

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, March 8th, 2022

The March 2022 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.

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

DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING AGENDA

5:30 PM, Tuesday, March 8th, 2022

*This hybrid Meeting will be at Wyandotte City Hall: Council Chambers, 3200 Biddle Avenue
and virtually using a Zoom Platform.*

- 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 Meeting Minutes, February 8th, 2022
 - DDA Meeting Agenda, March 8th, 2022
- INFORMATION TO RECEIVE & PLACE ON FILE
- MONTHLY REVENUE/EXPENDITURE REPORT
 - Period Ending February 28th, 2022
- ONGOING PROJECTS & BUSINESS
 1. Ordinance 1522: DDA Plan Amendments: Approved February 28th, 2022
 2. Eureka Road Viaduct: Downtown Gateway Project
 - Annual Maintenance Contract
 - America In Bloom Grant Award
- NEW PROJECTS & BUSINESS
 3. Brownfield Plan No. 23: The Federal Building and the Downtown East Alleyway Project:
 - Proposed Interlocal Agreement with the Brownfield Redevelopment Authority
 4. Charge Up! Michigan Grant Award for two DCFC EV Charging Stations Downtown
- NEXT REGULAR MEETING: 5:30 PM, March 8th, 2022
- ADJOURNMENT:

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

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-7298 • Fax 734-324-7283 • email: dda@wyandottemi.gov • www.wyandotte.net



Equal Housing Opportunity/Equal Opportunity Employer



**Downtown Development Authority
Meeting Minutes**

5:30 PM, February 8th, 2022

Hybrid Meeting Held In-Person at City Council Chambers, 3200 Biddle Avenue and
Via the Zoom Audio-only Virtual Platform

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

MEMBERS EXCUSED: Rick DeSana, John Jarjosa, Leo Stevenson

OTHERS PRESENT: Joe Gruber, DDA Director and several members of the Downtown Development Area Citizen's Advisory Council

PUBLIC COMMENT: Jeremy Sladovnik, Owner of Joe's Hamburgers was present to express concern over the excessive amounts of salt on the Downtown sidewalks and buildings, citing a two to three foot line of salt across all the buildings Downtown, causing concern for the physical integrity of the buildings, facades, windows and doorways. Mr. Sladovnik suggested there was an equipment issue. Ms. Majlinger inquired if it was the first time he noticed this, or if it was consistent. Mr. Sladovnik said it was consistent. Director Gruber echoed Mr. Sladovnik's concern citing the same two to three foot salt mark indicative of excessive spraying or faulty equipment. Chairwoman Slack suggested that Director Gruber get a report from DPS about the salt and equipment. Jim Lange, member of the Downtown Development Area Citizen's Advisory Council also concurred with Mr. Sladovnik's assessment, stating that he also believed that the sidewalks were oversalted.

APPROVAL OF MINUTES & AGENDA:

Minutes from January 2022 Meeting and Agenda for February 2022 Meeting

Motion by A. Majlinger, Supported by P. Slack, to approve the Minutes from the January 2022 DDA meeting and the agenda for the February 2022 DDA meeting. All in favor, Member Jordan abstaining. motion carried.

INFORMATION TO RECEIVE & PLACE ON FILE: None

MONTHLY REVENUE/EXPENDITURE REPORT

Monthly Revenue and Expenditure Reports: Period Ending January 31st, 2022

Motion by P. Slack, Supported by A. Majlinger, to accept and approve the Monthly Revenue and Expenditure Report for January 31st, 2022. Roll Call. All in Favor. Member Jordan abstaining. Motion carried.

ONGOING PROJECTS & BUSINESS

1. DDA Plan Amendments: Public Hearing: Director Gruber reminded the Board that the Public Hearing to approve the DDA Plan Amendments will be held on the Proposed Plan Amendments at 7:00 PM on Monday, February 28th, 2022 in City Council Chambers. Upon a successful approval by the City of Wyandotte.

2. Downtown Gateway Project: America In Bloom Grant Award: Director Gruber shared an update regarding the America in Bloom project, and outlined some additional supplemental programs to the original grant application, including the All-America Seed Selection and Community Showcase Garden program that the City of Wyandotte will be participating through the grant. Director Gruber reported that he will be presenting to the Beautification Commission on the following night, February 9th regarding the grant program and opportunities to get the railroads involved with fixing up their property too. Mayor DeSana commented that Congresswoman Dingell and Wayne County Executive Warren Evans both visited the Viaduct and agreed to try and motivate the railroad companies to conduct some improvements. The Board discussed the significant needs and challenges associated with the Viaduct bridges and railroad property, separate from the landscaping the City will do. Director Gruber cited a positive takeaway from the Meeting with Congresswoman Dingell and County Executive Warren Evans that Wayne County will be conducting a road resurfacing project along Eureka Road within the next few years which presents a good opportunity to work together with the County and railroads to deliver complete improvements to all aspects of the Viaduct.

Director Gruber finished his Viaduct and Downtown Gateway Report sharing that City published a request for proposals and that the City only received one bid for approximately \$100,000 for annual maintenance which far exceeds the amount budgeted by the DDA for maintenance which is around \$18,500. He also reported that WH Canon, the contractor who helped improve the site in 2021, was no longer able to service the site, and that Director Gruber would be pursuing alternatives for landscaping and maintenance at the Viaduct.

3. Markets of Downtown Wyandotte: Following-up on last month's discussion about engaging with Roosevelt High School to manage the Farmer's Market and Community Food programs, Director Gruber reported that Wyandotte Farmer's Market would be rebranded as the Markets of Downtown Wyandotte and would aim to serve a more year-long program, while working with the Special Events Office and the City of Wyandotte to bring the administrative market services and execution back in house with the City including marketing, onsite management and other programs.

Chairwoman Slack commented that she thought the revised plan was wonderful and that the Special Events Office does a great job hosting events. She stated that the City needs a great weekly event Downtown and that this is very important for the community. Chairwoman Slack commented that the High School can still be involved. Director Gruber echoed that sentiment

stating that the high School can still be involved but in accordance with what their schedule allows, and not as intensively as was first proposed. The DDA Board concurred that the Special Events Office was best suited to support the DDA and the Markets of Downtown Wyandotte. Director Gruber stated that the DDA would reimburse the Special Events Office approximately \$7,000 for the staff time spent working at and on the Markets. Director Gruber noted that he would still play a role in administration and management of the Market, and that this proposed plan is less expensive than working with an outside contractor. Next steps include a launching of the new brand, setting up the website, and sending out applications to join the Market. Director Gruber concluded by stating that the Markets would be relocated back to Sycamore Street.

NEW PROJECTS & BUSINESS

4. Michigan Health Endowment Fund: Director Gruber shared a report that he applied for a \$100,000 grant for over two years from the Michigan Health Endowment Fund through the Community Health Impact Program. Funds would be used to help build a community supported agriculture program, community food system, local food production and strong community health programming alongside the Hospital and High School. Director Gruber stated that the grant funding would help bolster programs at the Market and would solve issues of capacity involving the High School. He also noted that if the grant was not awarded, that it wouldn't affect the plan discussed earlier in the meeting, and that the City would still be able to deliver health and wellness programs but on a smaller scale based on our existing capacity.

5. AARP Community Challenge Grant and State Farm Community Assistance Program:: Director Gruber reported that he would be applying for a \$50,000 AARP grant to support senior placemaking programs and community improvements. And that he would be applying for a \$25,000 State Farm grant to support community placemaking programs and community improvements to beautify and improve the Downtown District.

The Board discussed more summer programming and the Wyandotte Street Art Fair. A. Majlinger offered a brief report regarding the Wyandotte Street Art Fair Committee Meeting that recently took place and shared some ideas and concepts for the Art Fair. B. Kozinski inquired about eligible costs and activities for the Grant Programs. Director Gruber explained that the eligible expenses are broad, and would include outdoor fitness equipment.

NEXT REGULAR MEETING: 5:30 PM, March 8th, 2022

ADJOURNMENT: 6:12 PM

Motion by B. Kozinski, supported by A. Majlinger, to adjourn the meeting. Member Jordan abstaining. All in favor, motion carried.

Respectfully Submitted,

Joe Gruber, DDA Director

PERIOD ENDING 02/28/2022

% Fiscal Year Completed: 41.37

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 02/28/2022	ACTIVITY FOR MONTH 02/28/2022	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	610,258.52	0.00	216.48	99.96
499-000-411-062	TAXES-SMALL TAXPAYER LOSS	30,006.00	27,608.05	0.00	2,397.95	92.01
499-000-650-040	Misc Fees-Sale of Property	0.00	10,000.00	0.00	(10,000.00)	100.00
499-000-655-010	Interest Earnings	2,500.00	(66.46)	0.00	2,566.46	(2.66)
499-000-655-036	Misc Receipts-Fort Street Sign	500.00	450.00	200.00	50.00	90.00
499-000-655-040	Misc Revenue	0.00	80.00	0.00	(80.00)	100.00
Total Dept 000 - Non-Departmental		643,481.00	648,330.11	200.00	(4,849.11)	100.75
TOTAL REVENUES		643,481.00	648,330.11	200.00	(4,849.11)	100.75
Expenditures						
Dept 200 - General Government Administration						
499-200-725-110	Salary	49,437.00	18,803.20	3,825.60	30,633.80	38.03
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	5,570.00	1,904.93	382.56	3,665.07	34.20
499-200-725-150	F.I.C.A.	5,407.00	1,166.98	232.57	4,240.02	21.58
499-200-725-160	Medical Insurance	19,312.00	8,870.74	1,686.27	10,441.26	45.93
499-200-725-165	Prescription Drug Coverage	2,529.00	117.06	0.00	2,411.94	4.63
499-200-725-166	Prescription Drug-Derived Premium	0.00	1,312.10	265.36	(1,312.10)	100.00
499-200-725-167	Retiree Health Care (RHS Plan)	1,300.00	500.00	100.00	800.00	38.46
499-200-725-170	Life Insurance	156.00	65.00	13.00	91.00	41.67
499-200-725-175	L.T.D.	145.00	49.50	9.94	95.50	34.14
499-200-825-330	Legal Fees	5,000.00	0.00	0.00	5,000.00	0.00
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	30,815.00	0.00	0.00	30,815.00	0.00
499-200-850-522	Christmas	41,000.00	41,000.00	0.00	0.00	100.00
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	0.00	7,536.04	5.80
499-200-850-542	Fort St Sign/Fountain/Purple Heart	8,880.00	2,222.25	17.97	6,657.75	25.03
499-200-850-544	DOWNTOWN FIXTURES	24,850.00	7,500.00	0.00	17,350.00	30.18
499-200-925-797	3rd Friday/Downtown Event Promotions	30,000.00	15,000.00	2,500.00	15,000.00	50.00
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	2,076.64	674.00	16,923.36	10.93
499-200-925-804	Marketing	9,000.00	300.00	0.00	8,700.00	3.33
499-200-925-807	EXISTING BUSINESS STIMULUS	31,000.00	40.00	0.00	30,960.00	0.13
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	84,000.00	11,795.87	9,992.81	72,204.13	14.04
499-200-926-610	Streetscape Maintenance	2,000.00	1,450.00	0.00	550.00	72.50
499-200-926-790	Miscellaneous	2,000.00	1,913.24	18.80	86.76	95.66
Total Dept 200 - General Government Administration		838,102.00	116,797.54	19,718.88	721,304.46	13.94
TOTAL EXPENDITURES		838,102.00	116,797.54	19,718.88	721,304.46	13.94
Fund 499 - DDA tax increment Finance Fund:						
TOTAL REVENUES		643,481.00	648,330.11	200.00	(4,849.11)	100.75
TOTAL EXPENDITURES		838,102.00	116,797.54	19,718.88	721,304.46	13.94
NET OF REVENUES & EXPENDITURES		(194,621.00)	531,532.57	(19,518.88)	(726,153.57)	273.11

**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: Mayor Robert DeSana, Jordan, Majlinger, Slack, Stevenson

ABSENT: Members: Rick DeSana, Kozinski, Jarjosa, Walker

The following preamble and resolution were offered by Member Stevenson and supported by Member Jordan:

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: Mayor Robert DeSana, Jordan, Majlinger, Slack, Stevenson

NAYS: none

RESOLUTION DECLARED ADOPTED.

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.

Joseph K. Gruber

Executive Director and Secretary

CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2022-47

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN, HELD IN COUNCIL CHAMBERS AND VIA VIRTUAL TELECOMMUNICATION METHODS, DUE TO COVID-19 IN ACCORDANCE WITH WAYNE COUNTY LOCAL PUBLIC HEALTH DEPARTMENT "GUIDANCE FOR MEETINGS OF GOVERNMENTAL BODIES HELD UNDER PUBLIC ACT 228 OF 2020", USING THE ZOOM AUDIO PLATFORM.

