

# **PLAN AMENDMENTS**

**DEVELOPMENT AND TAX INCREMENT FINANCING PLAN FOR  
THE CONSOLIDATED DEVELOPMENT AREA OF THE TAX  
INCREMENT FINANCE AUTHORITY OF THE CITY OF WYANDOTTE, MICHIGAN**



**DEVELOPMENT AREA CITIZENS ADVISORY COUNCIL (DACAC)  
Recommended Approval on July 1, 2003**

**TAX INCREMENT FINANCE AUTHORITY  
Adopted – May 9, 2003**

**CITY COUNCIL  
Adopted – July 21, 2003**

**Honorable Leonard T. Sabuda, Mayor**

**City Council**

Todd Browning  
James DeSana  
Johnny Kolakowski  
Mark A. Paryaski  
Patrick J. Sutka  
Tom Talluto

**Other Elected Officials**

William R. Griggs, City Clerk  
Andrew A. Swiecki, City Treasurer  
Colleen Keehn, City Assessor

**Tax Increment Finance Authority**

Charles Mix, Chair  
Greg Mayhew, Secretary  
Stephanie Badalamente  
Todd Drysdale  
Sheri Fricke  
Jeffery Kreger  
Kevin Maynard  
Ralph Saleski  
Alfred Sliwinski

**City Administration**

Mark A. Kowalewski, City Engineer  
Todd A. Drysdale, Director of Finance & Administration  
Joseph M. Voszatka, Community Development Director

**Bond Counsel**

Miller, Canfield, Paddock and Stone, P.L.C.

**Development Area Citizens Advisory Council (DACAC)**

Jim Johnston  
Vera Johnston  
Gil Mayrand  
Richard Miller  
Ken Navarre  
Richard Patrick  
Richard Pippin  
Ann Ronco  
Larry Stec

(8)

RESOLUTION APPROVING AMENDMENTS TO DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCING PLAN OF THE  
TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF WYANDOTTE

CITY OF WYANDOTTE  
COUNTY OF WAYNE, MICHIGAN

Dated July 21, 2003

RESOLUTION BY COUNCILPERSON Patrick J. Sutka

RESOLVED BY CITY COUNCIL that:

WHEREAS, the City of Wyandotte (the "City") was authorized by the provisions of Act 450, Public Acts of Michigan, 1980, as amended ("Act 450"), to create a tax increment finance authority; and

WHEREAS, pursuant to Act 450, the City Council of the City duly established the Tax Increment Finance Authority of the City of Wyandotte (the "Authority") which exercises its powers within the Consolidated Development Area (the "Development Area"); and

WHEREAS, the City Council approved the Authority's Development Plan and Tax Increment Financing Plan (the "Plan") for the Development Area on December 16, 1991; and

WHEREAS, the Plan was amended on February 22, 1993 (the "Amended Plan"); and

WHEREAS, in accordance with the provisions of Act 450, the Authority prepared and submitted to the City Council for approval amendments to the Amended Plan; and

WHEREAS, the City Council has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the City Council and City officials and to express their views and recommendations regarding the amendment to the Amended Plan as required by Act 450; and

WHEREAS, the City Council has received the findings and recommendations of the Development Area Citizens Council; and

WHEREAS, the City Council on June 30, 2003 conducted a public hearing in connection with the consideration of the proposed amendments to the Amended Plan as required by Act 450.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

"Captured Assessed Value" shall have the meaning assigned to such term in Act 450.

"Initial Assessed Value" shall have the meaning assigned to such term in Act 450.

“Plan Amendments” means the amendments to the Amended Plan confirmed by this resolution, a copy of which is attached hereto as Exhibit A and by this reference made a part hereof.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on property in the Development Area.

“Tax Increment Finance Authority” or “TIFA” means the Tax Increment Finance Authority of the City of Wyandotte.

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

3. Review Considerations. As required by Act 450, the City Council has in reviewing the Plan Amendments taken into account the following considerations:

(a) The findings and recommendations of the Development Area Citizens Council.

(b) The Amended Plan and the Plan Amendments thereto meet the requirements set forth in Section 16(2) of Act 450 and Section 13(1) of Act 450.

(c) The proposed method of financing the development set forth in the Amended Plan and the Plan Amendments is feasible and the Authority has the ability to arrange the financing.

(d) The development, including the improvements described in the Plan Amendments, is reasonable and necessary to carry out the purposes of Act 450.

(e) The amount of Captured Assessed Value estimated to result from adoption of the Amended Plan as amended by the Plan Amendments is reasonable.

(f) The land, if any, included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Amended Plan as amended by the Plan Amendments and the purposes of Act 450.

(g) The “development plan” portion of the Amended Plan and the Plan Amendments is in reasonable accord with the master plan of the City.

(h) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

(i) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Amended Plan, including the Plan Amendments, are reasonably necessary for the projects described therein and for the City.

4. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to halt a decline in property values, increase property tax valuation,

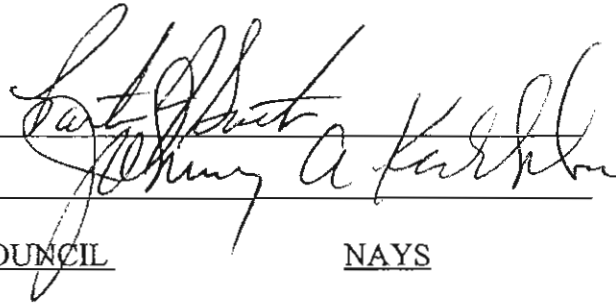
eliminate the causes of the decline in property values, and to promote growth to proceed with the Plan Amendments.

5. Approval and Adoption of Plan Amendments. The Plan Amendments are hereby approved and adopted. A copy of the Amended Plan and all amendments thereto including the Plan Amendments shall be maintained on file in the City Clerk's office.

6. Paragraph Headings. The paragraph headings in this resolution are furnished for convenience of reference only and shall not be considered to be part of this resolution.

7. Conflict and Severability. All resolutions, resolutions and orders or parts thereof in conflict with the provisions of this resolution are to the extent of such conflict hereby repealed, and each section of this resolution 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 this resolution.

MOTION BY COUNCILPERSON \_\_\_\_\_



SUPPORTED BY COUNCILPERSON \_\_\_\_\_

YEAS

\_\_\_\_\_/✓  
\_\_\_\_\_/✓  
\_\_\_\_\_/✓  
\_\_\_\_\_/✓  
\_\_\_\_\_/✓  
\_\_\_\_\_/✓  
\_\_\_\_\_/✓

COUNCIL

Browning  
DeSana  
Kolakowski  
Paryaski  
Sutka  
Talluto

NAYS

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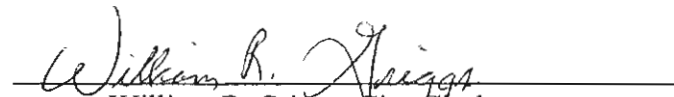
ABSENT \_\_\_\_\_

RESOLUTION DECLARED ADOPTED

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Wyandotte, County of Wayne, and State of Michigan, at a meeting held on July 21, 2003, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan 1976, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

Dated: July 22nd, 2003.

  
\_\_\_\_\_  
William R. Griggs, City Clerk

RESOLUTION RATIFYING AMENDMENTS TO DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCING PLAN OF THE  
TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF WYANDOTTE

CITY OF WYANDOTTE  
COUNTY OF WAYNE, MICHIGAN

Dated July 16, 2003

RESOLUTION BY MEMBER Fricke

RESOLVED BY THE TAX INCREMENT FINANCE AUTHORITY that:

WHEREAS, the City of Wyandotte (the "City") was authorized by the provisions of Act 450, Public Acts of Michigan, 1980, as amended ("Act 450"), to create a tax increment finance authority; and

WHEREAS, pursuant to Act 450, the City Council of the City duly established the Tax Increment Finance Authority of the City of Wyandotte (the "Authority") which exercises its powers within the Consolidated Development Area (the "Development Area"); and

WHEREAS, the City Council approved the Authority's Development Plan and Tax Increment Financing Plan (the "Plan") for the Development Area on December 16, 1991; and

WHEREAS, the Plan was amended on February 22, 1993 (the "Amended Plan"); and

WHEREAS, in accordance with the provisions of Act 450, the Authority has prepared and previously submitted to the City Council for approval amendments to the Amended Plan (the "Amendments"); and

WHEREAS, the Authority has previously approved the Amendments and now wishes to ratify said Amendments in their final format.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The approval of the Amendments is hereby ratified in its final form as attached hereto at Exhibit A.
2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

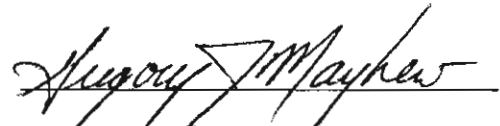
MOTION BY MEMBER Fricke

SUPPORTED BY MEMBER Pentecost


<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
_____	Badalamenti	_____
_____	Drysdale	_____
<u>  x  </u>	Fricke	_____
_____	Kreger	_____
<u>  x  </u>	Mayhew	_____
<u>  x  </u>	Maynard	_____
<u>  x  </u>	Mix	_____
<u>  x  </u>	Pente	_____
_____	Sliwinski	_____

ABSENT Sliwinski, Kreger, Drysdale, Badalamenti

RESOLUTION DECLARED ADOPTED.

  
 \_\_\_\_\_  
 Greg Mayhew, Secretary

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the Tax Increment Finance Authority of the City of Wyandotte, County of Wayne, State of Michigan at a regular meeting held on July 16, 2003, 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, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

  
 \_\_\_\_\_  
 Greg Mayhew, Secretary

Findings and Recommendations of the Development Area Citizens Advisory Council

Ann Ronco moved to adopt the following resolution as the findings and recommendation of the Development Area Citizens Advisory Council (DACAC). Jim Johnston supported the motion.

