwise known as citizens to be heard, will be taken at the beginning of the meeting and the end of the meeting as outlined on the agenda.
 - **Phone-in audience:** To make a public comment, press “*9” to signify your desire to speak when public comment is called for and you will be called upon in order by the DDA Director or his designee.
 - **Internet audience:** To make a public comment, select “Raise Hand” to signify your desire to speak when public comment is called for and you will be called upon in order by the City Clerk or his designee.

As required by the Americans with Disabilities Act of 1990, access to all programs, services and activities provided by the City of Wyandotte are available to individuals with disabilities with 48 hours’ notice. Individuals who believe they are in need of an accommodation should contact the **Downtown Development Authority Director, Joe Gruber** at **(734) 324-7298** or via email jgruber@wyandottemi.gov

OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Theodore H. Galeski
CITY ASSESSOR



MAYOR
Robert A. DeSana

COUNCIL

Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly Stec

DOWNTOWN DEVELOPMENT AUTHORITY

**SECOND ANNUAL PUBLIC INFORMATION MEETING AND
REGULAR DDA MEETING AGENDA**

5:30 PM, Tuesday, December 14th, 2021

*This hybrid Meeting will be held both in-person at Wyandotte City Council Chambers, 3200 Biddle Avenue
and virtually using a Zoom Platform*

The Public Informational meeting is being held in accordance with the provisions of the Recodified Tax Increment Financing Act, Act 57 of 2018, and in conjunction with the DACAC Meeting and Regular DDA Meeting. Throughout the duration of these meetings, there is an opportunity for residents of Wyandotte, Wayne County and the State of Michigan to learn more about the current and future activities and programs of the Wyandotte DDA. Topics of these meetings will include DDA operations, budgets, finance, special projects, capital improvements plan, contracts, events, marketing, promotions, design, placemaking and public art installations.

REGULAR DDA MEETING AGENDA

- **ROLL CALL OF MEMBERS:** Mayor Robert A. DeSana, Rick DeSana, John Jarjosa, Anne Majlinger, Bryan Kozinski, Patt Slack, Leo Stevenson, Scott Jordan, Norm Walker
- **OTHERS PRESENT:** Joe Gruber, DDA Director
- **PERSONS IN THE AUDIENCE, PUBLIC COMMENT**
- **APPROVAL OF MINUTES & AGENDA**
 - DDA Special Meeting Minutes, November 23rd, 2021
 - DDA Meeting, December 14th, 2021
- **INFORMATION TO RECEIVE & PLACE ON FILE**
- **MONTHLY REVENUE/EXPENDITURE REPORT**
 - Period Ending November 30th, 2021
- **ONGOING PROJECTS & BUSINESS**
 1. Review and Approval of the DDA Plan Amendment 2022
- **NEW PROJECTS & BUSINESS**
 2. Michigan Coastal Management Program Grant Application
- **NEXT REGULAR MEETING:** 5:30 PM, January 11th, 2022
- **ADJOURNMENT:**

Motion by _____, supported by _____ to adjourn the DDA meeting at _____.

**Downtown Development Authority
Special Meeting Minutes**

5:30 PM, Tuesday, November 23rd, 2021
HYBRID MEETING

Held in-person at Wyandotte City Hall: 3200 Biddle Ave., and Virtually via Zoom

MEMBERS PRESENT: Mayor Rob DeSana, Scott Jordan (virtually), Bryan Kozinski, Anne Majlinger, (virtually), Patt Slack, Leo Stevenson (virtually)

MEMBERS EXCUSED: Rick DeSana, John Jarjosa, Norm Walker

OTHERS PRESENT: Joe Gruber, DDA Director and Six members of the Development Area Citizen's Advisory Council (DACAC): five in-person: Rose DeSana, Charlie Mix, Sal Noto, Jane Rasmussen, and Joe Tarris: and one virtually: Andy Morsello.

PUBLIC COMMENT: None

APPROVAL OF MINUTES & AGENDA:

Minutes from November 9th, 2021 DDA Meeting and Agenda for November 23rd, 2021 Special DDA Meeting.

Motion by P. Slack, Supported by A. Majlinger, to approve the Minutes from November 9th, 2021 DDA Meeting and Agenda for November 23rd, 2021 Special DDA Meeting. All in favor, motion carried.

INFORMATION TO RECEIVE & PLACE ON FILE: None

MONTHLY REVENUE/EXPENDITURE REPORT

Monthly Revenue and Expenditure Reports: None

ONGOING PROJECTS & BUSINESS

1. America In Bloom: EcoConnexions Grant Application: Eureka Road Viaduct: Downtown Gateway Phase 2 Planting Project: Director Gruber provided an overview of the DDA's activities since the prior meeting of November 9th, as well as an overview of the Eureka Road Viaduct current budget of \$18,500 for annual maintenance, and the grant application requested increase of another \$12,315 for a total budget of \$30,815 to match the \$25,000 being offered from America In Bloom grant.

Jane Rasmussen approached the board in favor of the Phase 2 planting project. She requested the board approve the funding for the project, while also suggesting the Board investigate low maintenance plantings, impact of dead leaves and foliage obstructing drainage that may cause problems, and future funding for maintenance so the plantings can be sustained into the future. She suggested that beyond landscaping, additional consideration be given to signage, art and other fixtures to enhance and improve the viaduct.

Chairwoman Slack reiterated the importance of the DDA's increased contribution amount to the project, specifically so that the project can qualify for the \$25,000 matching funds. L. Stevenson questioned Director Gruber on the previous Phase 1 project budget. Director Gruber responded that the project budget was \$155,000 and mainly addressed the 8 planter beds. L. Stevenson suggested this would be phase two and theorized there may be another 17 or 18 phases of replanting. He walked by the Viaduct, stating Phase 1 was done very nicely, and that most of the complaints coming from the Viaduct are regarding the weeds on the street, between the street and the curb, and the chipping concrete on the railroad viaducts. He stated that the \$155,000 worth of plantings look very good. He supports the phase 2 planting project and additional expenditure for the grant, but it goes against his grain in considering what can be done elsewhere throughout Downtown with these funds. He recounted his experience in Royal Oak, stating they're the most vibrant Downtown in Southeast Michigan and their Viaduct looks like Wyandotte's, maybe even worse than Wyandotte's. L. Stevenson stated that he would not necessarily support a phase 3 if there were one, but that he supports this phase 2 because of the grant. He supported Jane Rasmussen's idea for more art at the Viaduct, because Michigan's seasons and gray and mucky winters make landscaping difficult. He questioned if the grant has restrictions or if it could be used for art or other installations.