UNDER THE DATE OF: February 28, 2022

MOVED BY: Councilperson Calvin

SUPPORTED BY: Councilperson Crayne

FIRST & FINAL READING

ORDINANCE NO.1522

APPROVING AMENDMENT TO

DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF

THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF WYANDOTTE

WHEREAS, the Downtown Development Authority of the City of Wyandotte (the "Authority") has previously prepared and recommended for approval a Development Plan and Tax Increment Financing Plan (the "Original Plan") which was approved by the City Council of the City of Wyandotte, County of Wayne, State of Michigan (the "City") on May 16, 1988; and

WHEREAS, the City Council approved amendments to the Original Plan on July 21, 2003 (together with the Original Plan, the "Amended Plan"); and

WHEREAS, the Authority has prepared and recommended for approval an amendment to the Amended Plan, attached hereto as Exhibit A (the "2022 Plan Amendments"); and

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

WHEREAS, on February 28, 2022, the City Council held a public hearing on the 2022 Plan Amendments pursuant to Act 57, Public Acts of Michigan, 2018, as amended (the "Act"); and

WHEREAS, the City Council has given the taxing jurisdictions subject to capture in the Downtown District an opportunity to meet with the City Council and to express their views and recommendations regarding the 2022 Plan Amendments, as required by the Act; and

WHEREAS, after consideration of the 2022 Plan Amendments, the City Council has determined to approve the 2022 Plan Amendments.

NOW, THEREFORE, THE CITY OF WYANDOTTE ORDAINS:

1. Findings.

(a) The City Council has taken into consideration the findings and recommendations of the Downtown Development Area Citizens Council.

(b) The 2022 Plan Amendments meet the requirements set forth in the Act.

(c) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of the Act.

(e) The land included within the Development Area to be acquired, if any, is reasonably necessary to carry out the purposes of the 2022 Plan Amendments and the purposes of the Act in an efficient and economically satisfactory manner.

(f) The development plan portion of the Amended Plan as amended by the 2022 Plan Amendments is in reasonable accord with the master plan of the City.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(h) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the 2022 Plan Amendments, are reasonably necessary for the project and for the City.

2. Public Purpose. The City Council hereby determines that the Amended Plan, as amended by the 2022 Plan Amendments, constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to proceed with the 2022 Plan Amendments in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District.

4. Approval and Adoption of 2022 Plan Amendments. The 2022 Plan Amendments are hereby approved and adopted. A copy of the Amended Plan as amended by the 2022 Plan Amendments and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. Amendment to Ordinance Number; Conflict and Severability. Ordinance No. 1223-B is hereby amended by this Ordinance. 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 of the Ordinance and each subdivision of any section thereof 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 of 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 The News-Herald, 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.

Motion unanimously carried.

YEAS: Councilpersons Alderman, Calvin, Crayne, Hanna, Shuryan, Stec, & Mayor DeSana

NAYS: None

I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on February 28, 2022 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.



Lawrence S. Stec
City Clerk


CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance 1255, duly adopted by the City Council of the City of Wyandotte, County of Wayne, State of Michigan, at a regular meeting held on February 28, 2022, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such Act.

I further certify that the following Members were present at said meeting Alderman, Calvin, Crayne, Hanna, Shuryan, Stec and that the following Members were absent None.


I further certify that Member Calvin moved adoption of said Ordinance and Member Crayne supported said motion.

I further certify that the following Members voted for adoption of said Ordinance Alderman, Calvin, Crayne, Hanna, Shuryan, Stec and that the following Members voted against adoption of said Ordinance None.



Lawrence S. Stec
City Clerk

I hereby certify that the foregoing ordinance received legal publication in *The News-Herald* on March 9, 2022.



Lawrence S. Stec
City Clerk

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 – Tuesday, December 14th, 2021

DOWNTOWN DEVELOPMENT AUTHORITY

Adopted – Tuesday, December 14th, 2021

CITY COUNCIL

Adopted – Monday, February 28th, 2022

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, 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)(c) 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	\$	21,000,000.00
Development	\$	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

Summer - Billed August 1, 2021

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

Winter - Billed December 1, 2021

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
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Winter 2021 Total	6.624
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Total DDA Millage Rates 2021	35.0223
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Commercial Facility Tax Millage Rate 2021	17.511
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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

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

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

DOWNTOWN DEVELOPMENT AUTHORITY

March 8th, 2022

TO: Wyandotte Downtown Development Authority
RE: Eureka Road Viaduct Landscape and Maintenance 2022

Board Members of the DDA,

As mentioned during the February 8th, 2022 DDA Board Meeting, Bid File # 4822 – EUREKA ROAD VIADUCT MAINTENANCE & CLEANUP SPRING – SUMMER – FALL 2022 generated only one proposal from Premier Group for \$99,777.75 which is attached in this packet. Based on the excessive costs presented in this bid, the DDA concurred to pursue another proposal for seasonal landscape and maintenance.

P&P Landscaping was hired to complete the major overhaul and Phase 1 replanting of the Viaduct in 2019, a contract that totaled \$155,000. In both 2020 and 2021, P&P Landscape was consecutively outbid by a low-bid contractor who was awarded the maintenance contract for both years, and who ultimately walked away from the contract mid-season 2021 for failure to perform.

Upon engaging with P&P Landscaping and a detailed review of our desired maintenance specifications, they have submitted a proposal for annual seasonal maintenance of the Eureka Road Viaduct for \$26,693.00 which is attached to this packet. The DDA currently has budgeted \$18,500 for maintenance and irrigation.

P&P Landscaping has also serviced the DDA's contract for landscape and maintenance of the Fort Street & Eureka Road electronic changing sign area for the past five years. P&P has submitted a proposal for annual seasonal maintenance of the Fort Eureka Sign area for \$5,075.29 which is attached to this packet.

Not included in Bid File # 4822 were the special specifications of the Downtown Gateway Phase 2 Landscape Project through the America in Bloom Grant Program. Upon engaging with P&P Landscaping and a detailed review of the proposed improvements through the grant program, they have submitted a proposal for the Phase 2 planting project at the Eureka Road Viaduct for \$77,918.64 which is attached to this packet. The DDA currently has budgeted \$12,315 for the new planting project, with an additional \$25,000 from America In Bloom.

Together, the two Eureka Road Viaduct maintenance and planting proposals from P&P Landscaping total \$104,611.64. The DDA currently has budgeted \$55,815 for both projects, thus revealing a gap of \$48,796.64. Whereas P&P Landscaping has provided exceptional service to the City and possesses detailed knowledge of the site, I am requesting DDA approval for the following actions.

- 1) To recommend and request the City Council to approve the P&P Landscaping Proposal for Fort Eureka Sign Maintenance
- 2) To recommend and request the City Council to approve the P&P Landscaping Proposal for the Eureka Rd. Viaduct Maintenance
- 3) To work with America in Bloom and Wayne County to change the scope of the Phase 2 planting project

Joe Gruber
DDA Director





Via Duct Maintenance

CITY OF WYANDOTTE
32000 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192

Sales: Phillip Petriw
eureka Via-duct maintenance
Wyandotte, Michigan 48192

Est ID: EST1602793 2022
Date: Feb-23-2022

Email: jgruber@Wyandottemi.gov
Phone: 734-818-9438

CONTRACT SERVICES	Billing Type	Season Price
Spring Cleanup	Per Season	\$1,705.69

Spring cleanup consists of 1st cutting ,removal of debris ,sticks ,leaves ect

lawn maintenance	Per Season	\$6,036.80
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bi weekly lawn cutting, edging ,weed whipping of all lawn areas Starting Approx March 15, 2022-April 15 ,2022 and ending October 31,2022

5 applications of seasonal fertilizer and weed control

hand weeding/weed control application /trash pickup	Per Season	\$11,246.00
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Starting approx March 15, 2022 -October 1 ,2022 Bi weekly hand weeding of new planting beds and general weeding of all other ground cover and hard surface areas .

4 applications of pre emergent weed control

General trash pickup and disposal

CONTRACT SERVICES	Billing Type	Season Price
tree & shrub trimming	Per Season	\$5,137.02

3 Monthly tree and shrub / ground cover trimming

1st May 15th

2nd July 15th

3rd September 15th

Fall Clean up	Per Season	\$1,901.83
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Fall cleanup consist of removal of all debris ,leaves ,sticks and any necessary trimming or edging .
Complete preparation for winter .

bond fee	Per Season	\$665.95
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SubTotal (All Contract Services)	\$26,693.29
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Taxes	\$0.00
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SubTotal (All Contract Services)	\$26,693.29
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The total price of all seasonal services is \$26,693.29 collected in 7 payments of \$3,813.33 per payment (\$3,813.33 after tax).

GROUNDS MAINTENANCE TERMS + CONDITIONS

1. Work done by the Contractor will conform to local codes and applicable government regulations. the Contractor employees have been trained to work safely and are aware of local labor regulations.
2. the Contractor is insured for Workman's comp ,public liability and property damage.
3. Any and all incidents resulting in actual, apparent or potential damage or injury must be reported to the Contractor as promptly as possible. The Client will hold harmless and indemnify the Contractor for any and all claims, actions, liabilities, obligations, costs, expenses, fees, etc., for its failure to do so.
4. The Client will hold harmless and indemnify the Contractor for any and all claims, actions, liabilities, obligations, costs, expenses, fees, etc. arising from the following incidents resulting in actual, apparent or potential damage or injury:
 1. in any and all cases in which the Contractor is restricted by the Owner from determining necessary services at its discretion.
 2. in any and all cases in which the damages or injuries to persons or property or claims, actions, obligations, liabilities, costs, expenses and fees arise as the result of incidents occurring on areas of the property not serviced by the Contractor.
 3. c. in any and all cases in which the damages or injuries to persons or property or claims, actions, obligations, liabilities, costs, expenses and fees arise as the result of incidents occurring during times in which the Contractor is restricted from accessing the property to perform its duties
5. Any property including fences, light posts, patios etc., damaged by the Contractor will be restored to its original condition at our expense.
6. All aspects of these specifications may be amended upon mutual agreement. Any such changes shall be in writing only and thereafter form a part of this contract.
7. It is understood and agreed upon that either party may terminate this contract, without cause, upon delivery of sixty (60) days written notice of termination to the other party.
8. Service rates may be subject to a fuel surcharge, if the cost of fuel exceeds \$5.00 per gal

Procedure for Extra Work and Changes

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, software, reports or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. Provided Contractor submitted the proposed changes prior to making any changes to the client & provided client approved the same in writing. All changes to Work, pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary. Extras to the Contract are payable by the Owner forthwith upon receipt of the Company's invoice.

Change Notice: Any Contract change in scope in excess of one thousand dollars (\$1,000.00) requires a Contract Change Notice under which Work is to proceed. Work will not commence under a Contract Change Notice (CNN) unless with written Owner approval.

For Changes in scope of less than one thousand dollars (\$1,000.00), the Contractor will provide the Customer notification by way of its Progress Report. In either instance, such notification shall be plain and clear in terms of scope and reason. Any record, telephone conversation or meeting in which such change in scope was introduced, shall be attached as supporting documentation.

Payment Terms and Conditions

Upon the acceptance of the work, Invoice will be emailed at the end of every month for the service completed that month

- Client has a thirty (30) day review period upon receipt of an invoice to review and pay any invoice. In the event Client has an objection to any portion of an invoice within the thirty (30) day review period, Client shall notify Contractor Inc. in writing and the parties agree to meet to discuss and attempt to resolve the dispute. During said period, there will be no interest accruing or any lien on any property. If the parties cannot resolve the dispute within sixty (60) days of Client's receipt of the invoice, Client shall place the disputed amount in escrow and the parties agree to have mediation on the disputed amount. Any invoice not disputed shall be paid within thirty (30) days of receipt by Client.
- Should the Client fail to make payments as they become due under the terms of the Contract or in the event of any claim, interest at twelve percent (12%) per annum above the prime rate on such unpaid amounts shall also become due and payable until payment.
- Notwithstanding anything contained herein to the contrary, the completion date of the Work shall be deemed to be extended by that number of days equal to any delay in payment to the Contractor Inc.

Estimate authorized by:



Phillip Petriw

Estimate approved by:

Signature Date:

02/23/2022

Signature Date:

Email:

PP_Landscaping@yahoo.com



Eureka & Fort St Sign Maintenance

CITY OF WYANDOTTE
3200 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192

Sales: Phillip Petriw
Eureka & Fort St Sign-Enhancement
Wyandotte, Michigan 48192

Est ID: EST1604564
Date: Feb-23-2022

Email: jgruber@wyandotte.gov
Phone: 734-818-9438

	Visits	Billing Type	Visit Price	OK?
Landscape Bed Maintenance Early Spring	1	Per Visit	\$2,205.22	<input type="checkbox"/>
General cleanup and weeding				
Delivery and installation of approx 20 yards dyed brown mulch supplied by DPW				
Edging of landscape bed and disposal of excess soils				
Trimming of shrubs				
Application of pre emergent				
Late Spring /Early Summer Maintenance	1	Per Visit	\$976.22	<input type="checkbox"/>
General cleanup and Weeding				
Trimming of shrubs				
Application Of pre emergent				

	Visits	Billing Type	Visit Price	OK?
Mid Summer Maintenance	1	Per Visit	\$976.22	<input type="checkbox"/>
General cleanup and weeding				
Edging of beds				
Application of brown mulch dye to enhance color of existing much				
application of pre emergent				
Fall Cleanup	1	Per Visit	\$917.63	<input type="checkbox"/>
General cleanup and weeding				
Final Shrub trimming				
Cutting back of perennials				

Contract Period:

You hereby employ P & P Landscaping LLC to complete lawn maintenance services at the location(s) stated in this proposal / agreement and according to the scope of the work detailed and priced on the GROUNDS MAINTENANCE PACKAGE PROPOSAL which is attached hereto and forms this Lawn Maintenance Contract., from April 1st (weather permitted) through October 31st . NOTE: for your convenience this is an auto renewing contract. This contract will auto renew & terminate each year on the specified dates underlined above; unless there are changes made to either the pricing/services that would require a new contract signing by both parties or by either party cancelling this contract in writing by USPS or a written request by email.