WHEREAS, the Development Area Citizens Advisory Council (DACAC) met on May 6, 2003 and July 1, 2003, for the purpose of reviewing the proposed Plan amendments to the City of Wyandotte's Development and Tax Increment Financing Plan of the Consolidated Development Area;

WHEREAS, the Development Area Citizens Advisory Council was established in accordance with Act 450 of 1980, The Tax Increment Finance Authority Act; and

WHEREAS, notice of the meetings of Development Area Citizens Advisory Council were posted in accordance with Act 450 of 1980, The Tax Increment Finance Authority Act;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS: 1. The Development Area Citizens Advisory Council finds that the amendments proposed to the City of Wyandotte's Development and Tax Increment Financing Plan of the Consolidated Development Area constitute a public purpose and it is in the best interest of the public to provide financing capability for facilities, improvements, activities and programs. 2. The Development Area Citizens Advisory Council hereby recommends adoption of the proposed amendments to the Development and Tax Increment Financing Plan of the Consolidated Development Area.

Vote on the motion:

YEAS: Jim Johnston, Vera Johnston, Gil Mayrand, Richard Miller, Ken Navarre, Richard Pippin, Ann Ronco, Lawrence Stec

NAYS: None.

MEMBERS ABSENT: Richard Patrick

Motion passed on a 8-0 vote. RESOLUTION DECLARED ADOPTED.



# TAX INCREMENT FINANCE AUTHORITY

## 2003 PLAN AMENDMENTS

### Introduction

Pursuant to Act 450, Public Acts of Michigan, 1980, as amended (the "Act"), the City of Wyandotte established the Wyandotte Tax Increment Finance Authority (the "TIFA"). Pursuant to Act 450, the City approved the Development Plan and Tax Increment Financing Plan (the "Plan") for the Consolidated Development Area by a resolution adopted on December 16, 1991. The Plan was amended by a resolution adopted on February 22, 1993.

### Purpose of the Amended Plan

The purpose of the amendments are: 1) to increase the estimated cost for facilities, improvements, programs and activities by \$251.05 million 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 Consolidated Total from \$102.25 million to \$353.3 million; and 3) to extend the duration of the Plan from 2018 to 2034.

### Amendments

1. The Development Plan (Section 16 (2)(d) of the Act) is amended to add the projects as described in Exhibit A.

2. The Development Plan (Section 16 (2)(e) 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 16 (2)(f) 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. The Development Plan (Section 16 (2)(j) of the Act) is amended to include 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 \$251,050,000.

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. The Tax Increment Finance Plan (Section 13 (1)(b) of the Act) is amended to incorporate Table 1 and Table 2 as attached hereto.
6. The Tax Increment Finance Plan (Section 13 (1)(c) of the Act) is amended to incorporate Table 3 and Table 4 as attached hereto.
7. The Tax Increment Finance Plan (Section 13 (1)(e) of the Act) is amended to replace the existing text as follows:

The maximum amount of bonded indebtedness to be incurred by, or on behalf of, the TIFA is \$251,050,000.

8. The Tax Increment Finance Plan (Section 13 (1)(f) of the Act) is amended as follows:

The amount of operating and planning expenditures of the Authority and the City, the amount of advances extended by or indebtedness incurred by the City, and the amount of advances by others to be repaid from tax increment revenues.

The TIFA anticipates that it will allocate an amount not to exceed 10% of each years operating revenue for operating and planning expenditures.

9. The Tax Increment Finance Plan (Section 13 (1)(g) of the Act) is amended to replace the existing text as follows:

The costs of the Plan anticipated to be paid from tax increment revenues as received.

The TIFA anticipates that it will pay all the costs of the Plan from tax increment revenues.

10. The Tax Increment Finance Plan (Section 13 (1)(h) of the Act) is amended to replace the existing text as follows:

The duration of the Amended Plan shall not expire until September 30, 2034.

11. The Tax Increment Finance Plan (Section 13 (1)(i) of the Act) is amended to replace the existing text as follows:

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located.

The impact of tax increment financing on the revenues of all taxing units is shown in Table 4 as attached hereto.

**EXHIBIT A**

CITY OF WYANDOTTE, MICHIGAN

2003 AMENDMENTS TO THE DEVELOPMENT & TAX INCREMENT  
FINANCING PLAN FOR THE CONSOLIDATED DEVELOPMENT AREA

ESTIMATED COST OF DEVELOPMENT  
SUMMARY

CAPITAL IMPROVEMENTS

Streets, Alleys & Related Infrastructure Improvements	\$60,000,000	
Other Capital Improvements	77,750,000	
Utilities	<u>\$15,700,000</u>	
		\$153,450,000

ACQUISITION & DEVELOPMENT

Residential	\$60,000,000	
Commercial, Industrial and Other Development	30,000,000	
	<u>\$7,500,000</u>	
		\$97,500,000

ADMINISTRATION

Reassessment of Property Values	<u>\$100,000</u>	
		\$100,000
		<u>\$251,050,000</u>

ESTIMATED COST OF DEVELOPMENT

STREETS

Streets, Alleys & Related Infrastructure Improvements	<u>\$60,000,000</u>	
TOTAL STREETS		\$60,000,000

OTHER CAPITAL IMPROVEMENTS

Miscellaneous

Construct, Reconstruct and Resurface Parking Facilities	\$2,000,000	
Lighting	2,000,000	
Superior Boulevard Improvements	50,000	
Library	4,300,000	
School District Property Improvements	5,000,000	
Tree Planting, Landscaping and Irrigation	<u>\$2,000,000</u>	
		\$15,350,000