Motion by L. Stevenson, Supported by P. Slack, to concur with the recommendation of the DDA Design Committee to appropriate \$12,315 from the DDA Fund Balance and amend the Eureka Road Viaduct Budget, and to approve the America In Bloom: EcoConnexions Grant Application for the Downtown Gateway Phase 2 Planting Project. Roll Call. All in favor, motion carried.

Director Gruber reiterated that the reason for this special meeting was to allocate the necessary funding and get the proper approvals prior to the December 1st grant deadline.

L. Stevenson excused himself from the meeting. Director Gruber noted that the DDA Board still had five members present and still had quorum. Chairwoman Slack and the Board elected to proceed with the remaining items of the DDA special meeting agenda.

2. Wyandotte Social District

- **Amendments to Local Maintenance and Operations Plan:** Director Gruber provided background of the Social District operations in 2021, stating that he held several meetings with the Wyandotte Police Department and the Chief of Police discussing the hours of operation. It was mutually agreed that the City and DDA would let the summer months of busy activities and events, namely the Wyandotte Street Art Fair, conclude prior to considering an extension of the hours of operation for the Wyandotte Social District. Director Gruber shared a letter from the Chief of Police from November 15, 2021 stating that there were no major incidents or reports from the Social District throughout the year, and that he was supportive of extending the Wyandotte Social District hours of operation from 8pm to 11pm daily. Chairwoman Slack and A. Majlinger supported the extension also. Director Gruber stated that the Local Maintenance and Operations Plan still gives power to the Chief of Police and City Council to amend any part of the Plan, and that the Mayor could also be granted this authority. Mayor DeSana shared that it was his idea for the sake of public safety and security of Downtown Wyandotte and to ensure this change could happen quickly if needed.

Motion by P. Slack, Supported by A. Majlinger, to recommend to the City Council an amendment of the Wyandotte Social District Local Maintenance and Operations Plan to extend the hours of operation from 8:00 PM to 11:00 PM daily, and to authorize the Mayor and Chief of Police to roll back the hours of the Wyandotte Social District as deemed necessary for the sake of public safety and security. Roll Call. All in favor, motion carried

- **Governmental Support Letters:** Director Gruber provided an update regarding new State legislation currently under review in the House and Senate that would lift the sunset of the original Social District Law that carried an expiration date of 12/31/2024, and that if passed, would permanently establish Social Districts in the State of Michigan. Director Gruber drafted a letter of request for Wyandotte's elected officials to support the passing of House Bill 5090. If approved by the DDA, the letter would be sent to the City Council for final approval before being sent to the elected officials.

Motion by B. Kozinski, Supported by A. Majlinger, to recommend to the City Council a letter of request for support to approve House Bill 5090 to be sent to Wyandotte's elected State Representative and State Senator. Roll Call. All in favor, motion carried

NEW PROJECTS & BUSINESS

3. Legal Assistance: DDA Plan Amendment Process: Engagement Letter: Miller, Canfield, Paddock and Stone, P.L.C.: Director Gruber provided a brief over of the DDA Plan amendment process and shared a letter of engagement from the City's bond counsel at Miller Canfield Paddock and Stone to provide legal assistance to facilitate that Plan Amendment process and to ensure that the plan was in compliance with State and Local law.

Jane Rasmussen noted that the engagement letter does not outline the cost of services or payments to be made and requested that Director Gruber share those figures. Director Gruber confirmed that Jane was correct, stating that the firm will operate on an hourly basis utilizing a payment structure for three different levels of attorneys: Partners charge \$320/hour, Associates charge \$250/hour, Paralegals Charge \$200/hour. The firm typically charges \$2,500-\$5,000 per plan on average. Director Gruber stated that the DDA and TIFA would each have an up-to-and-not-to-exceed budget of \$5,000 each, for a total of \$10,000. He stated that doing two plans together should result in cost savings, and that he has continued to do most of the heavy lifting and planning upfront, and he would like to think it should be more cost effective. But his recommendation was for \$5,000 budget from the DDA for Legal Assistance for the Plan update process.

Charlie Mix approached the Board and shared that he is currently the Chairman of the TIFA/BRA Board for over 25 years and has utilized Miller Canfield many, many times for all things dealing with municipalities and bonds and that they were absolutely excellent. He stated that they know what they're doing. Mr. Mix applauded Mayor DeSana for pursuing an extension to the DDA and TIFA lifetime. He stated that the TIFA was well-funded and would likely not have a problem with the \$5,000 cost, but that he could not speak for the Board. Mayor DeSana thanked Mr. Mix for his efforts and contributions to the City and asked if the same proposal will go before the TIFA Board, which Mr. Mix confirmed that it would.

Mayor DeSana asked if Mr. Mix had been on the TIFA Board since its conception. He responded that it was close. Mr. Mix provided a detailed overview of the history of the City, the original founding of the TIFA and their early work. He stated these bodies were so critical and helpful to the post-industrial redevelopment of the City of Wyandotte and have really paved the way for making Wyandotte a great town. Mayor DeSana expressed his hopes that the TIFA and DDA can continue their great work through an extension and amendment of the Plans.

Director Gruber stated that a thriving downtown and thriving residential neighborhoods go hand in hand. He continued to say that the DDA does not have any money budget in the DDA Attorney's Fees and that he recommended the appropriation of \$5,000 into that budget and to approve the letter of engagement with Miller Canfield.