General Conditions:

- I. Any additional work required by you the Client or proposed by P & P Landscaping LLC which is not already specified in this lawn maintenance agreement shall be quoted for separately and when completed added to your account and invoiced.
- II. At the end of every month invoices shall be issued & mailed out no later than 5th of each month. All payments are expected by the due date stated on the invoice. All accounts that are NOT paid and/or received (postmarked) after 30 days shall accrue interest on the balance owed at a rate of 5% per month on such unpaid balances this will become due and payable until paid in full . Returned checks shall incur a \$35 fee. P & P Landscaping LLC reserves the right to suspend services at any time if payments are not made on time.
- III. The act of non-payment creates a lien in favor of P & P Landscaping LLC in any and all equipment, property or information obtained of the client and in the possession of P & P landscaping LLC as well as in the work in progress as at the date of termination . P & P Landscaping shall be at liberty to retain possession of any and all information obtained from the client, equipment, materials & property in the pursuit of said collection of payment from the client until the same pending payment is made in full.
- IV. Notwithstanding anything contained herein to the contrary, the completion date of the work shall be deemed to be extended by that number of days equal to any delays in payment to P & P landscaping LLC.

Obligations of the P & P Landscaping:

- I. We shall provide all labor, equipment and supplies required to perform the services and to properly maintain your property in a quality, timely and professional manner.
- II. We shall carry general & vehicle liability as well as workman's compensation insurance and have valid licenses as may be required by law to perform the services as outlined in this agreement.
- III. During the mowing season there may be times when we deem it necessary to skip services at your location due to drought, rain etc. and this is done so at our sole discretion. If services cannot be carried out on any specified day because of weather delays, services shall be re-scheduled to the following day or ASAP.

Obligations of you the Client:

- I. You need not be present during services and hereby grant permission to P & P Landscaping LLC and shall facilitate entry to access the property on regular scheduled service days.
- II. You shall be responsible for the removal of any objects e.g. toys, furniture, pet waste, rubbish etc. that will hinder P & P Landscaping LLC in performing under this agreement.
- III. All of our equipment is high powered & of commercial grade and can be dangerous. For the safety of all parties

concerned we ask that you please keep all pets secured indoors and keep all individuals including yourself away from the working equipment at all times while the P & P Landscaping LLC crew members are performing services at your property.

IV. When you are requesting to skip a cut you shall notify P & P Landscaping LLC 48 hours in advance of your scheduled service and provide written documentation in the form of an email to (Skipthiscut@gmail.com). Please ONLY include the following information in the email Name & Account Number (in the subject line) *your account number is found on your invoice* and the address of the property that you wish to skip (in the compose / letter field). We DO NOT accept phone call or on the spot cancellations. If you do not contact us under these specified conditions, your property will get invoiced for the cut.

V. You shall be responsible for the day-to-day care of the lawn i.e. watering, fertilizing and pest control as recommended by a professional that we may recommend but which is not part of the services outlined in this agreement.

Liability:

I. Any and all incidents resulting in actual, apparent or potential damage or injury must be reported to P & P landscaping LLC immediately. The client will hold harmless and indemnify P & P landscaping LLC and all their employees, associates and such for any and all claims, actions, liabilities, obligations, costs, expenses, fees, etc., for failure to do so.

II. The client will hold harmless and indemnify P & P Landscaping LLC for any and all claims, actions, liabilities, obligations, costs, expenses, fees, etc. arising from the following but not limited to incidents resulting in actual, apparent or potential damages or injury;

a. In any and all cases in which P & P landscaping LLC is restricted at any time by the client from determining/ performing necessary services at P & P Landscaping LLC sole discretion.

b. In any and all cases in which damages or injuries to persons or property or claims, actions, liabilities, obligations, costs, expenses, fees, etc., arise as the result of incidents occurring on areas of the property not serviced by P & P Landscaping LLC.

c. In any and all cases in which the damages or injuries to persons or property or claim, actions, liabilities, obligations, costs, expenses, fees, etc., arise as the result of incidents occurring during times in which P & P Landscaping LLC is restricted from properly accessing, servicing and performing our duties at our sole discretion on/to the property at any point in time. this includes being hindered by obstacles/obstructions such as but not limited to locked gates, fences, debris, vehicles, trucks, trailers, tools, equipment, trash cans, bikes, excessive personal/ business items, unnecessary personnel, staff or persons near areas being serviced, toys, pets, aggressive/hostile persons or animals/insects etc. anything that could potentially be considered an obstacle/ obstruction in the process of us performing our service duties.

d. In any and all cases that damages to items on or below the lawn surface which are not clearly visible or marked such as cables, wires, cords, pipes or sprinkler components.

III. P & P Landscaping LLC shall not be liable for the poor health or lack of performance of turf, shrub, plants, bushes, flowers, grass, seed or trees beyond the scope of the service(s) contracted for, or in any event where you the Client do not provide appropriate or proper care for such forms of indigenous (native) plant life/ flora or the over all biota.

Whole Agreement:

This maintenance agreement / proposal attached constitute the sole and entire agreement between the parties with regard to the subject matter hereof and the parties waive the right to rely on any alleged expressed or implied provision not contained therein. Either party may terminate this Agreement in its entirety or amend the services detailed on the Lawn maintenance agreement / proposal at any time by contacting / notifying the other party.

Assignment:

No party may assign any of its rights or delegate or assign any of its obligations in terms of this Lawn Care Contract without the prior written consent of the other party.

Governing Law:

This Contract and Agreement shall be construed, interpreted and governed in accordance with the laws of the State of Michigan and should any provision of this Contract be judged by an appropriate court as invalid, it shall not affect any of the remaining provisions whatsoever.

Client's acceptance Initials & date: _____

Estimate authorized by:



Phillip Petriw

Estimate approved by:

Signature Date:

02/23/2022

Signature Date:

Email:

PP_Landscaping@yahoo.com



Via Duct Phase 2

CITY OF WYANDOTTE
3200 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192

Sales: Phillip Petriw
Eureka Via Duct Phase 2-Install
Wyandotte, Michigan 48192

Est ID: EST3002037

Date: Feb-23-2022

Removal & DIsposal	\$12,374.31
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Removal and disposal of vegetation in proposed planting areas

General cleanup and removal disposal of misc weeds and overgrowth

Plant Material & Installation	\$65,544.33
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Delivery and installation of the following

8) 7 ft white pine

8) 6ft concolor fir

12) 6ft norway spruce

6) 2 in Green mountain sugar maple

12) 2 in pink cascade weeping cherry

12) 2in snow fountain weeping cherry

?) creeping phlox mixed varieties

?) undetermined ground cover

installation of roots fertilizer

installation of tree gator water bags

installation of tree stakes

delivery and installation of rough 60 -80 yards hardwood mulch

Subtotal	\$77,918.64
Taxes	\$0.00
<hr/>	
Estimate Total	\$77,918.64

Payment Terms and Conditions]

Upon the acceptance of the work, payment terms tbd

- Should the Client fail to make payments as they become due under the terms of the Contractor in the event of any claim, interest at twelve percent (12%) per annum above the prime rate on such unpaid amounts shall also become due and payable until payment.
- The act of non-payment creates a lien in favor of the Contractor Inc. in any and all equipment and property of the Client in the possession of the Contractor Inc. as well as in the Work in progress as at the date of termination. the Contractor Inc. shall be at liberty to retain possession of the same pending payment in full.
- Notwithstanding anything contained herein to the contrary, the completion date of the Work shall be deemed to be extended by that number of days equal to any delay in payment to the Contractor Inc.

Procedure for Extra Work and Changes

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, software, reports or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary. Extras to the Contract are payable by the Owner forthwith upon receipt of the Company's invoice.

Change Notice: Any Contract change in scope in excess of one thousand dollars (\$1,000.00) requires a Contract Change Notice under which Work is to proceed. Work will not commence under a Contract Change Notice (CNN) unless with written Owner approval.

For Changes in scope of less than one thousand dollars (\$1,000.00), the Contractor will provide the Customer notification by way of its Progress Report. In either instance, such notification shall be plain and clear in terms of scope and reason. Any record, telephone conversation or meeting in which such change in scope was introduced, shall be attached as supporting

documentation.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- Electrical Work is to be done by a certified electrician only and is always additional to the Contract.
- Iron railings removed during construction are always re-attached at an additional cost.
- Damage to existing irrigation lines during construction is considered to be an additional cost.
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor, Inc. reserves the right to retain a Soil Engineer to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Painting and Staining
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material or disposal charges

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- Diligence: the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- Competence: the Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation in Schedule 1, and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities. The cost(s) of such additional work is not included in the Quotation in Schedule 1 attachment.
- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities.
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client.
- Building/Window/Vehicle Washing: Buildings, windows, or vehicles of the Client, including neighbors, are not intended to be kept clean due to dust during Construction or Work performed by the Contractor. Any necessary cleaning due to Construction or Work by the Contractor will be the responsibility of the Client.

Material Tolerances

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping. Cedar is expected to crack especially 6X6 up to 3/8 inch gaps and the entire length of the wood. Ipe is expected to crack especially 4X4 up to 3/8 inch gaps and the entire length of the wood.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product and the Client accepts this as a natural and acceptable quality of the stone.
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation.
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots. Colored concrete consistencies vary from

truck to truck; therefore it is not possible to produce an exact match with pours over nine meters. The Client absolves the Contractor of liability if "smooth" concrete is the desired finish (due to slippage).

- **Warranty Time Period:** the Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system.
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements in order for the Warranty to remain in affect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves troughs that damage plants, fallen branches, animal caused damage, frozen/ burst irrigation or drainage pipes that were not seasonally drained at the proper time, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations No approved irrigation – void all warrantees provided by the Contractor.
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one year warranty will be void or otherwise limited in writing on those items so impacted, but will remain in affect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one year warranty of the Contractor – prior to purchasing and/or installing such materials.
- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood have knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed surface of a given construction or installation. the Contractor shall endeavor to enable the Client to see or understand the representative range of color, surface texture, and related of all materials begin seriously considered for installation on a project, however, it will be responsibility of the Client for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or constructed.

Contractor:



Phillip Petriw

Client:

Signature Date:

02/23/2022

Signature Date:

Email: PP_Landscaping@yahoo.com

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

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

DOWNTOWN DEVELOPMENT AUTHORITY

March 8th, 2022

TO: Wyandotte Downtown Development Authority

RE: Brownfield Redevelopment Plan No. 23 – The Federal Building and Downtown East Alleyway Project

Board Members of the DDA,

Attached for your review and consideration is the Brownfield Redevelopment Plan No. 23 – The Federal Building and Downtown East Alleyway Project. The Developer proposes to rehabilitate designated obsolete property, the existing building known as the former City Hall at 3131 Biddle Avenue, construct an additional two stories atop the existing structure, and utilize the adjacent two lots (3149 Biddle Avenue and Parking Lot #4) for private and public parking. The project will include 36 new residential units, approximately 9,000 square feet of ground floor commercial space and a roof top commercial activation. Additionally, the City of Wyandotte Downtown Development Authority will be conducting public infrastructure improvements in the areas contiguous and adjacent to the site. The project is estimated to cost \$13.6 million total with \$9.9 million private investment and \$3.7 million of public investment.

In order to support the project, the City and DDA have been facilitating several economic development incentives including a Downriver Community Conference (DCC) environmental studies grant, a loan from the Brownfield Redevelopment Authority (BRA) Local Brownfield Revolving Fund (LBRF), and this Brownfield Redevelopment Plan. Included in your packets are detailed site plans, elevations and schematics for the building construction and facilities. In accordance with the Brownfield Act 381, the developer and the DDA can invest into the improvement of obsolete or contaminated facilities and public infrastructure contiguous and adjacent to the site while earning that investment back through the future tax revenue generated from the new development.

The LBRF Loan will be administered to the developer and paid back to the BRA using future tax increment. In this proposed scenario, the developer will not be reimbursed for eligible activities with any of the future tax revenues, but instead, all future tax revenues will only reimburse the BRA for the LBRF Loan and the DDA for specific eligible activities.

To assist with addressing the public infrastructure, brownfield conditions and associated redevelopment costs, the Developer, BRA and DDA are requesting reimbursement for eligible activities identified in the plan in an amount not to exceed \$3,861,152.00 for the entire 30-year duration of the proposed plan. The project is located within the boundaries of the DDA and the capture and disbursement of Brownfield tax increment financing shall be governed in accordance with the Interlocal Agreement established between the DDA and BRA on February 28, 2014.

That agreement states that the BRA and DDA must approve Interlocal Agreements on a project-by-project basis. The proposed Interlocal Agreement between the BRA and DDA for Brownfield Plan No. 23 and draft resolution are also attached for your review. Once the entire Brownfield Plan No. 23 is approved by the BRA and the City Council, the DDA will receive reports outlining approved eligible activities, project costs and estimated tax revenue.