New Facilities

Police Station/Municipal Court	\$8,000,000	
Fire Station	2,000,000	
Library	3,000,000	
City Hall	8,000,000	
Animal Shelter/Pound	150,000	
Convention Center/Hotel or other Public Facility(s)	<u>\$10,000,000</u>	
		\$31,150,000

Parks & Recreation Facilities

Bishop Park Improvements	\$6,000,000	
Wyandotte Shores Expansion & Related Improvements	5,000,000	
New Community Center/Recreation Center	3,000,000	
Waterfront Walkway/Board Walk along Detroit River	2,000,000	
Boat Ramp	1,000,000	
Outdoor/Indoor Pool Facility	1,000,000	
Improvements to Park Property	3,000,000	
Copeland Center Improvements	500,000	
BASF Park Improvements	5,000,000	
Soccer Park	250,000	
Electric Street Right-of-Way Path	1,000,000	
Downriver Linked Greenways Improvements	1,000,000	
Waterfront Marina/Docking	<u>\$2,500,000</u>	
		\$31,250,000

TOTAL OTHER IMPROVEMENTS

\$77,750,000

UTILITIES

Rebuild Telecommunication System	\$3,900,000	
Telecommunication Equipment Upgrades & Replacements	900,000	
Overhead Water Storage Tower	2,000,000	
Water Treatment Plant Improvements	1,750,000	
Substation Retirements	1,850,000	
Second DECo tie	2,200,000	
Peaking Generators	2,400,000	
Substation No. 8 - Second Transformer	<u>\$700,000</u>	
	TOTAL UTILITIES	\$15,700,000

ACQUISITION & DEVELOPMENT

Residential	\$60,000,000	
Commercial, Industrial and Other	30,000,000	
Development	<u>\$7,500,000</u>	
	TOTAL ACQUISITION	\$97,500,000

ADMINISTRATION

Reassessment of property values	<u>\$100,000</u>	
	TOTAL ADMINISTRATION	\$100,000

GRAND TOTAL \$251,050,000

## CAPITAL IMPROVEMENTS

### Descriptions

#### Streets, Alleys & Related Infrastructure Improvements

Construct, pave, repair, and reconstruct new and existing streets throughout the Development Area, including all related storm drainage, curb and gutter, street lighting, traffic signalization and signage, water mains, sidewalks and related infrastructure and improvements.

Improvements are anticipated to be completed throughout the duration of the Plan.

## OTHER CAPITAL IMPROVEMENTS

#### Construct, Reconstruct and Resurface Parking Facilities

Acquire, construct, reconstruct and resurface various parking facilities (including school parking lots), including installation of related infrastructure and improvements.

Improvements are anticipated to be completed throughout the duration of the Plan.

#### Lighting

Install pedestrian-style street lights along streets. Improvements are anticipated to be completed in phases between 2003-2013, with each phase being completed 3-6 months from commencement.

#### Superior Boulevard Improvements

Install new lighting, irrigation system, landscaping, bench seating and related improvements.

Improvements are anticipated to be completed between 2003-2008. It is anticipated that construction of the improvements would be completed 12-24 months from commencement.

#### Library

Improvements listed below are anticipated to be completed in phases throughout the duration of the Plan.

It is anticipated that construction of the improvements would be completed 3-24 months from commencement.

#### **1-5 year projects (2004-2009)**

Rewiring Historic Ford Bacon House: \$340,000. Original wiring needs to be brought up to code.

Plumbing Ford Bacon House: \$56,000. Update original plumbing.

Air conditioning Ford Bacon House: \$360,000

Elevator to connect Library & Ford Bacon House \$335,000. Expansion of staff & public areas in the house.

Dumpster pad and fencing: \$2,000

Public Rest Room Expansion and ADA compliant: \$66,000

Parking lot repair of frost damages: \$27,000

ADA doors and handles upgrades: \$3,500



### **5-10 year projects (2009-2014)**

Renovation of Attic into offices & Storage Ford Bacon House: \$110,000  
Painting Ford Bacon House and Library interior and exterior: \$50,000  
Flooring repairs and treatments for Bacon House & Library: \$55,000  
Renovation of Attic into offices & Storage Ford Bacon House: \$110,000  
Painting Ford Bacon House and Library interior and exterior: \$50,000  
Flooring repairs and treatments for Bacon House & Library: \$55,000  
New roof to Library Building: \$50,000  
Front entrance steps, ramp and handrails repairs: \$25,000  
Rear entrances cement work and railings: \$20,000  
Replace ceiling tiles Library building: \$20,000  
Heating to all areas of Historic Ford-Bacon House: \$100,000  
Construction of Public Computer room with electrical and data outlets: \$25,000

### **10-30 year projects (2014-2034)**

Library Expansion options:

Second floor to existing Library building: \$2,500,000

New Library structure on Biddle lot adjacent to Ford-Bacon House (or elsewhere): \$3,000,000

New roof to Bacon House: \$50,000

Parking Lot expansion: \$50,000

### School District Property Improvements

Improvements to buildings, recreation facilities and grounds at various school properties, including:

Madison, Monroe, Washington, Jefferson, Taft, Garfield, McKinley, Wilson, Roosevelt and  
Lincoln/Jo Brighton Center.