Motion by A. Majlinger, Supported by B. Kozinski to appropriate \$5,000 from the DDA Fund Balance and to amend the DDA Attorney Fees budget and to approve the Letter of Engagement with Miller, Canfield, Paddock and Stone P.L.C. for the legal support with the DDA Plan Update. Roll Call. All in favor, motion carried

4. DDA Meeting Schedule 2022: Director Gruber shared a proposed schedule with the Board outlining that the DDA would still meet on the second Tuesday of each month at 5:30 PM in City Hall Council Chambers; that the DACAC and Public information meetings would be in June and December; and that the DDA would continue offering a virtual option for participation as long as State and County governments allowed.

Motion by P. Slack, Supported by B. Kozinski to approve the proposed DDA Meeting Schedule for 2022. All in favor, motion carried.

Chairwoman Slack offered thanks and gratitude to all the Board Members who take the time to make the meetings as well as for the DACAC Members for their participation.

NEXT REGULAR MEETING: 5:30 PM, December 14th, 2021

ADJOURNMENT: 6:03 PM

Motion by B. Kozinski, supported by to S. Jordan. All in favor, motion carried.

Respectfully Submitted,

Joe Gruber, DDA Director

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 11/30/2021	ACTIVITY FOR MONTH 11/30/2021	AVAILABLE BALANCE	% BDGT USED
Fund 499 - DDA tax increment Finance Fund						
Revenues						
Dept 000 - Non-Departmental						
499-000-411-060	Taxes-TIFA Capture	610,475.00	411,390.02	0.00	199,084.98	67.39
499-000-411-062	TAXES-SMALL TAXPAYER LOSS	30,006.00	27,608.05	27,608.05	2,397.95	92.01
499-000-650-040	Misc Fees-Sale of Property	0.00	10,000.00	10,000.00	(10,000.00)	100.00
499-000-655-010	Interest Earnings	2,500.00	0.00	0.00	2,500.00	0.00
499-000-655-036	Misc Receipts-Fort Street Sign	500.00	210.00	160.00	290.00	42.00
499-000-655-040	Misc Revenue	0.00	80.00	0.00	(80.00)	100.00
Total Dept 000 - Non-Departmental		643,481.00	449,288.07	37,768.05	194,192.93	69.82
TOTAL REVENUES		643,481.00	449,288.07	37,768.05	194,192.93	69.82
Expenditures						
Dept 200 - General Government Administration						
499-200-725-110	Salary	48,527.00	7,465.60	3,732.80	41,061.40	15.38
499-200-725-115	Seasonal Salary-PT	21,241.00	246.07	0.00	20,994.93	1.16
499-200-725-140	Retirement contribution-DC	5,479.00	771.17	373.28	4,707.83	14.08
499-200-725-150	F.I.C.A.	5,337.00	479.92	231.62	4,857.08	8.99
499-200-725-160	Medical Insurance	20,493.00	3,556.51	1,792.40	16,936.49	17.35
499-200-725-165	Prescription Drug Coverage	2,580.00	0.00	0.00	2,580.00	0.00
499-200-725-166	Prescription Drug-Derived Premium	0.00	516.02	258.01	(516.02)	100.00
499-200-725-167	Retiree Health Care (RHS Plan)	1,300.00	200.00	100.00	1,100.00	15.38
499-200-725-170	Life Insurance	156.00	26.00	13.00	130.00	16.67
499-200-725-175	L.T.D.	142.00	20.04	9.70	121.96	14.11
499-200-850-517	Masonic Temple Project	15,000.00	0.00	0.00	15,000.00	0.00
499-200-850-520	Viaduct Maintenance	18,500.00	0.00	0.00	18,500.00	0.00
499-200-850-522	Christmas	41,000.00	20,500.00	0.00	20,500.00	50.00
499-200-850-533	Millennium Plaza	630.00	0.00	0.00	630.00	0.00
499-200-850-538	Streetscape Project	36,830.00	0.00	0.00	36,830.00	0.00
499-200-850-539	Beautification Commission	8,000.00	463.96	463.96	7,536.04	5.80
499-200-850-542	Fort St Sign/Fountain/Purple Heart	8,880.00	891.65	891.65	7,988.35	10.04
499-200-850-544	DOWNTOWN FIXTURES	16,850.00	0.00	0.00	16,850.00	0.00
499-200-925-797	3rd Friday/Downtown Event Promotions	30,000.00	12,500.00	0.00	17,500.00	41.67
499-200-925-801	Business Assistance Program	300,000.00	0.00	0.00	300,000.00	0.00
499-200-925-802	Farmers Market	19,000.00	1,353.84	0.00	17,646.16	7.13
499-200-925-804	Marketing	9,000.00	300.00	300.00	8,700.00	3.33
499-200-925-807	EXISTING BUSINESS STIMULUS	11,000.00	0.00	0.00	11,000.00	0.00
499-200-926-110	Administrative Reimbursement (101)	85,000.00	0.00	0.00	85,000.00	0.00
499-200-926-114	Operating Expenses	52,000.00	219.77	0.00	51,780.23	0.42
499-200-926-610	Streetscape Maintenance	2,000.00	0.00	0.00	2,000.00	0.00
499-200-926-790	Miscellaneous	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 200 - General Government Administration		760,945.00	49,510.55	8,166.42	711,434.45	6.51
TOTAL EXPENDITURES		760,945.00	49,510.55	8,166.42	711,434.45	6.51
Fund 499 - DDA tax increment Finance Fund:						
TOTAL REVENUES		643,481.00	449,288.07	37,768.05	194,192.93	69.82
TOTAL EXPENDITURES		760,945.00	49,510.55	8,166.42	711,434.45	6.51
NET OF REVENUES & EXPENDITURES		(117,464.00)	399,777.52	29,601.63	(517,241.52)	340.34

**RESOLUTION APPROVING AMENDMENT TO THE
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

Downtown Development Authority of the City of Wyandotte
County of Wayne, Michigan

Minutes of a regular meeting of the Board of the Downtown Development Authority of the City of Wyandotte, County of Wayne, State of Michigan, held on the 14th day of December, 2021, at 5:30 p.m., prevailing Eastern Time.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Wyandotte, County of Wayne, State of Michigan (the “City”), has previously established the Downtown Development Authority of the City of Wyandotte (the “Authority”) pursuant to the provisions of the Downtown Development Authority Act, Act 197, Public Acts of Michigan, 1975, as amended (“Act 197”); and