Joe Gruber
DDA Director

c/o: Todd Drysdale, City Administrator



CITY OF WYANDOTTE
BROWNFIELD REDEVELOPMENT AUTHORITY
DOWNTOWN DEVELOPMENT AUTHORITY
INTERLOCAL AGREEMENT
FOR BROWNFIELD REDEVELOPMENT PLAN NO. 23
THE FEDERAL BUILDING
AND THE DOWNTOWN EAST ALLEYWAY PROJECT

WHEREAS, the Urban Cooperation Act of 1967, Public Act 7 of 1967, Extra Session, as amended (“Act 7”), provides that a public agency may enter into Interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share in common and that each might exercise separately; and

WHEREAS, the City of Wyandotte Downtown Development Authority (“DDA”) was duly established pursuant to Public Act 197 of 1975, as amended (“Act 197”); and

WHEREAS, Act 197 has been amended and recodified as Public Act 57 of 2018, as amended (“Act 57”); and

WHEREAS, the City of Wyandotte Brownfield Redevelopment Authority (“BRA”) was duly established pursuant to Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the DDA and BRA are each considered a “public agency” under Act 7; and

WHEREAS, the BRA has the authority to pay for eligible activities on eligible property and capture tax increment revenues generated by the levy of property taxes via brownfield plans pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to implement any plan of development in the Downtown District necessary to achieve the purposes of Act 57, including, but not limited to the acquisition, improvement, rehabilitation, and restoration of property, and to capture tax increment revenues generated by the levy of certain taxes on parcels within the Downtown Development Area pursuant to the Development Plan and Tax Increment Financing Plan (the “DDA Plan”) as approved by the City Council on May 16, 1988, and as amended on July 21, 2003, and as further amended on February 28th, 2022; and

WHEREAS, from time to time the BRA may approve a request or decide itself to approve a brownfield plan for eligible property which lies within the boundary of the DDA Plan; and

WHEREAS, the DDA and BRA desire to enter into a this Interlocal Agreement to provide for the capture and use of the tax increment revenues of the DDA and BRA to pay the costs of Act 381 eligible activities related to brownfield plans approved by the BRA on eligible property which lies within the boundary of the Downtown Development Area.

THEREFORE, the parties agree as follows:

1. Transfer and Use of Tax Increment Revenues. Upon the execution of this agreement and subject to the terms outlined herein, the tax increment revenues captured by the DDA and BRA which are generated by the levy of ad valorem and specific local taxes on parcels which are identified within an approved Plan shall be transferred to the BRA to pay approved eligible activities, including principal and interest (if applicable) on financing obligations, until such time all obligations and terms of the approved Plan have been satisfied.
2. Limitation to Tax Increment Revenues from Property. The DDA and BRA shall only use tax increment revenues generated by the identified eligible property to pay for approved eligible activity costs and other uses authorized by Act 381 and the approved Plan, and neither party shall be required to use other revenues generated by virtue of other properties or projects other than the identified eligible property. For purposes of this Agreement the eligible property is 3131 Biddle Avenue (Tax Parcel ID: 82-57-011-15-0018-300). Upon conclusion or dissolution of the Brownfield Plan, all tax increment revenues generated by the eligible property shall be captured by the DDA as stated in the DDA Plan.
3. BRA as Agent Under this Agreement. The parties designate the BRA as the agent for collection and disbursement of all tax increment venues generated by the eligible property until such time all negotiations of the approved brownfield plan have been satisfied.
4. BRA as Agent Under Development or Reimbursement Agreements. The parties agree to designate the BRA as agent to enforce the terms of any Development or Reimbursement agreements executed with outside parties.
5. Effective Date. The Agreement shall commence upon its approval by the legislative bodies of the DDA and BRA and duly executed by their authorized representatives and filed with the County Clerk and Secretary of State of the State of Michigan as required by Act 7.
6. Severability. To the extent that any provision contained in this Agreement is deemed unenforceable, to the extent possible, the remaining terms shall remain in effect.

The BRA and DDA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page(s).

END OF PAGE

This Agreement was approved by the City of Wyandotte BRA and the Chairperson and Secretary were authorized to sign this Agreement on the _____ day of _____, 20_____, and was signed by the Chairperson and Secretary on the _____ day of _____, 20_____.

WITNESSES

CITY OF WYANDOTTE
BROWNFIELD REDEVELOPMENT AUTHORITY

Charlie Mix, Chairperson

Paul LaManes, Secretary

SWORN to and subscribed before me, a Notary Public, in the County of Wayne, this
_____ day of _____, 20 _____.

Notary Public: _____

My Commission Expires: _____

Acting in the County of: _____

END OF PAGE

This Agreement was approved by the City of Wyandotte DDA and the Chairperson and Director were authorized to sign this Agreement on the _____ day of _____, 20____, and was signed by the Chairperson and Director on the _____ day of _____, 20____,

WITNESSES

CITY OF WYANDOTTE
DOWNTOWN DEVELOPMENT AUTHORITY

Patricia Slack, Chairperson

Joe Gruber, Director

SWORN to and subscribed before me, a Notary Public, in the County of Wayne, this
_____ day of _____, 20 _____.

Notary Public: _____

My Commission Expires: _____

Acting in the County of: _____

END OF PAGE

CITY OF WYANDOTTE BROWNFIELD
REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN #23 FOR
THE FEDERAL BUILDING
REDEVELOPMENT PROJECT
3131 BIDDLE AVENUE
AND
THE DOWNTOWN EAST
ALLEY INFRASTRUCTURE
PROJECT
WYANDOTTE, MICHIGAN

Prepared by:

3131 Biddle LLC
97 Oak, Suite 101
Wyandotte, MI 48192
Contact Person:
Ron Thomas

Jamieson Development Consulting
4495 Lynne Lane
Commerce Township, MI 48382
Contact Person: Anne Jamieson-Urena
Phone: 248-762-8701

As adopted by the Wyandotte Brownfield
Redevelopment Authority on

February 15, 2022

As adopted by the Wyandotte City Council on
March, 2022

**CITY OF WYANDOTTE
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN #23**

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PROJECT SUMMARY

Project Name:	The Federal Building Redevelopment – 3131 Biddle Avenue
Type of Eligible Property:	The property is determined to be “Functionally Obsolete”
Eligible Activities:	EGLE Pre-Approved and Due Care Activities, and MSF Non-Environmental Activities that include Demolition, Hazardous Building Materials abatement, Site Preparation, Infrastructure Improvements, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan
Developer (s) and City/DDA Reimbursable Costs:	\$3,861,152 (includes eligible activities and contingency)
Years to Complete Reimbursement:	30 Years from start of capture
Estimated Capital Investment:	Approximately \$9.9 million in private investment and \$3.7 million in public infrastructure investment (Including Acquisition, Hard and Soft Costs)
Project Overview:	<p>This project is a public/private partnership and includes the partial demolition of the former Federal Department Store Building built in the 1940s and most recently used as the City of Wyandotte Municipal offices (late 1960s-2012). The property is comprised of a vacant building and two adjacent lots that will be designated for public and private parking. The obsolete property located in the center of an otherwise well-maintained downtown district is the last large, vacant building in Wyandotte's downtown district, and its redevelopment is thought of as pivotal and vital to the downtown community's advancement. The building currently is 2 stories plus a basement, each a bit under 12,000 square feet, for a total size of 35,000+/- square foot. The redevelopment will be a mixed-use design and addition of two new floors, plus a rooftop bar/restaurant, for a total of 5 stories. The middle 3 stories will be 100% residential, ~36 units in total, most of which will have water views totaling approximately 28,000+/- square feet. The main floor will have ~9,000 sq ft of commercial/retail space facing Biddle Avenue, the main throughfare through Wyandotte's downtown. Additionally, the 1st floor will contain a residential tenant lobby. The City/DDA will complete public infrastructure improvements to the adjacent alleys and utility corridors to assist with the facilitation of the private development and to create a vibrant public space with enhanced recreational opportunities including increased pedestrian and bicycle safety and access.</p>

I. INTRODUCTION

In order to promote the revitalization of environmentally distressed, functionally obsolete, and blighted areas within the boundaries of the City of Wyandotte, Michigan (the “City”), the City has established the City of Wyandotte Brownfield Redevelopment Authority (the “WBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the WBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed and contains information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The property comprising the eligible property consists of 0.69-acre property comprised of one parcel (recently combined in January 2022) known as 3131 Biddle Avenue (formerly real property is located at 3131 and 3149 Biddle Avenue as well as the adjacent public parking lot "Parking Lot #4") in the City of Wyandotte (the "City"), Michigan (the "Property"), see Attachment A. The Property qualifies as "functionally obsolete.

The property is comprised of a vacant building (known as the former City Hall/Federal Department Store Building, developed in the early 1940s) and two adjacent lots, one unimproved and one known as municipal Parking Lot #4 that will both be designated for public and private parking. This functionally obsolete property is located in the center of an otherwise well-maintained downtown district and is the last large, vacant building in Wyandotte's downtown. This redevelopment is thought of as pivotal and vital to the downtown community's advancement. The building currently is 2 stories plus a basement, each ~12,000 square feet, for a total size of 35,000+/- square foot.

In addition, to the private improvements eligible activities include public infrastructure improvements will be included as part of this redevelopment, undertaken by the City and DDA. These improvements will be made along the Alleys located behind the Property from Eureka Road to Elm Street and will incorporate green infrastructure practices and allow for additional access for pedestrian traffic (see Attachment A).

The Property will be conveyed to 3131 Biddle LLC the project developer (the "Developer") at closing subject to a lease between Developer as Landlord and the City as Tenant for the southern fifty percent (50%) of the former parking lot number 4. The lease will contain the following terms:

- 1) The term of the lease will be ninety-nine (99) years.
- 2) The rent will be a one-time payment of \$1.00.
- 3) The leased premises shall be used for public parking.
- 4) Landlord will be responsible for the maintenance (including snow removal), repair, and replacement of the leased premises at Landlord's cost.

The parcels and all real estate property located thereon will comprise the eligible property and is referred to herein as the "Property." Attachment A includes a site map of the Property.

Parcel information is outlined below.

Address	3131 Biddle Avenue, Wyandotte, MI
Parcel ID	82 57 011 15 0018 300
Property Eligibility	Functionally Obsolete
Owner	City of Wyandotte to sell property to 3131 Biddle LLC
Legal Description	LOTS 18 TO 27 EUREKA IRON AND STEEL WORKS RE-SUB T3S R11E L22 P49 WCR SPLIT/COMBINED ON 01/12/2022 FROM 57 011 15 0018 000, 57 011 15 0022 002, 57 011 15 0025 000

3131 Biddle LLC is the project developer (“Developer”) and will acquire the Property in the Spring of 2022. The redevelopment will include addition of two new floors plus a rooftop bar/restaurant, for a total of 5 stories including the basement, and a size upon completion of ~58,000+/- square feet. The middle 3 stories will be 100% residential, ~36 units in total, most of which will have water views of the Detroit River totaling approximately 28,000+/- square feet. The main floor will have ~9,000 sq ft of commercial/retail space facing Biddle Avenue, the main throughfare through Wyandotte's downtown. Additionally, the 1st floor will contain a residential tenant lobby. The basement will be used for tenant storage, and other flex space as necessary to serve the building's occupants. The current site plans are subject to review by the City of Wyandotte and final site plans may vary in size and description based on recommendation from the City.

Additionally, the City/DDA is also party to this Brownfield Plan and Reimbursement Agreement and will be completing public infrastructure improvements to the adjacent and contiguous above ground utilities and Alleys as depicted in Attachments A and B.

Project completion date is dependent on support from local and state municipal agencies approvals of economic development incentives, and site plan approval, but the goal is to commence selective demolition and hazardous building material abatement at the site in the Q3-Q4 of 2022.

Construction of the new mixed-use development including residential units and additional floors will commence in Q4 of 2022 with a projected completion date in Fall of 2024. Construction of the public improvements by the City/DDA will be coordinated with the private development timeline.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project.

All material changes, as determined by WBRA in its sole discretion, to the project description are subject to the approval of the WBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; and (b) the Property is determined to be “functionally obsolete”. The building has been determined to be “Functionally Obsolete” by a Michigan Master Assessing Officer (MMAO) (formerly Level IV) as described below.

The building that is the subject of this request, commonly known as 3131 Biddle, is a former retail department store built in 1941, and most recently utilized as Wyandotte City Hall from 1967 to 2015. Improvements in building and land have remained mostly unchanged for over 50 years. The obsolescence is evident in the lack of modernization of electrical, plumbing, and mechanical systems, as well as the poor condition of the basement, floors, walls, and ceiling throughout. The limited windows and doors are very old and inefficient or unusable by today's standard. In the opinion of the assessor, this property suffers more than 50% functional obsolescence.

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a), (b))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include Michigan Department of Environment, Great Lakes and Energy (EGLE) Pre-approved Activities and Due Care Activities and Michigan Strategic Fund (MSF) Non-Environmental Activities including: geotechnical engineering, hazardous building material pre-demolition surveys, hazardous building material abatement, site and building demolition, site preparation, infrastructure improvements, and development and preparation of brownfield plan and/or work plan. The eligible activities being undertaken for this redevelopment include public and private improvements and the private Developer and City/DDA are subject to reimbursement of property taxes under this Plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table attached hereto as Table 1 in Attachment B.