Improvements are anticipated to be completed throughout the duration of the Plan.

It is anticipated that construction of the improvements would be completed 12-24 months from commencement.

### Tree Planting, Landscaping and Irrigation

Plant trees, landscape and irrigate public property.

Improvements are anticipated to be completed throughout the duration of the Plan.

## NEW FACILITIES

### Police Station/Municipal Court

It may be desirable during the next 10 years to construct a new police station and court facility.

It is anticipated that construction of a new facility would be completed 18-24 months from commencement.

### Fire Station

It may be desirable between 2010-2020 to construct a new fire station.

It is anticipated that construction of a new facility would be completed 18-24 months from commencement.

### Library

It may be desirable during the next 30 years to construct a new library next to the existing library or on another site. It is anticipated that construction of a new facility would be completed 18-24 months from commencement.

### City Hall

It may be desirable during the next 30 years to construct a new city hall or renovate and/or expand an existing structure. It is anticipated that construction of a new facility would be completed 18-24 months from commencement.

### Animal Shelter/Pound

Construct a new structure or renovate an existing structure to create a suitable environment to operate an animal pound. Improvements are anticipated to be completed between 2003-2008. It is anticipated that construction of the improvements would be completed 6-18 months from commencement.

### Convention Center/Hotel or other Public Facility(s)

It may be desirable during the next 30 years to construct a convention center/hotel or other types of public facilities that aid in the revitalization and growth of the development area. 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.

## PARKS & RECREATION

### Bishop Park

Park Improvements: Pedestrian walks, play structures, resurface court facilities, construct amphitheatre, expand parking, install landscaping and related improvements, i.e., benches, tables and fixtures.

Riverfront Improvements: Stone revetment along river edge, marina with associated costs, boardwalk along river edge and associated improvements, scenic/water overlook.

Buildings: Riverfront pavilions, relocate existing cabin and shelter, update/expand existing shelters and concession area, and construct other public buildings that aid in the revitalization and growth of the development area.

Infrastructure: New parking lots, improve/expand existing parking areas, storm water/wetland treatment area, light fixtures and other improvements necessary to service Park property and uses.

Improvements listed above are anticipated to be completed between 2003-2013 but may continue throughout the duration of the Plan. It is anticipated that most improvements would be completed 6-18 months from commencement.

### Wyandotte Shores Golf Course Expansion & Related Improvements

Expand the existing golf course and related improvements. Construct improvements and purchase equipment, machinery and/or vehicles necessary to provide access to Point Hennepin on Grosse Ile directly across the Trenton Channel or other locations. Construct driving range on existing, adjoining or nearby property. Purchase miscellaneous equipment and vehicles.

Improvements are anticipated to be completed between 2003-2013 but may continue throughout the duration of the Plan. It is anticipated that most improvements would be completed 6-24 months from commencement.

### Community Center/Recreation Center

It may be desirable during the next 30 years to construct a new community center and/or recreation center. It is anticipated that construction of a new facility would be completed 18-24 months from commencement.

### Waterfront Walkway/Board Walk along Detroit River

Expand pedestrian access along the Detroit River. Improvements are anticipated to be completed between 2003-2013. It is anticipated that construction of the improvements would be completed 6-18 months from commencement.

### Boat Ramp

Expand and improve existing boat ramp or relocate and construct new boat ramp and related facilities. Improvements are anticipated to be completed between 2003-2013. It is anticipated that construction of the improvements would be completed 6-18 months from commencement.

### Outdoor/Indoor Pool Facility

It may be desirable during the next 30 years to construct an indoor/outdoor pool facility & related improvements. It is anticipated that construction of the improvements would be completed 6-18 months from commencement.

### Improvements to Park Property

Construct various improvements to park property, including sidewalks, infrastructure, equipment, structures, furniture, i.e., benches, picnic tables, resurface courts, improve/expand parking lots, and related improvements. Purchase machinery, equipment and vehicles as necessary. Improvements are anticipated to be completed throughout the duration of the Plan.

### Copeland Center Improvements

General maintenance and improvements, including a possible expansion of the existing facility and related improvements. Improvements are anticipated to be completed between 2003-2018. It is anticipated that construction of the improvements would be completed 6-18 months from commencement.

### BASF Park

Sculpture Park improvements, acoustical backdrop, landscape improvements and related improvements. Also, riverfront improvements, including a marina and associated costs, i.e., dredging, new docks, edge treatments and related improvements. Improvements are anticipated to be completed between 2003-2018. It is anticipated that construction of the improvements would be completed 6-18 months from commencement.

#### Soccer Park

Construct two full size soccer fields for public use on property near Clark and McKinley Streets or at an alternative location. Improvements are anticipated to be completed between 2003-2008. It is anticipated that construction of the improvements would be completed 3-6 months from commencement.