WHEREAS, the Authority exercises its powers within the District designated by the City (the “District”); and

WHEREAS, in 1988 the Authority approved a Development Plan and Tax Increment Financing Plan (the “Original Plan”) for the Development Area described in the Original Plan and the City Council approved the Original Plan by ordinance; and

WHEREAS, in 2003 the Authority approved amendments to the Original Plan, which were subsequently approved by ordinance of the City Council (the Original Plan, as amended, the “Existing Plan”); and

WHEREAS, it is necessary to amend the Existing Plan at this time to update the list of public improvements and capital infrastructure improvements and extend the duration of the Plan; and

WHEREAS, the Authority has prepared the 2022 Plan Amendments attached hereto as Exhibit A (the “2022 Plan Amendments”); and

WHEREAS, the Authority has met and consulted with the Downtown Development Area Citizens Advisory Council regarding the 2022 Plan Amendments; and

WHEREAS, the Authority desires to forward the 2022 Plan Amendments to the City Council for further proceedings in accordance with the requirements of the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 (“Act 57”).

NOW, THEREFORE, BE IT RESOLVED THAT:

1. It is hereby determined that it is in the best interest of the public to halt property value deterioration and increase property tax valuation to eliminate the causes of that deterioration, and promote economic growth, all as authorized by Act 57, and to this end the Authority hereby determines that it is in the best interest of the public to approve the 2022 Plan Amendments to enable the Authority to carry out its purposes more effectively.

2. The Secretary of the Authority is hereby authorized and directed to transmit a copy of the 2022 Plan Amendments together with a certified copy of this resolution to the City Council for further action as contemplated by Act 57 and to request the City Council to call a public hearing on the Plan Amendment.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

Secretary

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of the Downtown Development Authority of the City of Wyandotte, County of Wayne, State of Michigan, at a regular meeting held on the 14th day of December, 2021 and that public notice of said meeting was given pursuant to and in full compliance with Act No 267, Public Acts of Michigan, 1976, as amended, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Secretary

EXHIBIT A

[Attach copy of 2022 Plan Amendment here]

PLAN AMENDMENTS

DEVELOPMENT AND TAX INCREMENT FINANCING PLAN OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF WYANDOTTE, MICHIGAN

DOWNTOWN DEVELOPMENT AREA CITIZENS ADVISORY COUNCIL

Recommended Approval on – _____

DOWNTOWN DEVELOPMENT AUTHORITY

Adopted – _____

CITY COUNCIL

Adopted – _____

Honorable Robert DeSana, Mayor

City Council

Robert Alderman – Chris Calvin – Kaylyn Crayne – Todd Hanna – Rosemary Shuryan – Kelly Stec

Other Elected Officials

Lawrence Stec, City Clerk

Todd Browning, City Treasurer

Theodore Galeski, City Assessor

Downtown Development Authority

Rick DeSana – Bryan Kozinski – John Jarjosa – Scott Jordan

Anne Majlinger – Patricia Slack – Leo Stevenson

City Administration

Todd A. Drysdale, Director of Finance & Administration

Gregory Mayhew, City Engineer

Joseph K. Gruber, Downtown Development Authority Director

Downtown Development Area Citizen's Advisory Council

Linda Alexander – Corki Benson – Rose DeSana – Bryan Kozinski – James Lange – Charlie Mix
Andy Morsello – Salvatore Noto – Annette Phillips – Jane Rasmussen – Sandy Skaisgir – Joe Tarris

**DOWNTOWN DEVELOPMENT AUTHORITY
2022 PLAN AMENDMENTS**

Introduction

Pursuant to Act 197, Public Acts of Michigan, 1975, as amended, the City of Wyandotte (the “City”) established the Wyandotte Downtown Development Authority (the “DDA”). Pursuant to Act 197, The City approved the Development Plan and Tax Increment Financing Plan (the “Plan”) for the Downtown Development Area by an ordinance adopted on May 16, 1988. In 2003, the City adopted and approved a DDA Development and Plan Amendment.

The purpose of this Development Plan and Tax Increment Financing Plan – 2022 Amendment is to update the list of public improvements and capital infrastructure improvements, as well as to extend the life of the Wyandotte DDA Plan. This 2022 Amendment to the Plan was prepared in accordance with the Recodified Tax Increment Financing Act: Act 57, Public Acts of Michigan, 2018, as amended (the “Act”).

Purpose of the Amended Plan

The goals and objectives of the amendments are:

1. To increase the estimated cost for facilities, improvements, programs and activities by \$85,775,000.00 in order to provide financing capability for facilities, improvements, programs and activities that the City may undertake during the next 30 years;
2. To thereby increase the Downtown Development Authority’s total cost of improvements from \$130,700,000.00 to \$216,475,000.00; and
3. To extend the duration of the Development and Tax Increment Financing Plan from 2034 to 2054.

Amendments

1. The Development Plan (Section 217 (2)(itt) of the Act) is amended as follows:

A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion is amended to include that which is listed in Exhibit A.

2. The Development Plan (Section 217 (2)(d) of the Act) is amended as follows:

The location, extent, character and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion is amended to include that which is listed in Exhibit A.

3. The Development Plan (Section 217 (2)(e) of the Act) is amended as follows:

Statement of the construction or stages of construction planned, and the estimated time of completion of each stage is amended to include that which is listed in Exhibit A.

4. Pursuant to Section 217 (2)(i) of the Act, the Development Plan is amended to reflect the following: Estimate of the cost of development, a statement of proposed method of financing the development, and the ability of the Authority to arrange the financing:

The total cost for undertaking the projects identified in Exhibit A is approximately \$216,475,000.00. In addition to the methods of financing listed in the previously approved Plan, the activities of the Authority and the development of public improvements shall be financed from one or more of the following sources:

- (1) contributions to the Authority for the performance of its functions;
- (2) revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements;
- (3) tax increments received pursuant to a tax increment financing plan;
- (4) proceeds of tax increment bonds;
- (5) proceeds of revenue bonds;
- (6) interest earnings;
- (7) money obtained from any other sources approved by the governing body of the municipality;
- (8) grants from federal, state or private sources; and
- (9) bequests. The ability of the Authority to arrange the financing is considered to be established on the basis of tax increment revenues currently available to the Authority.