The eligible activities described in Attachment B are not exhaustive. Subject to the approval of WBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the performance of such eligible activities does not exceed the total costs stated in Attachment B.

The Developer and the City/DDA desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the WBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the WBRA, the Developer, and the City/DDA after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381.

The Developer/City/DDA acknowledges and agrees that WBRA’s obligation to reimburse the Developer/City/DDA for the cost of eligible activities with tax increment revenue derived from Local Taxes, State Taxes or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer/City/DDA receiving approval of each eligible activity cost for state property taxes by the MSF Board and/or the Department of Environment Great Lakes and Energy (EGLE) in an approved Act 381 Work Plan, as may be required pursuant to Act 381. In the event that MSF Board and/or EGLE does not approve specific eligible cost, that cost will be considered for reimbursement from local taxes and the total maximum amount of reimbursement will be adjusted from state property tax capture to local property tax capture.

The costs listed in Attachment B are estimated costs and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property during development. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from available tax increment revenues of the WBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment B. As long as the total costs are not exceeded, line-item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved Michigan Strategic Fund (MSF) Act 381 Work Plan or a Michigan Department of Environment, Great Lakes and Energy (EGLE) Act 381 Work Plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(2)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan provides for the capture of tax increment revenues (TIF) to reimburse the Developer/City/DDA commencing in the 2023 property tax year and continuing through the 2052 property tax year for the costs of eligible activities under this Plan in accordance

with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Plan as Attachment C.

The Property is located in the City of Wyandotte's Downtown Development Authority District (DDA) and the City of Wyandotte Brownfield Redevelopment Authority (WBRA) will enter into an interlocal governmental agreement in order to capture all available property taxes by the WBRA under this Plan in order to facilitate the redevelopment of this property.

Further, the parties subject to reimbursement under this Plan include the Developer, DDA and City.

So, the following assumptions have been considered when creating the Tax Increment Financing tables and available revenue (TIR):

1. 2022 is the base year of the Brownfield Plan, and the initial taxable value is \$0.
2. The WDDA will enter into a Interlocal agreement with the WBRA to allow for the full tax capture of all allowable property taxes under this Brownfield Plan.
3. The WBRA is entering into a Local Brownfield Revolving Fund (LBRF) Loan Agreement with 3131 Biddle LLC, the Developer to offset the cost of the Eligible Activities being undertaken on the Eligible Property up to \$1,242,000.
4. The LBRF Loan will be reimbursed utilizing Tax Increment Revenues generated from the redevelopment of the Property.
5. The WDDA and/or City will be party to the Reimbursement Agreement for Eligible Activities related to the Public Infrastructure Improvements.
6. The school operating, SET and local taxes will be captured to the extent paid.
7. Improvements for the parking lots depicted in Attachment A and cost identified in Table 1 as Eligible Activities (Attachment B) will be reimbursed with local only property tax revenue as depicted in the Tax Increment Finance Tables (Attachment C).
8. Full 30 Years is available to reimburse the costs of the eligible activities.
9. Capture of tax increment revenues (TIR) by the WBRA for Administration and Local Brownfield Revolving Funds (LBRF) and capture by the State of Michigan MEDC/EGLE of TIR for State Brownfield Revolving Funds (SBRF) are included.
10. Assumes that all Eligible Activities with the exception of those pre-approved eligible activities in Table 1, will be reviewed and approved by the Michigan Economic Development Corporation (MEDC) Michigan Strategic Fund (MSF) Board and/or the Department of Environment, Great Lakes and Energy (EGLE) under an Act 381 Work Plan.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of WBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the WBRA's Local Brownfield Revolving Fund, as follows:

				Developer Total Estimated Tax Reimbursement	\$ 3,861,152
				BRA Admin or LBRF Fee Tax Reimbursement	\$ 211,501
				State Brownfield Redevelopment Fund Reimbursement	\$ 157,367
					\$ 4,230,021
Estimated Total Years of Plan: 30					

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.19%	\$ 1,397,204		\$ 1,397,204
Local	63.81%	\$ 2,463,948	\$ -	\$ 2,463,948
TOTAL				
MSF / EGLE	100%	\$ 3,861,152		\$ 3,861,152
Local only	0%		\$ -	\$ -

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness(Section 13(2)(e))

The eligible activities are to be financed solely by the LBRF Loan for the Developer eligible activities and municipal bonds (or other means of funding) for the DDA and City eligible activities. The WBRA will reimburse the LBRF Loan and any bond debt for the cost of approved eligible activities, but only from tax increment revenues generated from the Property.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

Interest is not included as an eligible activity but may be added at a later time to the Reimbursement Agreement to cover any bond debt interest incurred by the DDA/City, provided the total Eligible Activities do not exceed the approved amount under this Plan.

Further, Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b (16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the TIF table described in Attachment C. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished, once all the terms of the Reimbursement Agreement have been fulfilled.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated; and all other obligations to which the tax increment revenues are pledged have been paid.

G. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the governing body and the Reimbursement Agreement approved by the WBRA.

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))

The WBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the WBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$211,501. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The WBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this

Plan. If the WBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

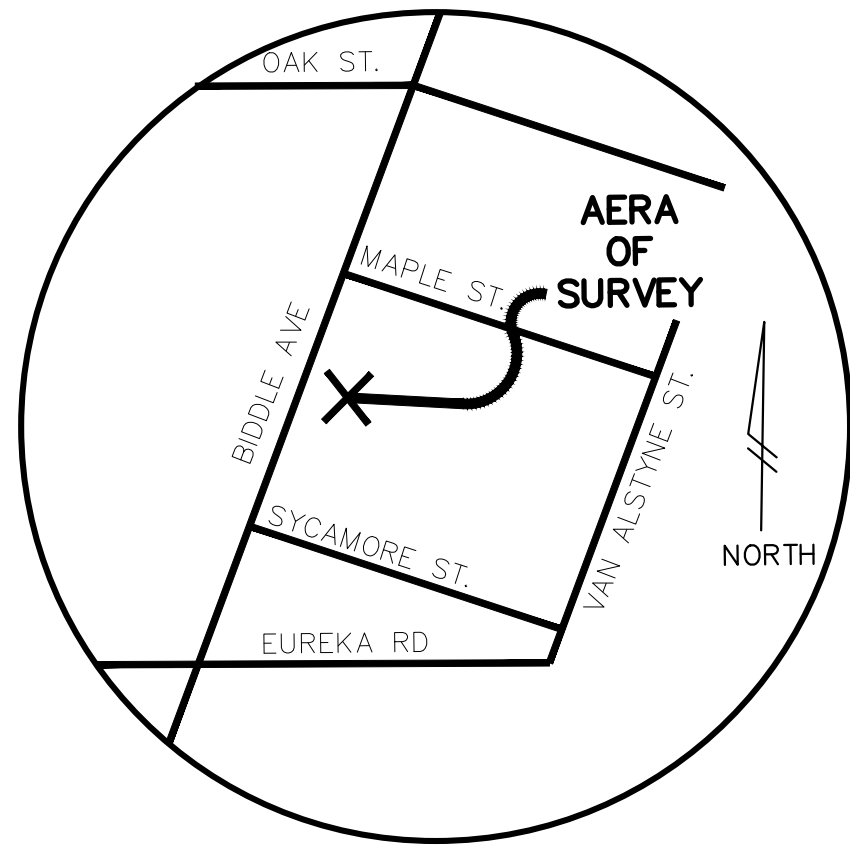
K. Developer's Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property, in effect at the time this Plan is adopted, and shall use the Property in accordance with this Plan, in place at the time of the adoption of this Plan. The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), a Phase II ESA, Baseline Environmental Assessment, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been performed on the Property ("Environmental Documents are available upon request").

Except as otherwise agreed to by the WBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

ATTACHMENTS

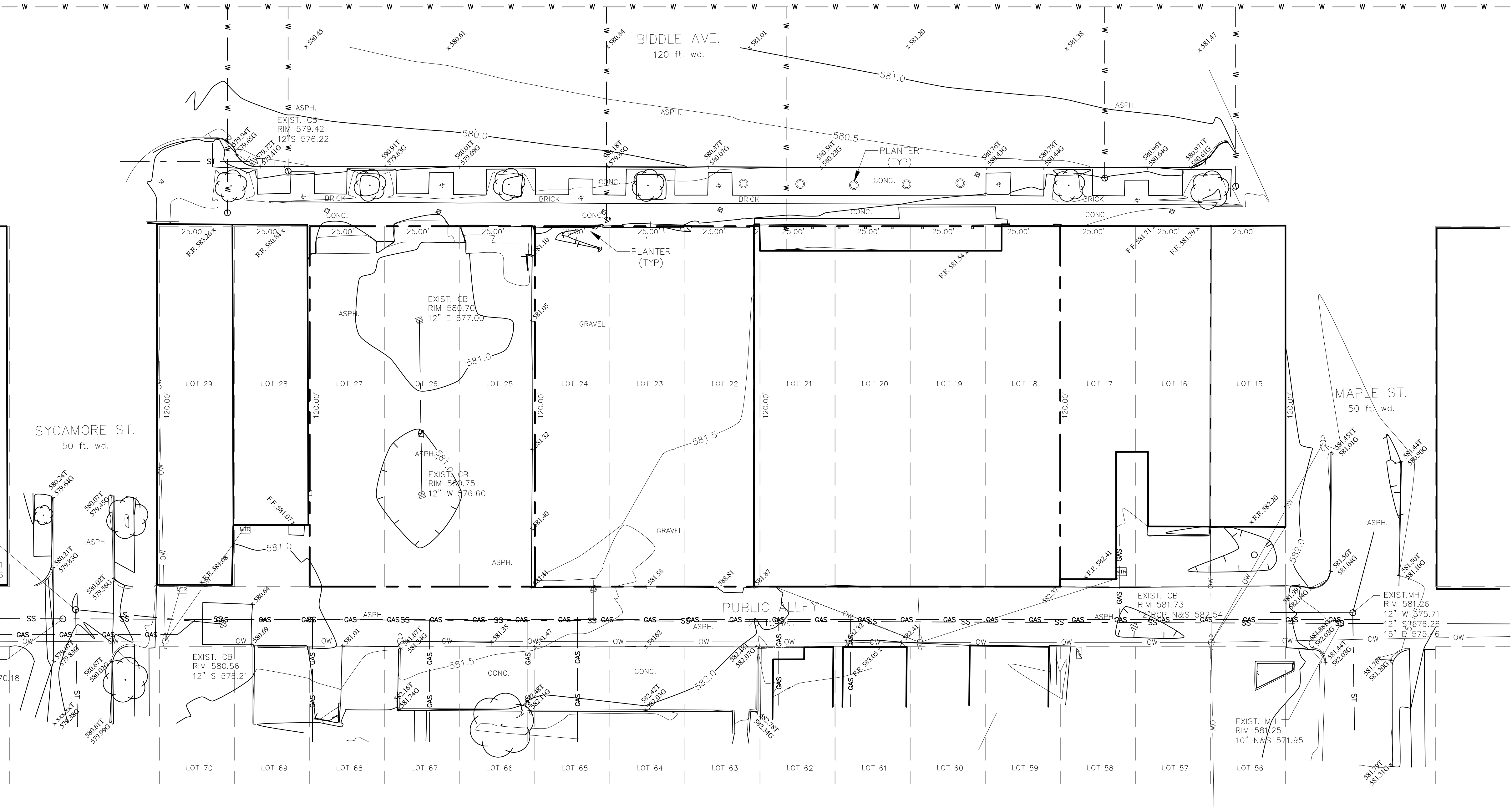
ATTACHMENT A
SITE MAPS AND RENDERINGS



LOCATION MAP

NO SCALE

LEGEND			
SS	EXIST. SANITARY SEWER	EXIST. LIGHT POLE	
W	EXIST. SANITARY MANHOLE	EXIST. UTILITY POLE	
W	EXIST. WATER MAIN	EXIST. SIGN	
W	EXIST. GATE VALVE AND WELL	DECIDUOUS TREE	
W	EXIST. HYDRANT	EXIST. CONTOUR	
W	EXIST. WATER VALVE	EXIST. ELEVATION	
W	EXIST. WATER METER	EXIST. FENCE	
W	EXIST. WATER SHUT-OFF	EXIST. FINISH FLOOR	
ST	EXIST. STORM SEWER		
OW	EXIST. STORM MANHOLE		
UE	EXIST. STORM CATCH BASIN		
GAS	EXIST. OVERHEAD WIRE		
GAS	EXIST. UNDERGROUND CABLE		
GAS	EXIST. GAS LINE		
GAS	EXIST. GUARDRAIL		
BENCHMARK			
MAIL BOX			
EXIST. ELEC. MANHOLE			



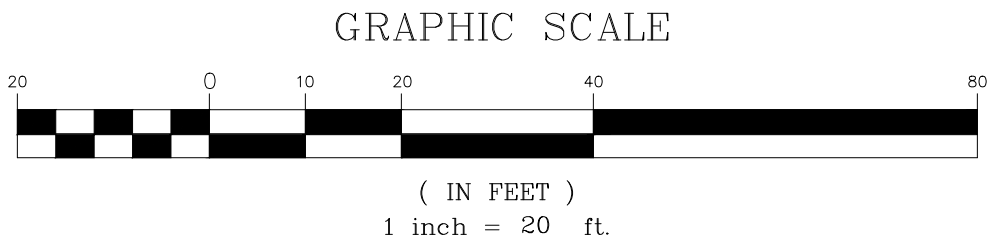
- SURVEY NOTES:**
- THE FACADE AND THE OVERHANG OF 3131 BIDDLE ENCR OACH INTO THE BIDDLE RIGHT-OF-WAY.
 - THE WALL MOUNTED AIR CONDITIONER UNIT ON THE BUILDING AT 3169 BIDDLE ENCR OACHES OVER THE PROPERTY LINE.
 - NO WATER VALVE WAS FOUND FOR 3131 BIDDLE. THE SERVICE IS SHOW APPROX. AS TAKEN FROM RECORDS.