#### Electric Street Right-of-Way Path

Develop right-of-way for multi-purpose trail throughout the City. Improvements are anticipated to be completed between 2003-2018. It is anticipated that construction of the improvements would be completed in phases, with each phase being completed 3-6 months from commencement.

#### Downriver Linked Greenways Improvements - Trail System

Construct a trail system throughout Wyandotte that connects to a larger regional trail system. Improvements are anticipated to be completed between 2003-2018. It is anticipated that construction of the improvements would be completed in phases, with each phase being completed 3-6 months from commencement.

#### Waterfront Marina/Docking

Marina/Docking facilities and related improvements at a site to be determined. Improvements are anticipated to be completed between 2003-2008. It is anticipated that construction of the improvements would be completed 12-18 months from commencement.

### UTILITIES

#### Convert Overhead Distribution System

Convert systems throughout the development area.

Improvements are anticipated to be completed throughout the duration of the Plan.

#### Convert Overhead Distribution Coaxial Lines to Underground

Convert lines to underground for various street projects. Estimated cost is if said project is done in conjunction with the Engineering Department and WMS electric utility projects.

Improvements are anticipated to be completed throughout the duration of the Plan.

#### Rebuild Telecommunication System

Rebuild the telecommunication system once, and possibly twice, during the 30-year duration of the Plan at an estimated cost of \$3,900,000 each time (the TIFA's portion is 65% of the total estimated cost of \$6 million).

#### Telecommunication Equipment Upgrades & Replacements

Miscellaneous telecommunications head end equipment upgrades and replacements are estimated at \$25,000 to \$50,000 annually during the duration of the Plan.

#### Overhead Water Storage Tower

Additional overhead water storage (water tower) will likely be needed during the 30-year duration of the Plan.

It is anticipated that construction of the improvements would be completed 12-18 months from commencement.

## 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.

### 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.

### Development

Improve land, prepare sites for buildings, including the demolition of existing structures and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including any type of housing, and any necessary or desirable appurtenances thereto, within the development area for the use, in whole or in part, of any public or private person or corporation or a combination thereof. Activities are anticipated to be completed throughout the duration of the Plan.

## ADMINISTRATION

### 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.

**TABLE 1**

**BASE YEAR TAXABLE VALUE CALCULATION**

<b>BASE YEAR TAXABLE VALUE CALCULATION BY CONSOLIDATED TIFA DISTRICT</b>				
<u>TIFA District</u>	<u>State Equalized Valuation Homestead</u>	<u>State Equalized Valuation Non-Homestead</u>	<u>State Equalized Valuation IFT</u>	<u>TOTAL</u>
Base Year District 01 - South	\$265,178	\$4,533,785	\$266,510	-
Base Year District 02 - North	\$568,027	\$31,734,245	\$14,509,360	-
Base Year District 03 - Central	\$76,374,111	\$42,824,064	\$2,656,630	-
<b>BASE YEAR TOTAL VALUE</b>	<b>\$77,207,316</b>	<b>\$79,092,094</b>	<b>\$17,432,500</b>	<b>\$173,731,910</b>

**TABLE 2**

**ESTIMATED CAPTURED TAXABLE VALUE FOR EACH YEAR OF THE PLAN**



ESTIMATED CAPTURED TAXABLE VALUE FOR EACH YEAR OF THE PLAN  
 WYANDOTTE CONSOLIDATED TAX INCREMENT FINANCE AUTHORITY  
 2003-2034

