

**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.

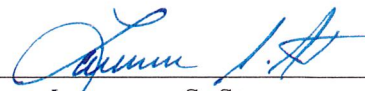
I further certify that the following Members were present at said meeting Alderman, Calvin, Crayne, Hanna, Shuryan, Stec and that the following Members were absent None.

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 Development	\$	21,000,000.00
	\$	11,000,000.00
	TOTAL	\$ 43,000,000.00

#### ADMINISTRATION

	TOTAL	\$ 43,375,000.00
--	-------	------------------

	<b>GRAND TOTAL</b>	<b>\$ 216,475,000.00</b>
--	--------------------	--------------------------

#### 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
<b>TOTAL</b>	<b>\$</b>	<b>35,500,000.00</b>

## **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
<b>TOTAL</b>	<b>\$</b>	<b>21,500,000.00</b>

## **PARKS & RECREATION FACILITIES**

Non-motorized Facility Upgrades and Improvements	\$	2,000,000.00
<b>TOTAL</b>	<b>\$</b>	<b>2,000,000.00</b>

## **UTILITIES**

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

## **ADMINISTRATION**

Professional Services	\$	43,275,000.00
Reassessment of Property Values	\$	100,000.00
<b>TOTAL</b>	<b>\$</b>	<b>43,375,000.00</b>

**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**

<b><u>Summer - Billed August 1, 2021</u></b>	
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
<b>Total Summer Tax Levy</b>	<b>28.3983</b>
<b><u>Winter - Billed December 1, 2021</u></b>	
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
<b>Total Winter Tax Levy</b>	<b>6.624</b>
<b>Summer 2021 Total</b>	<b>28.3983</b>
<b>Winter 2021 Total</b>	<b>6.624</b>
<b>Total DDA Millage Rates 2021</b>	<b>35.0223</b>
<b>Commercial Facility Tax Millage Rate 2021</b>	<b>17.511</b>

**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