LEGAL DESCRIPTION
3131 BIDDLE #57-011-15-0018-000
LOTS 18 TO 21 INCLUSIVE, ALSO NORTH 2 FEET OF LOT 22 OF EUREKA IRON AND STEEL WORKS RESUBDIVISION OF BLOCK 32, AS RECORDED IN L.22 P.49 W.C.R.

3149 BIDDLE #57-011-15-0022-002
THE SOUTH 23 FEET OF LOT 22 ALSO LOTS 23 AND 24 OF EUREKA IRON AND STEEL WORKS RESUBDIVISION OF BLOCK 32, AS RECORDED IN L.22 P.49 W.C.R.

4 PARKING LOT #57-011-15-0025-000
LOTS 25, 26, AND 27 OF EUREKA IRON AND STEEL WORKS RESUBDIVISION OF BLOCK 32, AS RECORDED IN L.22 P.49 W.C.R.

- GENERAL NOTES:**
- PART OF THIS SITE HAS BEEN RAZED, THERE MAY BE UNDERGROUND OBSTRUCTIONS NOT SHOWN ON THIS DRAWING.
 - NOT ALL UNDERGROUND UTILITY RECORDS HAVE BEEN RECEIVED. LINES SHOWN ARE APPROXIMATE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES, INCLUDE SERVICE LINE CONNECTIONS, AND NOTIFYING ALL UTILITY OWNERS AND MISSDIG.
 - AS NECESSARY, CONTRACTOR SHALL HAND DIG FOR ALL AREAS WHERE UTILITIES LOCATION AND/OR UTILITIES DEPTH ARE QUESTIONABLE.
 - THE LOCATION OF UTILITIES INDICATED HEREON WERE OBTAINED FROM UTILITY RECORDS AND FIELD SURVEY WHERE POSSIBLE, HOWEVER, NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION, TYPE AND EXTENT OF UTILITIES WHETHER OR NOT THE SAME ARE INDICATED OR SHOWN.



MISS
DIG

BEFORE YOU DIG
CALL MISS DIG

(TOLL FREE)
1-800-482-7171 OR 811

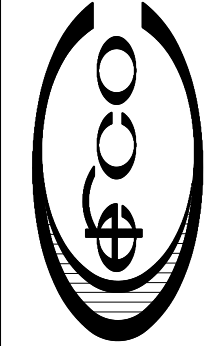
FOR LOCATIONS OF:
OIL + GAS
TELEPHONE
ELECTRIC
WATER
SEWER/STORM DRAIN
CABLE TV

IF YOU ARE GOING TO WORK NEAR OVERHEAD WIRES ... CALL MISS DIG

TOPOGRAPHIC SURVEY
SHEET 1 OF 1

TOPOGRAPHIC SURVEY
3131 BIDDLE AVE.
WYANDOTTE, MICHIGAN 48193

CHARLES E. RAINES COMPANY
CIVIL ENGINEERS / SURVEYORS
17700 FORT ST. RIVERVIEW, MICHIGAN 48193
(734) 285-7510 FAX (734) 285-7572



DR.	JTV	DATE	ISSUED FOR
APPR.	JTV		
CHK.	JTV		

PROJECT
JOB
2130
SHEET
1

Owner:

**RISE ABOVE
VENTURES**

97 OAK ST, SUITE 101
WYANDOTTE, MI 48192
734.752.9308
ron@riseaboveventures.com
CONTACT: RON THOMAS

Mixed-Use Alteration of & Addition to
THE FEDERAL BLDG
3131 Biddle Ave Wyandotte, M I

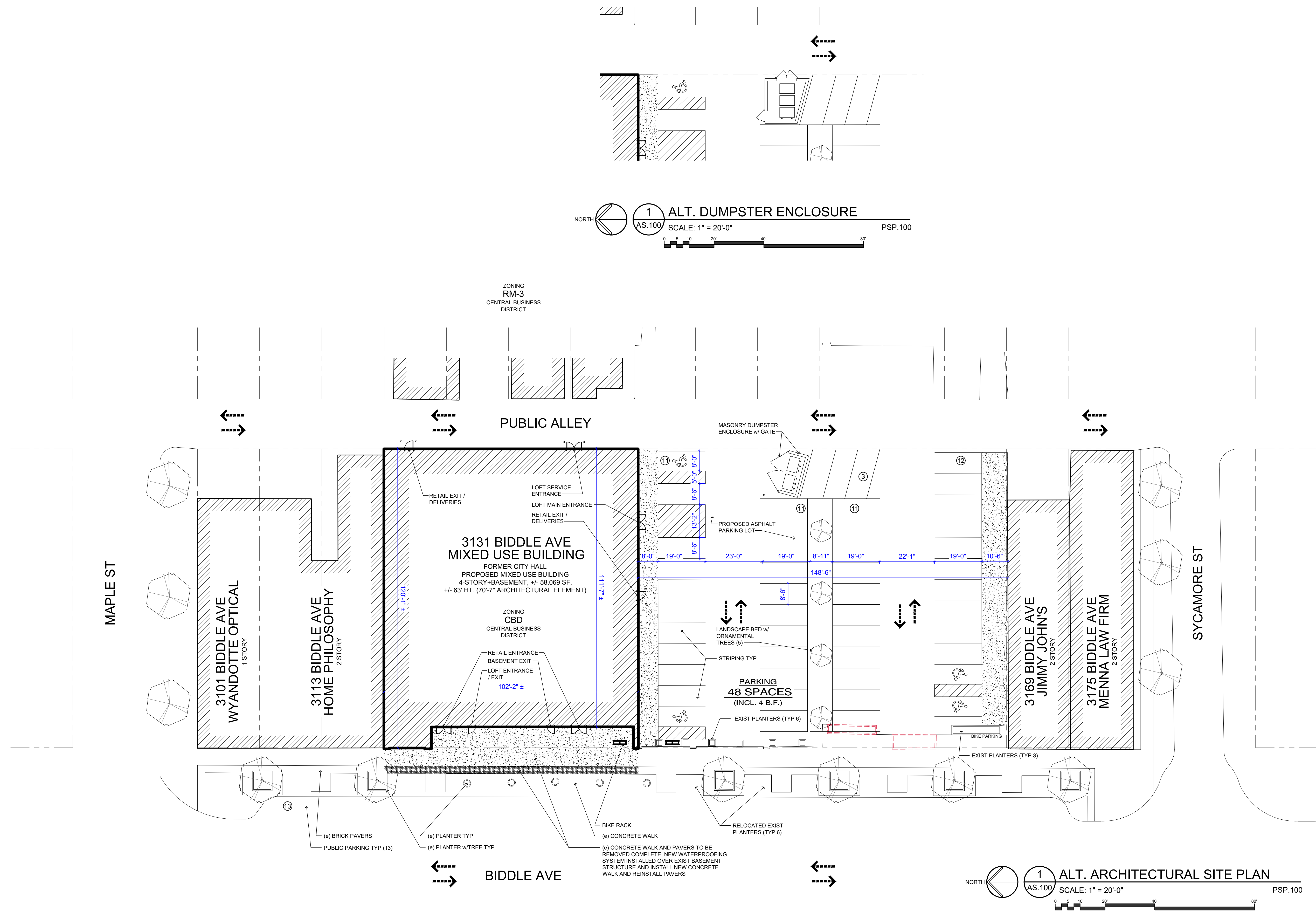
A Project # 21.032.1

OWNER REVIEW December 14, 2021
OWNER REVIEW December 13, 2021
OWNER REVIEW December 10, 2021
OWNER REVIEW - EXIST LAYOUT October 22, 2021

ISSUE / REVISION DATE

ARCHITECTURAL
SITE PLAN

ALT 2
AS.100



NOT FOR
CONSTRUCTION
OWNER REVIEW - DESIGN
12.14.2021

Wyandotte DDA East Alley Improvements

PROJECT FACT SHEET

Project Overview

As part of a multi-component plan to improve Downtown infrastructure, the Wyandotte Downtown Development Authority (DDA) has an immediate need of improving three alleys east of Biddle Avenue. These improvements will support the private redevelopment of the former City Hall building and will be incorporated into Brownfield Plan #23 – the Federal Building Redevelopment.

This project will reconstruct alleys to make them more attractive for pedestrian use, improve accessibility to commercial businesses and residences, and remove overhead utilities and obstacles. Green infrastructure will also be incorporated to better manage stormwater flows to the City's combined sewer system. Retention will also be added in parking lots and collected in landscaped areas.

Tasks	Cost
Underground Utility Relocation	\$1,214,100
Alley and Lot Reconstruction w/ Green Infrastructure	\$1,903,849
Contingency/Price Escalation	\$498,920
Total Costs	\$3,616,869

Alley/Tasks	Cost
Eureka to Sycamore	\$1,135,495
- Underground Utility Relocation	\$387,000
- Alley and Lot Reconstruction w/ Green Infrastructure	\$591,575
- Contingency/Price Escalation	\$156,620
Sycamore to Maple	\$1,371,105
- Underground Utility Relocation	\$414,050
- Alley and Lot Reconstruction w/ Green Infrastructure	\$767,937
- Contingency/Price Escalation	\$189,118
Maple to Elm	\$1,110,569
- Underground Utility Relocation	\$413,050
- Alley and Lot Reconstruction w/ Green Infrastructure	\$544,337
- Contingency/Price Escalation	\$153,182
Total Costs	\$3,616,869



ATTACHMENT B

TABLE 1 – ELIGIBLE ACTIVITIES TABLE

Table 1 - Brownfield Eligible Activities -The Federal Building - 3131 Biddle, Wyandotte

EGLE and MSF Eligible Activities	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Estimated Total Cost of EPA Eligible Activities to be covered Grant	Estimated Total Cost of LBRF Loan for Developer -TIF Reimbursable Activities	Estimated Total Cost of City / DDA TIF Reimbursable Activities	Completion/Season/Year
EGLE Pre- Approved Activities and Department Specific Eligible Activities					Winter - Spring 2022
Phase I Environmental Site Assessment (ESA)		\$ 3,000.00			
Phase II ESA	\$ 10,000.00		\$ 10,000.00		
Baseline Environmental Assessment (BEA)	\$ 3,000.00		\$ 3,000.00		
Pre-rehab/demo. Hazardous Building Materials Survey		\$ 17,000.00			
Health and Safety Plan(s)	\$ 1,500.00		\$ 1,500.00		
Due Care Planning - evaluation of current conditions	\$ 3,500.00		\$ 3,500.00		
Due Care Plan(s) - on site construction management due care plan					
Due Care Plan-Pre Development					
Due Care Plan-Construction Management Plan					
Due Care Investigation					
Project Management					
Total - BEA Activities *no contingency already completed	\$ 18,000.00	\$ 20,000.00	\$ 18,000.00		
EGLE Due Care Activities					Summer-Fall/2024
Soil/Gas Vapor Mitigation System (GVMS)	\$ 99,000.00		\$ 99,000.00		
GVMS-Passive Venting System					
GVMS-Specialized Foundations					
GVMS-Vapor Mitigation Design (incl. EGLE approval)					
GVMS-Vapor Barrier Installation - materials and install					
GVMS-System Pre and Post-Installation Testing					
GVMS-Vapor Barrier Installation Oversight					
Engineering evaluation compaction testing/certification/design and certification of VI system					
Soil Management-Transportation	\$ 10,000.00		\$ 10,000.00		
Soil Management-Disposal	\$ 10,000.00		\$ 10,000.00		
Sub-Total Due Care Activities	\$ 119,000.00		\$ 119,000.00		
Contingency	\$ 17,850.00		\$ 17,850.00		
Due Care - Project Management	\$ 11,900.00		\$ 11,900.00		
Total - Due Care Activities	\$ 148,750.00		\$ 148,750.00		
Total - EGLE - Department Specific Eligible Activities	\$ 166,750.00		\$ 166,750.00		
MSF - Non- Environmental Eligible Activities					

Table 1 - Brownfield Eligible Activities -The Federal Building - 3131 Biddle, Wyandotte