BASE YEAR VALUE		Homestead	Non-Homestead	IFT		
		\$77,207,316	\$79,092,094	\$17,432,500		
Fiscal Year	Homestead		Non-Homestead		IFT	
	Current Taxable	Captured Taxable	Current Taxable	Captured Taxable	Current Taxable	Captured Taxable
2003	\$183,693,831	\$106,486,515	\$139,278,717	\$60,186,623	\$32,715,233	\$15,282,733
2004	\$188,286,177	\$111,078,861	\$142,760,685	\$63,668,591	\$33,533,113	\$16,100,613
2005	\$192,993,332	\$115,786,016	\$146,329,702	\$67,237,608	\$34,371,441	\$16,938,941
2006	\$197,818,165	\$120,610,849	\$149,987,944	\$70,895,850	\$35,230,727	\$17,798,227
2007	\$202,763,619	\$125,556,303	\$153,737,643	\$74,645,549	\$36,111,495	\$18,678,995
2008	\$207,832,709	\$130,625,393	\$157,581,084	\$78,488,990	\$37,014,283	\$19,581,783
2009	\$213,028,527	\$135,821,211	\$161,520,611	\$82,428,517	\$37,939,640	\$20,507,140
2010	\$218,354,240	\$141,146,924	\$165,558,627	\$86,466,533	\$38,888,131	\$21,455,631
2011	\$223,813,096	\$146,605,780	\$169,697,592	\$90,605,498	\$39,860,334	\$22,427,834
2012	\$229,408,424	\$152,201,108	\$173,940,032	\$94,847,938	\$40,856,842	\$23,424,342
2013	\$235,143,634	\$157,936,318	\$178,288,533	\$99,196,439	\$41,878,263	\$24,445,763
2014	\$241,022,225	\$163,814,909	\$182,745,746	\$103,653,652	\$42,925,220	\$25,492,720
2015	\$247,047,781	\$169,840,465	\$187,314,390	\$108,222,296	\$43,998,351	\$26,565,851
2016	\$253,223,975	\$176,016,659	\$191,997,250	\$112,905,156	\$45,098,309	\$27,665,809
2017	\$259,554,575	\$182,347,259	\$196,797,181	\$117,705,087	\$46,225,767	\$28,793,267
2018	\$266,043,439	\$188,836,123	\$201,717,110	\$122,625,016	\$47,381,411	\$29,948,911
2019	\$272,694,525	\$195,487,209	\$206,760,038	\$127,667,944	\$48,565,947	\$31,133,447
2020	\$279,511,888	\$202,304,572	\$211,929,039	\$132,836,945	\$49,780,095	\$32,347,595
2021	\$286,499,685	\$209,292,369	\$217,227,265	\$138,135,171	\$51,024,598	\$33,592,098
2022	\$293,662,178	\$216,454,862	\$222,657,947	\$143,565,853	\$52,300,213	\$34,867,713
2023	\$301,003,732	\$223,796,416	\$228,224,395	\$149,132,301	\$53,607,718	\$36,175,218
2024	\$308,528,825	\$231,321,509	\$233,930,005	\$154,837,911	\$54,947,911	\$37,515,411
2025	\$316,242,046	\$239,034,730	\$239,778,255	\$160,686,161	\$56,321,609	\$38,889,109
2026	\$324,148,097	\$246,940,781	\$245,772,712	\$166,680,618	\$57,729,649	\$40,297,149
2027	\$332,251,800	\$255,044,484	\$251,917,029	\$172,824,935	\$59,172,890	\$41,740,390
2028	\$340,558,095	\$263,350,779	\$258,214,955	\$179,122,861	\$60,652,212	\$43,219,712
2029	\$349,072,047	\$271,864,731	\$264,670,329	\$185,578,235	\$62,168,518	\$44,736,018
2030	\$357,798,848	\$280,591,532	\$271,287,087	\$192,194,993	\$63,722,730	\$46,290,230
2031	\$366,743,819	\$289,536,503	\$278,069,264	\$198,977,170	\$65,315,799	\$47,883,299
2032	\$375,912,415	\$298,705,099	\$285,020,996	\$205,928,902	\$66,948,694	\$49,516,194
2033	\$385,310,225	\$308,102,909	\$292,146,521	\$213,054,427	\$68,622,411	\$51,189,911
2034	\$394,942,981	\$317,735,665	\$299,450,184	\$220,358,090	\$70,337,971	\$52,905,471

Assumptions

- Assumes an annual 2.5% increase in current taxable value.
- Utilizes millage rates in effect as of June 1, 2003.
- Does not consider additions/losses to ad valorem property (i.e. new construction/demolition).

TABLE 3

MILLAGE RATES SUBJECT TO CAPTURE BY JURISDICTION

**ESTIMATED TAX INCREMENT REVENUES  
 WYANDOTTE CONSOLIDATED TAX INCREMENT FINANCE AUTHORITY  
 2003-2034**

**MILLAGE RATES**

<u>Millage</u>	<u>Rate</u>	
City of Wyandotte Combined	0.0187100	
- Operating: 0.0122096		
- Refuse: 0.0025492		
- Debt: 0.0022400		
- Drain Debt: 0.0017112		
Wyandotte Library	0.0015562	
Drain #5	0.0012900	
DDA	0.0000000	
Wayne RESA	0.0019643	
Local School Operating (LSO)	0.0089451	
State Education Tax	<u>0.0030000</u>	
Summer Subtotal		0.0354656
Wayne County Combined	0.0078220	
- Operating: 0.0066380		
- Jail: 0.0009381		
- Parks: 0.0002459		
WCCC	0.0024862	
HCMA	0.0002170	
WCTA-SMART	0.0006000	
Special Ed	0.0015000	
Local School Operating (LSO)	0.0089451	
State Education Tax	<u>0.0030000</u>	
Winter Subtotal		0.0245703
<b>TOTAL AVAILABLE MILLAGE</b>		<b><u>0.0600359</u></b>

**TABLE 4**

**ESTIMATED ANNUAL TAX INCREMENT REVENUE RELATED TO EACH TAXING  
JURISDICTION**

ESTIMATED ANNUAL TAX INCREMENT REVENUE RELATED TO EACH TAXING JURISDICTION  
 WYANDOTTE CONSOLIDATED TAX INCREMENT FINANCE AUTHORITY