5. Pursuant to Section 214 (1) of the Act, the Tax Increment Financing Plan shall be amended as follows:

- A. The maximum amount of bonded indebtedness to be incurred by, or on behalf of, the DDA is \$216,475,000.00.
- B. This Plan shall not expire until September 30, 2054.
- C. An estimate of the captured assessed value for each year of the Plan is shown in Table 2 as attached hereto. Data in Table 1 attached hereto reveal that the entire Downtown Development Area had a calculated initial value of \$21,823,713.00. The estimated captured taxable value through the year 2054 is presented in Table 2. Growth is based upon a growth rate of 2.5 percent. The DDA shall capture all the assessed value (be it greater than or less than the estimates shown in Table 2) in each year of the Plan and utilize captured value in accordance with this Plan as amended.
- D. The estimated tax increment revenues for each year of the Plan is shown in Table 4 attached hereto. Data in Table 3 attached hereto reveal the applicable millage rates available for application by the DDA for fiscal year end 2021. Data in Table 2 show the estimated captured value for homestead and non-homestead properties in Downtown Development Area for the lifetime of this Plan.
- E. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located is shown in Table 4 attached hereto.

CAPITAL IMPROVEMENT PROJECTS (CIP) DESCRIPTIONS

INFRASTRUCTURE

Construct, pave, repair, and reconstruct new and existing streets, alleyways, surface parking lots and sidewalks throughout the Development Area, including all related storm drainage, curb and gutter, street lighting, traffic signalization and signage, water mains, sewer mains and related infrastructure and improvements. Reconstruct and resurface all Downtown Parking Lots and Alleyways with concrete. Improvements are anticipated to begin 2023 and are anticipated to be completed throughout the duration of the Plan. Estimated costs for infrastructure are \$37,100,000.00.

MISCELLANEOUS CAPITAL IMPROVEMENTS

Downtown Parking Structure

Construct new parking structure. Acquire, construct, reconstruct and resurface various parking facilities, installation of related infrastructure and improvements. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for a 500-space parking structure are \$15,000,000.00.

Downtown Pedestrian Streetlights

Install, repair, replace, maintain pedestrian-style street lights along streets. Improvements are anticipated to be completed in phases between 2023-2033, with each phase being completed 3-6 months from commencement. Estimated costs for Downtown pedestrian streetlights are \$1,500,000.00.

Tree Planting, Landscaping and Irrigation

Plant trees, landscape and irrigate public property. Maintain, replace and improve existing landscaped areas, streetscapes and beautification program areas. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for tree planting, landscaping and irrigation programs are \$5,000,000.00.

Fountains

Update, enhance, repair and maintain Downtown fountains with related improvements, including utilities/infrastructure, street furniture and landscaping. Improvements are anticipated to be completed between 2024 through 2026. It is anticipated that construction of the improvements would be completed 12-24 months from commencement. Estimated costs for Downtown fountain projects are \$1,500,000.00.

Cultural and Historical Campus Improvements

Update, enhance, repair and maintain Downtown Wyandotte's Cultural and Historical Campus, Museum Campus, including the nationally registered historic places, city-owned facilities and buildings within said campus including but not limited to the James DeSana Center for Arts & Culture, the Marx Home, the Burns Home and the Ford McNichols Home. Acquire property and rehabilitate/demolish structures and make related site improvements to expand museum operations, parking, programming, provide barrier-free access, and serve as an exhibit hall & storage facility, modernized and safe physical archive spaces. Improvements listed above are anticipated to be completed throughout the duration of the plan. Estimated costs for Cultural and Historical Campus improvements are \$10,000,000.00

Streetscape Improvements, Placemaking and Signage

Installation of furniture, banners, public art, sculptures, information kiosks, street signs, wayfinding signs, maps, and related improvements. Improvements are anticipated to be completed between 2024-2028. It is anticipated that construction of the improvements would be completed 12-48 months from commencement. Estimated costs for streetscape improvements and signage are \$2,500,000.00.

NEW FACILITIES, UPGRADES AND MAINTENANCE

Central Fire Station

Update, enhance, repair and maintain Downtown Wyandotte's historic Central Fire Station. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Central Fire Station maintenance and improvements are \$2,000,000.00

City Hall

Update, enhance, repair and maintain City of Wyandotte City Hall. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for City Hall maintenance and improvements are \$3,000,000.00

Downtown Civic Center: Hotel and Convention Center/ or other Public Facility(s)

Construct a convention center/hotel or other types of public facilities that aid in the revitalization and growth of the development area. This will likely include a major expansion and enhancement of the Benjamin Yack Arena. Said project(s) may include, but not be limited to, the following: construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple family dwelling unit. It is anticipated that the construction or rehabilitation of any facility would be completed 18-24 months from commencement. Estimated costs for constructing and maintaining Hotel and Convention Center/ or other Public Facility(s) are \$15,000,000.00.

Public Restrooms

Construct and maintain Downtown public restroom facilities including toilets, lavatories, showers, locker rooms and other miscellaneous features for residents, visitors and recreators. It is anticipated that the construction or rehabilitation of any facility would be completed 18-24 months from commencement. Estimated costs for constructing and maintaining public restroom facilities are \$1,500,000.00.

PARKS & RECREATION

Non-motorized Facility Upgrades and Improvements

Construct and maintain non-motorized transportation facilities, Downtown Bikeway system and interconnected network of trails and greenways throughout the Downtown. Install biking and pedestrian safety facilities, lighting, signage, artwork and other installations to promote safe and effective non-motorized transportation. It is anticipated that major improvements are anticipated to begin 2023 and be completed throughout 2025. These improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for constructing and maintaining non-motorized facilities are \$2,000,000.00.

UTILITIES

Convert Overhead Lines to Underground

Convert overhead power and telecommunication lines to underground for all Downtown streets and alleyways. Major improvements are anticipated to begin 2023 and be completed throughout 2025. Other improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for constructing and maintaining underground utility facilities are \$26,000,000.00.