EGLE and MSF Eligible Activities	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Estimated Total Cost of EPA Eligible Activities to be covered Grant	Estimated Total Cost of LBRF Loan for Developer -TIF Reimbursable Activities	Estimated Total Cost of City / DDA TIF Reimbursable Activities	Completion/Season/Year
Demolition and Hazardous Building Material Abatement					
Building Demolition (interior, partial building)					Summer/Fall 2022
Deconstruction or select demolition of building elements for rehab, internal removal of all building walls, HVAC, plumbing, electrical, roof	\$ 410,000.00		\$ 410,000.00		
Proper Disposal of building content solid waste	\$ 25,000.00		\$ 25,000.00		
Demolition and removal of elevator, equipment and reservoir	\$ 37,500.00		\$ 37,500.00		
Temporary Sheeting/shorting to protect adjacent buildings, structures or improvements during foundation and basement removals	\$ 70,000.00		\$ 70,000.00		
Dewatering during foundation removal	\$ 24,000.00		\$ 24,000.00		
Site Demolition					
Abandoned utilities, parking lots, abandoned foundations, curbs and gutters	\$ 5,000.00		\$ 5,000.00		
Backfill, compaction, and rough grading in parking lot areas	\$ 12,000.00		\$ 12,000.00		
Demolition - Project Management	\$ 58,350.00		\$ 58,350.00		
Lead & Asbestos Surveys and Abatement					
Abatement of ACM, LBP, Mold and Universal Waste Disposal (AST)	\$ 175,000.00		\$ 175,000.00		Summer/Fall 2022
On-Site Asbestos and LBP air monitoring during removal activities	\$ 10,000.00		\$ 10,000.00		
Dewatering during basement mold abatement and foundation improvements	\$ 20,000.00		\$ 20,000.00		
Project Management	\$ 23,000.00		\$ 23,000.00		
Sub Total - Demolition and Abatement as allowable under Act 381	\$ 869,850.00		\$ 869,850.00		
Total - Demolition and Abatement Activities as allowable under Act 381	\$ 869,850.00		\$ 869,850.00		
Site Preparation					
Geotechnical Engineering	\$ 11,000.00		\$ 11,000.00		Summer/Fall 2022
Relocation of Existing (Active) Utilities	\$ 12,500.00		\$ 12,500.00		

Table 1 - Brownfield Eligible Activities -The Federal Building - 3131 Biddle, Wyandotte

EGLE and MSF Eligible Activities	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Estimated Total Cost of EPA Eligible Activities to be covered Grant	Estimated Total Cost of LBRF Loan for Developer -TIF Reimbursable Activities	Estimated Total Cost of City / DDA TIF Reimbursable Activities	Completion/Seas on/Year
Specific and Unique activities related to Special Foundations to support rehabilitation of an existing building steel and concrete	\$ 85,000.00		\$ 85,000.00		Winter 2023-Fall 2023
Temporary Site and Traffic Control (6 months)	\$ 12,500.00		\$ 12,500.00		
Site Preparation - Project Management	\$ 12,100.00		\$ 12,100.00		
Total - Site Preparation	\$ 133,100.00		\$ 133,100.00		
Infrastructure Improvements					
Landscape in ROW	\$ 10,000.00		\$ 10,000.00		Fall 2024
Lighting in ROW	\$ 15,000.00		\$ 15,000.00		
Public Alley and green infrastructure in parking lots Improvements (City)	\$ 1,337,070.00			\$ 1,337,070.00	
Public Utilities- Overhead Electrical relocation (City)	\$ 1,214,400.00			\$ 1,214,400.00	
Sidewalk & Pavers in ROW	\$ 7,000.00		\$ 7,000.00		
Infrastructure Improvements - Project Management City	\$ 17,000.00			\$ 17,000.00	
Infrastructure Improvements - Project Management - Developer	\$ 3,200.00		\$ 3,200.00		
Total Infrastructure	\$ 2,603,670.00		\$ 35,200.00	\$ 2,568,470.00	
Contingency on all Non-Environmental Activities	\$ 57,782.00		\$ 7,100.00	\$ 50,682	
Brownfield Plan & Act 381 Work Plan Preparation					
Brownfield Plan/Act 381 Work Plan Preparation / Project Management	\$ 15,000.00		\$ 15,000.00		completed 2022
Act 381 Work Plan Implementation / Reimbursement Agreement and associated Project Management and Legal review	\$ 15,000.00		\$ 15,000.00		Spring/Summer 2022 - Spring 2024
Sub-Total Brownfield Plan & Act 381 Work Plan Preparation	\$ 30,000.00		\$ 30,000.00		
Total Estimated Brownfield Activities - State and Local Reimbursement	\$ 3,861,152.00				
Total Estimated Brownfield Activities	\$ 3,861,152.00	\$ 20,000	\$ 1,242,000.00	\$ 2,619,152.00	

ATTACHMENT C
TAX INCREMENT FINANCE TABLES

Tax Increment Revenue Capture Estimates																	
The Federal Building																	
3131 Biddle Avenue																	
City of Wyandotte, Wayne County, Michigan																	
February 2022																	
Estimated Taxable Value (TV) Increase Rate 1%:																	
Plan Year		15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
Calendar Year		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV		\$ 2,173,189	\$ 2,194,921	\$ 2,216,870	\$ 2,239,039	\$ 2,261,429	\$ 2,284,044	\$ 2,306,884	\$ 2,329,953	\$ 2,353,252	\$ 2,376,785	\$ 2,400,553	\$ 2,424,558	\$ 2,448,804	\$ 2,473,292	\$ 2,473,292	
Incremental Difference (New TV - Base TV)		\$ 2,173,189	\$ 2,194,921	\$ 2,216,870	\$ 2,239,039	\$ 2,261,429	\$ 2,284,044	\$ 2,306,884	\$ 2,329,953	\$ 2,353,252	\$ 2,376,785	\$ 2,400,553	\$ 2,424,558	\$ 2,448,804	\$ 2,473,292	\$ 2,473,292	
School Capture *no capture		Millage Rate															
State Education Tax (SET)		6.0000	\$ 13,039	\$ 13,170	\$ 13,301	\$ 13,434	\$ 13,569	\$ 13,704	\$ 13,841	\$ 13,980	\$ 14,120	\$ 14,261	\$ 14,403	\$ 14,547	\$ 14,693	\$ 14,840	\$ 14,840
School Operating Tax		18.0000	\$ 39,117	\$ 39,509	\$ 39,904	\$ 40,303	\$ 40,706	\$ 41,113	\$ 41,524	\$ 41,939	\$ 42,359	\$ 42,782	\$ 43,210	\$ 43,642	\$ 44,078	\$ 44,519	\$ 44,519
School Total		24.0000	\$ 52,157	\$ 52,678	\$ 53,205	\$ 53,737	\$ 54,274	\$ 54,817	\$ 55,365	\$ 55,919	\$ 56,478	\$ 57,043	\$ 57,613	\$ 58,189	\$ 58,771	\$ 59,359	\$ 59,359
Local Capture		Millage Rate															
City Operating		14.7109	\$ 31,970	\$ 32,289	\$ 32,612	\$ 32,938	\$ 33,268	\$ 33,600	\$ 33,936	\$ 34,276	\$ 34,618	\$ 34,965	\$ 35,314	\$ 35,667	\$ 36,024	\$ 36,384	\$ 36,384
Refuse		2.4564	\$ 5,338	\$ 5,392	\$ 5,446	\$ 5,500	\$ 5,555	\$ 5,611	\$ 5,667	\$ 5,723	\$ 5,781	\$ 5,838	\$ 5,897	\$ 5,956	\$ 6,015	\$ 6,075	\$ 6,075
Drain O&M		3.1263	\$ 6,794	\$ 6,862	\$ 6,931	\$ 7,000	\$ 7,070	\$ 7,141	\$ 7,212	\$ 7,284	\$ 7,357	\$ 7,431	\$ 7,505	\$ 7,580	\$ 7,656	\$ 7,732	\$ 7,732
LIBRARY		1.5243	\$ 3,313	\$ 3,346	\$ 3,379	\$ 3,413	\$ 3,447	\$ 3,482	\$ 3,516	\$ 3,552	\$ 3,587	\$ 3,623	\$ 3,659	\$ 3,696	\$ 3,733	\$ 3,770	\$ 3,770
RESA Operating/Special Ed		3.4643	\$ 7,529	\$ 7,604	\$ 7,680	\$ 7,757	\$ 7,834	\$ 7,913	\$ 7,992	\$ 8,072	\$ 8,152	\$ 8,234	\$ 8,316	\$ 8,399	\$ 8,483	\$ 8,568	\$ 8,568
RESA Enhanced		2.0000	\$ 4,346	\$ 4,390	\$ 4,434	\$ 4,478	\$ 4,523	\$ 4,568	\$ 4,614	\$ 4,660	\$ 4,707	\$ 4,754	\$ 4,801	\$ 4,849	\$ 4,898	\$ 4,947	\$ 4,947
Wayne County Parks		0.2459	\$ 534	\$ 540	\$ 545	\$ 551	\$ 556	\$ 562	\$ 567	\$ 573	\$ 579	\$ 584	\$ 590	\$ 596	\$ 602	\$ 608	\$ 608
Sinking Fund		1.7500	\$ 3,803	\$ 3,841	\$ 3,880	\$ 3,918	\$ 3,958	\$ 3,997	\$ 4,037	\$ 4,077	\$ 4,118	\$ 4,159	\$ 4,201	\$ 4,243	\$ 4,285	\$ 4,328	\$ 4,328
Wayne County Operating		6.6380	\$ 14,426	\$ 14,570	\$ 14,716	\$ 14,863	\$ 15,011	\$ 15,161	\$ 15,313	\$ 15,466	\$ 15,621	\$ 15,777	\$ 15,935	\$ 16,094	\$ 16,255	\$ 16,418	\$ 16,418
WCCC		3.2408	\$ 7,043	\$ 7,113	\$ 7,184	\$ 7,256	\$ 7,329	\$ 7,402	\$ 7,476	\$ 7,551	\$ 7,626	\$ 7,703	\$ 7,780	\$ 7,858	\$ 7,936	\$ 8,015	\$ 8,015
HCMA		0.2104	\$ 457	\$ 462	\$ 466	\$ 471	\$ 476	\$ 481	\$ 485	\$ 490	\$ 495	\$ 500	\$ 505	\$ 510	\$ 515	\$ 520	\$ 520
WCTA		0.9991	\$ 2,171	\$ 2,193	\$ 2,215	\$ 2,237	\$ 2,259	\$ 2,282	\$ 2,305	\$ 2,328	\$ 2,351	\$ 2,375	\$ 2,398	\$ 2,422	\$ 2,447	\$ 2,471	\$ 2,471
Jails		0.9381	\$ 2,039	\$ 2,059	\$ 2,080	\$ 2,100	\$ 2,121	\$ 2,143	\$ 2,164	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,252	\$ 2,274	\$ 2,297	\$ 2,320	\$ 2,320
Local Total		41.3045	\$ 89,762	\$ 90,660	\$ 91,567	\$ 92,482	\$ 93,407	\$ 94,341	\$ 95,285	\$ 96,238	\$ 97,200	\$ 98,172	\$ 99,154	\$ 100,145	\$ 101,147	\$ 102,158	\$ 102,158
Non-Capturable Millages		Millage Rate															
City Debt (Yack, Police/Court/Central Fire/Amb/Equip.		2.4564	\$ 5,338	\$ 5,392	\$ 5,446	\$ 5,500	\$ 5,555	\$ 5,611	\$ 5,667	\$ 5,723	\$ 5,781	\$ 5,838	\$ 5,897	\$ 5,956	\$ 6,015	\$ 6,075	\$ 6,075
Zoo		0.1000	\$ 217	\$ 219	\$ 222	\$ 224	\$ 226	\$ 228	\$ 231	\$ 233	\$ 235	\$ 238	\$ 240	\$ 242	\$ 245	\$ 247	\$ 247
Art Institute		0.2000	\$ 435	\$ 439	\$ 443	\$ 448	\$ 452	\$ 457	\$ 461	\$ 466	\$ 471	\$ 475	\$ 480	\$ 485	\$ 490	\$ 495	\$ 495
CITY DEBT		4.0000	\$ 8,693	\$ 8,780	\$ 8,867	\$ 8,956	\$ 9,046	\$ 9,136	\$ 9,228	\$ 9,320	\$ 9,413	\$ 9,507	\$ 9,602	\$ 9,698	\$ 9,795	\$ 9,893	\$ 9,893
Total Non-Capturable Taxes		6.7564	\$ 14,683	\$ 14,830	\$ 14,978	\$ 15,128	\$ 15,279	\$ 15,432	\$ 15,586	\$ 15,742	\$ 15,900	\$ 16,059	\$ 16,219	\$ 16,381	\$ 16,545	\$ 16,711	\$ 16,711
Total Millages		72.0609															
</																	

Tax Increment Revenue Capture Estimates

The Federal Building

3131 Biddle Avenue

City of Wyandotte, Wayne County, Michigan

February 2022

Estimated Taxable Value (TV) Increase Rate 1%:

Plan Year		30	TOTAL	
Calendar Year		2052		
*Base Taxable Value		\$ -		
Estimated New TV		\$ 2,498,025		
Incremental Difference (New TV - Base TV)		\$ 2,498,025		
School Capture *no capture		Millage Rate		
State Education Tax (SET)		6.0000	\$ 14,988	\$ 388,643
School Operating Tax		18.0000	\$ 44,964	\$ 1,165,928
School Total		24.0000	\$ 59,953	
Local Capture		Millage Rate		
City Operating		14.7109	\$ 36,748	\$ 952,881
Refuse		2.4564	\$ 6,136	\$ 159,110
Drain O&M		3.1263	\$ 7,810	\$ 202,502
LIBRARY		1.5243	\$ 3,808	\$ 98,735
RESA Operating/Special Ed		3.4643	\$ 8,654	\$ 224,396
RESA Enhanced		2.0000	\$ 4,996	\$ 129,548
Wayne County Parks		0.2459	\$ 614	\$ 15,928
Sinking Fund		1.7500	\$ 4,372	\$ 113,354
Wayne County Operating		6.6380	\$ 16,582	\$ 429,968
WCCC		3.2408	\$ 8,096	\$ 209,919
HCMA		0.2104	\$ 526	\$ 13,628
WCTA		0.9991	\$ 2,496	\$ 64,716
Jails		0.9381	\$ 2,343	\$ 60,764
Local Total		41.3045	\$ 103,180	
Non-Capturable Millages		Millage Rate		
City Debt (Yack, Police/Court/Central Fire/Amb/Equip.		2.4564	\$ 6,136	\$ 159,110
Zoo		0.1000	\$ 250	\$ 6,477
Art Institute		0.2000	\$ 500	\$ 12,955
CITY DEBT		4.0000	\$ 9,992	\$ 259,095
Total Non-Capturable Taxes		6.7564	\$ 16,878	\$ 437,638
Total Millages		72.0609		
		Total Tax Increment Revenue (TIR)		
65.3045		Available for Capture	\$ 163,132	\$ 4,230,021

Tax Increment Revenue Reimbursement Allocation Table
The Federal Building
3131 Biddle
City of Wyandotte, Wayne County, MI
February 2022

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.19%	\$ 1,397,204		\$ 1,397,204
Local	63.81%	\$ 2,463,948	\$ -	\$ 2,463,948
TOTAL				
MSF / EGLE	100%	\$ 3,861,152		\$ 3,861,152
Local only	0%		\$ -	\$ -

Estimated Total
Years of Plan: 30

Developer/City/DDA Total Estimated Tax Reimburse	\$ 3,861,152
BRA Admin or LBRF Fee Tax Reimbursement	\$ 211,501
State Brownfield Redevelopment Fund	\$ 157,367
Reimbursement	\$ 4,230,021

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total State Incremental Revenue	\$ -	\$ 22,800	\$ 45,828	\$ 46,286	\$ 46,749	\$ 47,217	\$ 47,689	\$ 48,166	\$ 48,647	\$ 49,134	\$ 49,625	\$ 50,121	\$ 50,623	\$ 51,129	\$ 51,640	\$ 52,157	\$ 52,678
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ 2,850	\$ 5,729	\$ 5,786	\$ 5,844	\$ 5,902	\$ 5,961	\$ 6,021	\$ 6,081	\$ 6,142	\$ 6,203	\$ 6,265	\$ 6,328	\$ 6,391	\$ 6,455	\$ 6,520	\$ 6,585
State TIR Available for Reimbursement	\$ -	\$ 19,950	\$ 40,100	\$ 40,500	\$ 40,905	\$ 41,315	\$ 41,728	\$ 42,145	\$ 42,566	\$ 42,992	\$ 43,422	\$ 43,856	\$ 44,295	\$ 44,738	\$ 45,185	\$ 45,637	\$ 46,093
Total Local Incremental Revenue	\$ -	\$ 39,239	\$ 78,871	\$ 79,660	\$ 80,456	\$ 81,261	\$ 82,073	\$ 82,894	\$ 83,723	\$ 84,560	\$ 85,406	\$ 86,260	\$ 87,123	\$ 87,994	\$ 88,874	\$ 89,762	\$ 90,660
BRA/LBRF Administrative Fee (5%)	\$ -	\$ 3,102	\$ 6,235	\$ 6,297	\$ 6,360	\$ 6,424	\$ 6,488	\$ 6,553	\$ 6,619	\$ 6,685	\$ 6,752	\$ 6,819	\$ 6,887	\$ 6,956	\$ 7,026	\$ 7,096	\$ 7,167
Local TIR Available for Reimbursement	\$ -	\$ 36,137	\$ 72,636	\$ 73,362	\$ 74,096	\$ 74,837	\$ 75,585	\$ 76,341	\$ 77,105	\$ 77,876	\$ 78,654	\$ 79,441	\$ 80,235	\$ 81,038	\$ 81,848	\$ 82,667	\$ 83,493
Total State & Local TIR Available	\$ -	\$ 56,087	\$ 112,735	\$ 113,863	\$ 115,001	\$ 116,151	\$ 117,313	\$ 118,486	\$ 119,671	\$ 120,868	\$ 122,076	\$ 123,297	\$ 124,530	\$ 125,775	\$ 127,033	\$ 128,304	\$ 129,587

DEVELOPER	Beginning Balance																	
DEVELOPER Reimbursement Balance	\$ 3,861,152	\$ 3,861,152	\$ 3,805,065	\$ 3,692,329	\$ 3,578,466	\$ 3,463,465	\$ 3,347,313	\$ 3,230,000	\$ 3,111,514	\$ 2,991,843	\$ 2,870,976	\$ 2,748,899	\$ 2,625,602	\$ 2,501,072	\$ 2,375,296	\$ 2,248,263	\$ 2,119,960	\$ 1,990,373

EGLE Environmental Costs	\$ 166,750	\$ -	\$ 56,087	\$ 110,663													
State Tax Reimbursement		\$ -	\$ 19,950	\$ 40,100													
Local Tax Reimbursement		\$ -	\$ 36,137	\$ 70,563													
Total EGLE Reimbursement Balance		\$ 166,750	\$ 110,663	\$ -													

MSF Non-Environmental Costs	\$ 3,694,402	\$ -	\$ 2,073	\$ 113,863	\$ 115,001	\$ 116,151	\$ 117,313	\$ 118,486	\$ 119,671	\$ 120,868	\$ 122,076	\$ 123,297	\$ 124,530	\$ 125,775	\$ 127,033	\$ 128,304	\$ 129,587
State Tax Reimbursement		\$ -		\$ 40,500	\$ 40,905	\$ 41,315	\$ 41,728	\$ 42,145	\$ 42,566	\$ 42,992	\$ 43,422	\$ 43,856	\$ 44,295	\$ 44,738	\$ 45,185	\$ 45,637	\$ 46,093
Local Tax Reimbursement		\$ -	\$ -	\$ 2,073	\$ 73,362	\$ 74,096	\$ 74,837	\$ 75,585	\$ 76,341	\$ 77,105	\$ 77,876	\$ 78,654	\$ 79,441	\$ 80,235	\$ 81,038	\$ 81,848	\$ 82,667
Total MSF Reimbursement Balance		\$ 3,694,402	\$ 3,694,402	\$ 3,692,329	\$ 3,578,466	\$ 3,463,465	\$ 3,347,313	\$ 3,230,000	\$ 3,111,514	\$ 2,991,843	\$ 2,870,976	\$ 2,748,899	\$ 2,625,602	\$ 2,501,072	\$ 2,375,296	\$ 2,248,263	\$ 2,119,960

Local Only Costs - Non-Environmental	\$ -	\$ -															
Local Tax Reimbursement																	
Total Local Only Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Total Annual Developer Reimbursement		\$ -	\$ 56,087	\$ 112,735	\$ 113,863	\$ 115,001	\$ 116,151	\$ 117,313	\$ 118,486	\$ 119,671	\$ 120,868	\$ 122,076	\$ 123,297	\$ 44,295	\$ 125,775	\$ 127,033	\$ 128,304

LOCAL BROWNFIELD REVOLVING FUND																				
LBRF Deposits *		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-					
State Tax Capture	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Local Tax Capture	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total LBRF Capture	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Tax Increment Revenue Reimbursement Allocation Table
The Federal Building
3131 Biddle
City of Wyandotte, Wayne County, MI
February 2022

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	TOTAL
Total State Incremental Revenue	\$ 53,205	\$ 53,737	\$ 54,274	\$ 54,817	\$ 55,365	\$ 55,919	\$ 56,478	\$ 57,043	\$ 57,613	\$ 58,189	\$ 58,771	\$ 59,359	\$ 59,359	\$ 59,953	\$ 1,554,571
State Brownfield Redevelopment Fund (50%)	\$ 6,651	\$ 6,717	\$ 6,784	\$ 6,852	\$ 6,921	\$ 6,990	\$ 7,060	\$ 7,130	\$ 7,202						\$ 157,367
State TIR Available for Reimbursement	\$ 46,554	\$ 47,020	\$ 47,490	\$ 47,965	\$ 48,445	\$ 48,929	\$ 49,418	\$ 49,912	\$ 50,412	\$ 58,189	\$ 58,771	\$ 59,359	\$ 59,359	\$ 59,953	\$ 1,397,204
Total Local Incremental Revenue	\$ 91,567	\$ 92,482	\$ 93,407	\$ 94,341	\$ 95,285	\$ 96,238	\$ 97,200	\$ 98,172	\$ 99,154	\$ 100,145	\$ 101,147	\$ 102,158	\$ 102,158	\$ 103,180	\$ 2,675,450
BRA/LBRF Administrative Fee (5%)	\$ 7,239	\$ 7,311	\$ 7,384	\$ 7,458	\$ 7,532	\$ 7,608	\$ 7,684	\$ 7,761	\$ 7,838	\$ 7,917	\$ 7,996	\$ 8,076	\$ 8,076	\$ 8,157	\$ 211,501
Local TIR Available for Reimbursement	\$ 84,328	\$ 85,171	\$ 86,023	\$ 86,883	\$ 87,752	\$ 88,630	\$ 89,516	\$ 90,411	\$ 91,315	\$ 92,228	\$ 93,151	\$ 94,082	\$ 94,082	\$ 95,023	\$ 2,463,948
Total State & Local TIR Available	\$ 130,882	\$ 132,191	\$ 133,513	\$ 134,848	\$ 136,197	\$ 137,559	\$ 138,934	\$ 140,324	\$ 141,727	\$ 150,418	\$ 151,922	\$ 153,441	\$ 153,441	\$ 154,976	\$ 3,861,152
DEVELOPER															
DEVELOPER Reimbursement Balance	\$ 1,859,491	\$ 1,727,300	\$ 1,593,786	\$ 1,458,938	\$ 1,322,741	\$ 1,185,183	\$ 1,046,248	\$ 905,925	\$ 764,198	\$ 613,780	\$ 461,858	\$ 308,417	\$ 154,975	\$ (0)	\$ 3,861,152

ATTACHMENT D

LETTER DETERMINING FUNCTIONAL OBSOLESCENCE


Parcel Number: 82 57 011 15 0018 300

Jurisdiction: CITY OF WYANDOTTE

County: WAYNE

Printed on

01/27/2022

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)	Date	Number	Status			
3131 BIDDLE	School: WYANDOTTE CITY SCHOOL DIST	Commercial - Alteration	10/06/2021	PBLD21-0666	COMPLETE				
Owner's Name/Address	P.R.E. 0%	Fire	02/05/2021	PF21-0004	COMPLETE				
CITY OF WYANDOTTE 3200 BIDDLE STE 200 WYANDOTTE MI 48192	MAP #: FORMER CITY HALL	Commercial - Alteration	02/11/2020	PBLD20-0059	COMPLETE				
	2022 Est TCV 0 TCV/TFA: 0.00	Commercial - Alteration	09/06/2019	PBLD19-0642	COMPLETE				
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00020.COMMERCIAL						
LOTS 18 TO 27 EUREKA IRON AND STEEL WORKS RE-SUB T3S R11E L22 P49 WCR	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL BIDDLE/DOWNTOWN 30000 SqFt 10.25000 100 307,500 0.69 Total Acres Total Est. Land Value = 307,500							
SPLIT/COMBINED ON 01/12/2022 FROM 57 011 15 0018 000, 57 011 15 0022 002, 57 011 15 0025 000;	Dirt Road								
Comments/Influences	Gravel Road								
Split/Comb. on 01/12/2022 completed 01/12/2022 edunlap OWNER REQUEST ;	Paved Road								
Parent Parcel(s): 57 011 15 0018 000, 57 011 15 0022 002, 57 011 15 0025 000;	Storm Sewer								
Child Parcel(s): 57 011 15 0018 300;	Sidewalk								
-----	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	Level								
	Rolling								
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2022	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2021	0	0	0			0
			2020	0	0	0			0
			2019	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

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

ASSESSING DEPARTMENT

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909


January 28, 2022

Re: Assessor's Statement of Obsolescence

Dear Sir/Madam:

I am the certifying assessor for the City of Wyandotte. The building that is the subject of this request, commonly known as 3131 Biddle, is a former retail department store built in 1941, and most recently utilized as Wyandotte City Hall from 1967 to 2015. Improvements in building and land have remained mostly unchanged for over 50 years. The obsolescence is evident in the lack of modernization of electrical, plumbing, and mechanical systems as well as the poor condition of the basement, floors, walls, and ceiling throughout. The limited windows and doors are very old and inefficient or unusable by today's standards. In the opinion of the assessor, this property suffers more than 50% functional obsolescence.

Sincerely,


Eric Dunlap
City Assessor