2003-2034

Year	CITY	LIBRARY	DRAIN #5	DBA	WIRESA	COUNTY	WCCG	HCMA	WCTA	SPEC ED	LSQ	SET	TOTAL
	0.0187100	0.0015562	0.0012900	n/a	0.0019643	0.0078220	0.0024862	0.0002170	0.0006000	0.0016000	0.0178902	0.0060000	60.03590
2003	\$3,261,424	\$271,268	\$224,866	\$0	\$138,815	\$1,383,488	\$433,381	\$37,826	\$104,589	\$104,476	\$484,861	\$436,225	\$8,859,219
2004	3,420,146	284,470	235,809	0	143,940	1,429,844	454,472	39,667	109,679	109,917	514,342	459,032	7,201,316
2005	3,582,838	298,002	247,028	0	138,892	1,497,859	476,090	41,554	114,896	104,535	492,912	436,634	7,429,236
2006	3,749,593	311,872	258,523	0	83,802	1,567,374	498,249	43,488	120,243	83,994	303,896	287,341	7,266,575
2007	3,920,519	328,088	270,308	0	79,874	1,639,032	520,962	45,470	125,725	60,841	290,841	264,213	7,533,873
2008	4,095,718	340,860	282,388	0	74,849	1,712,277	544,242	47,502	131,343	57,157	274,917	238,865	7,799,909
2009	4,275,297	355,597	294,789	0	70,680	1,787,353	568,105	49,585	137,102	53,974	261,101	225,582	8,079,145
2010	4,459,385	370,907	307,460	0	85,807	1,864,305	592,564	51,720	143,005	50,252	244,409	210,055	8,359,849
2011	4,648,035	388,599	320,469	0	0	1,943,182	617,635	53,908	149,055	0	0	0	8,118,883
2012	4,841,422	402,664	333,802	0	0	2,024,030	643,332	56,151	155,257	0	0	0	8,456,879
2013	5,039,844	419,171	347,469	0	0	2,106,900	669,672	58,450	161,613	0	0	0	8,802,919
2014	5,242,821	436,070	361,477	0	0	2,191,841	696,670	60,807	168,129	0	0	0	9,157,816
2015	5,451,078	453,392	375,836	0	0	2,278,908	724,344	63,222	174,807	0	0	0	9,521,585
2016	5,664,541	471,147	390,554	0	0	2,368,147	752,709	65,898	181,653	0	0	0	9,894,448
2017	5,883,340	489,346	405,839	0	0	2,459,620	781,783	68,235	186,969	0	0	0	10,276,633
2018	6,107,610	507,999	421,102	0	0	2,553,379	811,584	70,837	195,861	0	0	0	10,668,372
2019	6,337,486	527,119	438,951	0	0	2,648,483	842,130	73,503	203,233	0	0	0	11,069,905
2020	6,573,110	546,717	453,197	0	0	2,747,988	873,440	76,235	210,789	0	0	0	11,481,476
2021	6,814,823	566,805	469,848	0	0	2,848,957	905,533	79,037	218,534	0	0	0	11,903,337
2022	7,082,175	587,395	486,918	0	0	2,952,450	938,428	81,908	226,473	0	0	0	12,335,744
2023	7,315,915	608,500	504,411	0	0	3,058,530	972,145	84,851	234,610	0	0	0	12,778,961
2024	7,575,999	630,132	522,343	0	0	3,167,262	1,006,705	87,887	242,950	0	0	0	13,233,259
2025	7,842,585	652,305	540,723	0	0	3,278,712	1,042,129	90,959	251,499	0	0	0	13,696,914
2026	8,115,836	675,033	559,583	0	0	3,392,949	1,078,439	94,128	260,262	0	0	0	14,178,210
2027	8,395,918	698,329	578,874	0	0	3,510,041	1,115,858	97,376	269,244	0	0	0	14,665,439
2028	8,683,002	722,207	598,688	0	0	3,630,061	1,153,804	100,706	278,450	0	0	0	15,166,898
2029	8,977,283	746,882	618,958	0	0	3,753,081	1,192,908	104,119	287,887	0	0	0	15,680,894
2030	9,278,881	771,789	639,782	0	0	3,879,177	1,232,985	107,617	297,559	0	0	0	16,207,740
2031	9,588,039	797,483	661,067	0	0	4,008,428	1,274,066	111,203	307,473	0	0	0	16,747,757
2032	9,904,926	823,840	682,918	0	0	4,140,905	1,316,175	114,878	317,635	0	0	0	17,301,275
2033	10,229,735	850,856	705,310	0	0	4,276,698	1,359,336	118,645	328,051	0	0	0	17,868,630
2034	10,582,865	878,547	728,265	0	0	4,415,883	1,403,575	122,507	338,728	0	0	0	18,450,170
2003-2018 Subtotal	\$73,643,389	\$6,125,272	\$5,077,497	\$0	\$792,459	\$30,787,739	\$9,785,793	\$854,122	\$2,361,627	\$605,146	\$2,867,280	\$2,627,936	\$135,428,260
2019-2034 Subtotal	\$133,258,161	\$11,083,717	\$9,187,762	\$0	\$0	\$55,710,800	\$17,707,453	\$1,545,638	\$4,273,378	\$0	\$0	\$0	\$237,786,609
TOTAL	\$206,901,550	\$17,209,989	\$14,265,259	\$0	\$792,459	\$86,498,539	\$27,493,246	\$2,399,660	\$9,635,004	\$605,146	\$2,867,280	\$2,627,936	\$368,194,669

Assumptions

- Assumes an annual 2.5% increase in current taxable value.
- Utilizes millage rates in effect as of June 1, 2003.
- Does not consider additions/losses to ad valorem property (i.e. new construction/demolition).