Rebuild Telecommunication System

Rebuild the telecommunication systems, broadband services and wireless internet service systems. Major improvements are anticipated to begin 2023. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for constructing and maintaining new telecommunication systems are \$3,000,000.00

Miscellaneous Cutover, Power, Electrical, Water and Sewer improvements

Miscellaneous Cutover (or Voltage Conversion Projects) involves converting all remaining circuits serving the area. The goal is to convert the entire downtown area. Additionally, public water, sewer, sanitary and electrical systems/facilities will need updating to support redevelopment and new construction, special projects and placemaking efforts throughout the development area. Improvements

will be conducted throughout the duration of the plan. Estimated costs for constructing and maintaining new Power, Electrical, Water and Sewer improvements are \$5,000,000.00.

ACQUISITION & DEVELOPMENT

Residential

The acquisition and disposal of real and personal property or interests in real and personal property, demolition of structures, site preparation, relocation costs, building rehabilitation, and all associated administrative costs, including, but not limited to, architect's, engineer's, legal, and accounting fees. Activities are anticipated to be completed throughout the duration of the Plan. Residential Property programs are anticipated to occur throughout the duration of the Plan and are estimated to cost \$11,000,000.00.

Commercial, Industrial and Other

The acquisition and disposal of real and personal property or interests in real and personal property, demolition of structures, site preparation, relocation costs, building rehabilitation, and all associated administrative costs, including, but not limited to, architect's, engineer's, legal, and accounting fees. Activities are anticipated to be completed throughout the duration of the Plan. Commercial, Industrial and Other Property programs are anticipated to occur throughout the duration of the Plan and are estimated to cost \$21,000,000.00.

Development

Improve land, prepare sites for buildings, including the demolition of existing structures and construct, reconstruct, renovate, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances hereto, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof. Acquire by purchase or otherwise, on terms and conditions and in a manner the authority deems proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect thereto. Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority. Lease any building or property under its control, or any part thereof. Acquire and construct public facilities. Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority. Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the city, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as necessary to persuade property owners to implement the plans to the fullest extent possible. Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the state construction code act of 1972, Act No. 230 of the Public Acts of 1972. Development activities and programs are anticipated to occur throughout the duration of the Plan and are estimated to cost \$11,000,000.00.

ADMINISTRATION

Professional Services

All of the above listed capital improvements, facilities and development efforts will require professional architectural and engineering services; planning, design and construction services; financial consulting services; construction contractors and miscellaneous service providers; interest payments. A general approach to calculating these soft costs is using a 20% cost estimate figure plus an additional 5% cost

escalation for year-over-year inflation and project contingencies. Professional Services are anticipated to be utilized throughout the duration of the Plan and, in consideration of cost escalations and contingencies, are estimated to cost \$43,275,000.00.

Reassessment of Property Values

The last comprehensive assessment was completed in 1971 and a new assessment should be completed in the next 30 years. It is anticipated that the assessment would be completed 12-18 months from commencement and is estimated to cost approximately \$100,000.00.

EXHIBIT A

City of Wyandotte, Michigan 2022 Amendments to the Development & Tax Increment Financing Plan for the Downtown Development Authority ESTIMATED COST OF DEVELOPMENT SUMMARY

CAPITAL IMPROVEMENTS

Infrastructure	\$	37,100,000.00
Miscellaneous Capital Improvements	\$	35,500,000.00
New Facilities/Upgrades	\$	21,500,000.00
Parks & Recreation Facilities	\$	2,000,000.00
Utilities	\$	34,000,000.00
	TOTAL	\$ 130,100,000.00

ACQUISITION AND DEVELOPMENT

Residential	\$	11,000,000.00
Commercial, Industrial and Other Development	\$	21,000,000.00
	\$	11,000,000.00
	TOTAL	\$ 43,000,000.00

ADMINISTRATION

	TOTAL	\$ 43,375,000.00
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	GRAND TOTAL	\$ 216,475,000.00
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ESTIMATED COST OF DEVELOPMENT

INFRASTRUCTURE

Concrete Resurfacing and Reconstruction		
Roads	\$	19,300,000.00
Parking Lots	\$	7,600,000.00
Alleyways	\$	2,200,000.00
Sidewalks	\$	8,000,000.00
	TOTAL	\$ 37,100,000.00

MISCELLANEOUS CAPITAL IMPROVEMENTS

Parking Structure	\$	15,000,000.00
Downtown Pedestrian Street Lights	\$	1,500,000.00
Tree Planting, Landscaping and Irrigation	\$	5,000,000.00
Fountains	\$	1,500,000.00
Cultural and Historical Campus Improvements	\$	10,000,000.00
Streetscape Improvements, Placemaking and Signage	\$	2,500,000.00
TOTAL	\$	35,500,000.00

NEW FACILITIES, UPGRADES AND MAINTENANCE

Fire Station	\$	2,000,000.00
City Hall	\$	3,000,000.00
Convention Center/Hotel or other Public Facility(s)	\$	15,000,000.00
Public Restrooms	\$	1,500,000.00
TOTAL	\$	21,500,000.00

PARKS & RECREATION FACILITIES

Non-motorized Facility Upgrades and Improvements	\$	2,000,000.00
TOTAL	\$	2,000,000.00

UTILITIES

Convert Overhead Lines to Underground	\$	26,000,000.00
Rebuild Telecommunication System	\$	3,000,000.00
Miscellaneous Cutover	\$	5,000,000.00
TOTAL	\$	34,000,000.00

ADMINISTRATION

Professional Services	\$	43,275,000.00
Reassessment of Property Values	\$	100,000.00
TOTAL	\$	43,375,000.00

TABLE 1

**BASE YEAR TAXABLE VALUE CALCULATIONS
WYANDOTTE DOWNTOWN DEVELOPMENT AUTHORITY**

	Real	Personal	CFT	Total
Base Year Total Value	\$ 15,511,933.00	\$ 6,311,780.00	\$ -	\$ 21,823,713.00

TABLE 2**ESTIMATED CAPTURED TAXABLE VALUE (TV) FOR EACH YEAR OF THE PLAN**

	Real		Personal		CFT	
Base Year Value	\$	15,511,933.00	\$	6,311,780.00	\$	-
	Total TV	Captured TV	Total TV	Captured TV	Total TV	Captured TV
2020	\$40,986,358	\$25,474,425	\$6,954,400	\$642,620	\$2,552,219	\$2,552,219
2021	\$42,011,017	\$26,499,084	\$7,128,260	\$816,480	\$2,616,024	\$2,616,024
2022	\$43,061,292	\$27,549,359	\$7,306,467	\$994,686	\$2,681,425	\$2,681,425
2023	\$44,137,825	\$28,625,892	\$7,489,128	\$1,177,348	\$2,748,461	\$2,748,461
2024	\$45,241,270	\$29,729,337	\$7,676,356	\$1,364,576	\$2,817,172	\$2,817,172
2025	\$46,372,302	\$30,860,369	\$7,868,265	\$1,556,485	\$2,887,602	\$2,887,602
2026	\$47,531,610	\$32,019,677	\$8,064,972	\$1,753,192	\$2,959,792	\$2,959,792
2027	\$48,719,900	\$33,207,967	\$8,266,596	\$1,954,816	\$3,033,786	\$3,033,786
2028	\$49,937,897	\$34,425,964	\$8,473,261	\$2,161,481	\$3,109,631	\$3,109,631
2029	\$51,186,345	\$35,674,412	\$8,685,093	\$2,373,313	\$3,187,372	\$3,187,372
2030	\$52,466,003	\$36,954,070	\$8,902,220	\$2,590,440	\$3,267,056	\$3,267,056
2031	\$53,777,653	\$38,265,720	\$9,124,775	\$2,812,995	\$3,348,732	\$3,348,732
2032	\$55,122,095	\$39,610,162	\$9,352,895	\$3,041,115	\$3,432,451	\$3,432,451
2033	\$56,500,147	\$40,988,214	\$9,586,717	\$3,274,937	\$3,518,262	\$3,518,262
2034	\$57,912,651	\$42,400,718	\$9,826,385	\$3,514,605	\$3,606,219	\$3,606,219
2035	\$59,360,467	\$43,848,534	\$10,072,045	\$3,760,265	\$3,696,374	\$3,696,374
2036	\$60,844,479	\$45,332,546	\$10,323,846	\$4,012,066	\$3,788,783	\$3,788,783
2037	\$62,365,591	\$46,853,658	\$10,581,942	\$4,270,162	\$3,883,503	\$3,883,503
2038	\$63,924,731	\$48,412,798	\$10,846,491	\$4,534,711	\$3,980,591	\$3,980,591
2039	\$65,522,849	\$50,010,916	\$11,117,653	\$4,805,873	\$4,080,105	\$4,080,105
2040	\$67,160,920	\$51,648,987	\$11,395,594	\$5,083,814	\$4,182,108	\$4,182,108
2041	\$68,839,943	\$53,328,010	\$11,680,484	\$5,368,704	\$4,286,661	\$4,286,661
2042	\$70,560,942	\$55,049,009	\$11,972,496	\$5,660,716	\$4,393,827	\$4,393,827
2043	\$72,324,965	\$56,813,032	\$12,271,809	\$5,960,029	\$4,503,673	\$4,503,673
2044	\$74,133,089	\$58,621,156	\$12,578,604	\$6,266,824	\$4,616,265	\$4,616,265
2045	\$75,986,417	\$60,474,484	\$12,893,069	\$6,581,289	\$4,731,671	\$4,731,671
2046	\$77,886,077	\$62,374,144	\$13,215,396	\$6,903,616	\$4,849,963	\$4,849,963
2047	\$79,833,229	\$64,321,296	\$13,545,780	\$7,234,000	\$4,971,212	\$4,971,212
2048	\$81,829,060	\$66,317,127	\$13,884,425	\$7,572,645	\$5,095,493	\$5,095,493
2049	\$83,874,786	\$68,362,853	\$14,231,536	\$7,919,756	\$5,222,880	\$5,222,880
2050	\$85,971,656	\$70,459,723	\$14,587,324	\$8,275,544	\$5,353,452	\$5,353,452
2051	\$88,120,947	\$72,609,014	\$14,952,007	\$8,640,227	\$5,487,288	\$5,487,288
2052	\$90,323,971	\$74,812,038	\$15,325,807	\$9,014,027	\$5,624,470	\$5,624,470
2053	\$92,582,070	\$77,070,137	\$15,708,952	\$9,397,172	\$5,765,082	\$5,765,082
2054	\$94,896,622	\$79,384,689	\$16,101,676	\$9,789,896	\$5,909,209	\$5,909,209

- Assumes an annual 2.5% increase in current taxable value.
- Utilizes millage rates in effect as of August 1, 2021.
- Does not consider additions/losses to ad valorem property (i.e. new construction/demolition).

TABLE 3

ANNUAL MILLAGE RATES SUBJECT TO CAPTURE BY JURISDICTION

<u>Summer - Billed August 1, 2021</u>	
City Operating	14.8686
Refuse	2.4827
Debt-Building Authority (Police/Court/Yack/DPS)	2.4827
Drain O&M	2.916
Wayne County	5.6483
Total Summer Tax Levy	28.3983
<u>Winter - Billed December 1, 2021</u>	
Wayne County Operating	0.9897
Wayne County Jails	0.9381
Wayne County Community College	3.2408
Huron Clinton Metro Authority	0.2104
Wayne County Transit Authority	0.9991
Wayne County Parks	0.2459
Total Winter Tax Levy	6.624
Summer 2021 Total	28.3983
Winter 2021 Total	6.624
Total DDA Millage Rates 2021	35.0223
Commercial Facility Tax Millage Rate 2021	17.511

TABLE 4

**ESTIMATED TAX INCREMENT REVENUES CAPTURED FOR EACH YEAR OF THE TAX INCREMENT
FINANCE PLAN: WYANDOTTE DOWNTOWN DEVELOPMENT AUTHORITY 2022-2053**

YEAR	Real	Personal	Millage	Revenue	CFT	Millage	Revenue	Total Revenue
2020	\$25,474,425	\$642,620	35.022	\$ 914,678.99	\$2,552,219	17.511	\$ 44,691.91	\$ 959,370.89
2021	\$26,499,084	\$816,480	35.022	\$ 956,653.88	\$2,616,024	17.511	\$ 45,809.20	\$ 1,002,463.08
2022	\$27,549,359	\$994,686	35.022	\$ 999,678.14	\$2,681,425	17.511	\$ 46,954.43	\$ 1,046,632.57
2023	\$28,625,892	\$1,177,348	35.022	\$ 1,043,778.01	\$2,748,461	17.511	\$ 48,128.30	\$ 1,091,906.30
2024	\$29,729,337	\$1,364,576	35.022	\$ 1,088,980.37	\$2,817,172	17.511	\$ 49,331.50	\$ 1,138,311.88
2025	\$30,860,369	\$1,556,485	35.022	\$ 1,135,312.80	\$2,887,602	17.511	\$ 50,564.79	\$ 1,185,877.59
2026	\$32,019,677	\$1,753,192	35.022	\$ 1,182,803.53	\$2,959,792	17.511	\$ 51,828.91	\$ 1,234,632.44
2027	\$33,207,967	\$1,954,816	35.022	\$ 1,231,481.54	\$3,033,786	17.511	\$ 53,124.63	\$ 1,284,606.17
2028	\$34,425,964	\$2,161,481	35.022	\$ 1,281,376.49	\$3,109,631	17.511	\$ 54,452.75	\$ 1,335,829.24
2029	\$35,674,412	\$2,373,313	35.022	\$ 1,332,518.82	\$3,187,372	17.511	\$ 55,814.07	\$ 1,388,332.89
2030	\$36,954,070	\$2,590,440	35.022	\$ 1,384,939.70	\$3,267,056	17.511	\$ 57,209.42	\$ 1,442,149.12
2031	\$38,265,720	\$2,812,995	35.022	\$ 1,438,671.11	\$3,348,732	17.511	\$ 58,639.65	\$ 1,497,310.77
2032	\$39,610,162	\$3,041,115	35.022	\$ 1,493,745.81	\$3,432,451	17.511	\$ 60,105.65	\$ 1,553,851.45
2033	\$40,988,214	\$3,274,937	35.022	\$ 1,550,197.37	\$3,518,262	17.511	\$ 61,608.29	\$ 1,611,805.65
2034	\$42,400,718	\$3,514,605	35.022	\$ 1,608,060.22	\$3,606,219	17.511	\$ 63,148.49	\$ 1,671,208.71
2035	\$43,848,534	\$3,760,265	35.022	\$ 1,667,369.64	\$3,696,374	17.511	\$ 64,727.21	\$ 1,732,096.84
2036	\$45,332,546	\$4,012,066	35.022	\$ 1,728,161.79	\$3,788,783	17.511	\$ 66,345.39	\$ 1,794,507.18
2037	\$46,853,658	\$4,270,162	35.022	\$ 1,790,473.76	\$3,883,503	17.511	\$ 68,004.02	\$ 1,858,477.78
2038	\$48,412,798	\$4,534,711	35.022	\$ 1,854,343.51	\$3,980,591	17.511	\$ 69,704.12	\$ 1,924,047.64
2039	\$50,010,916	\$4,805,873	35.022	\$ 1,919,810.02	\$4,080,105	17.511	\$ 71,446.73	\$ 1,991,256.74
2040	\$51,648,987	\$5,083,814	35.022	\$ 1,986,913.18	\$4,182,108	17.511	\$ 73,232.89	\$ 2,060,146.08
2041	\$53,328,010	\$5,368,704	35.022	\$ 2,055,693.93	\$4,286,661	17.511	\$ 75,063.72	\$ 2,130,757.65
2042	\$55,049,009	\$5,660,716	35.022	\$ 2,126,194.19	\$4,393,827	17.511	\$ 76,940.31	\$ 2,203,134.50
2043	\$56,813,032	\$5,960,029	35.022	\$ 2,198,456.96	\$4,503,673	17.511	\$ 78,863.82	\$ 2,277,320.78
2044	\$58,621,156	\$6,266,824	35.022	\$ 2,272,526.30	\$4,616,265	17.511	\$ 80,835.41	\$ 2,353,361.72
2045	\$60,474,484	\$6,581,289	35.022	\$ 2,348,447.38	\$4,731,671	17.511	\$ 82,856.30	\$ 2,431,303.67
2046	\$62,374,144	\$6,903,616	35.022	\$ 2,426,266.48	\$4,849,963	17.511	\$ 84,927.70	\$ 2,511,194.18
2047	\$64,321,296	\$7,234,000	35.022	\$ 2,506,031.05	\$4,971,212	17.511	\$ 87,050.90	\$ 2,593,081.95
2048	\$66,317,127	\$7,572,645	35.022	\$ 2,587,789.75	\$5,095,493	17.511	\$ 89,227.17	\$ 2,677,016.92
2049	\$68,362,853	\$7,919,756	35.022	\$ 2,671,592.41	\$5,222,880	17.511	\$ 91,457.85	\$ 2,763,050.25
2050	\$70,459,723	\$8,275,544	35.022	\$ 2,757,490.13	\$5,353,452	17.511	\$ 93,744.29	\$ 2,851,234.43
2051	\$72,609,014	\$8,640,227	35.022	\$ 2,845,535.30	\$5,487,288	17.511	\$ 96,087.90	\$ 2,941,623.20
2052	\$74,812,038	\$9,014,027	35.022	\$ 2,935,781.60	\$5,624,470	17.511	\$ 98,490.10	\$ 3,034,271.70
2053	\$77,070,137	\$9,397,172	35.022	\$ 3,028,284.05	\$5,765,082	17.511	\$100,952.35	\$ 3,129,236.41
2054	\$79,384,689	\$9,789,896	35.022	\$ 3,123,099.07	\$5,909,209	17.511	\$103,476.16	\$ 3,226,575.23

ASSUMPTIONS

- Assumes an annual 2.5% increase in current taxable value.
- Utilizes millage rates in effect as of August 1, 2021.
- Does not consider additions/losses to ad valorem property