

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

Tax Increment Finance Authority of the City of Wyandotte
County of Wayne, Michigan

Minutes of a regular meeting of the Board of the Tax Increment Finance Authority of the City of Wyandotte, County of Wayne, State of Michigan, held on the 21st day of December, 2021, at 8:30 a.m., prevailing Eastern Time.

PRESENT: Members: Armatis, Maher, Badalamenti, Sliwinski, Mix, LaManes, Drysdale

ABSENT: Members: Garmo

The following preamble and resolution were offered by Member Badalamenti and supported by Member Armatis:

WHEREAS, the City of Wyandotte, County of Wayne, State of Michigan (the “City”), has previously established the Tax Increment Finance Authority of the City of Wyandotte (the “Authority”) pursuant to the provisions of the Tax Increment Finance Authority Act, Act 450, Public Acts of Michigan, 1980, as amended (“Act 450”); and

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

WHEREAS, in 1991 the Authority approved a Development Plan and Tax Increment Financing Plan (the “Plan”) for the Consolidated Development Area described in the Plan and the City Council approved the Plan by resolution; and

WHEREAS, in 1993 and 2003 the Authority approved amendments to the Plan, which were subsequently approved by resolutions of the City Council (the 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 Consolidated 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 AS FOLLOWS:

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 Amendment 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: Armatis, Maher, Badalamenti, Sliwinski, Mix, LaManes, Drysdale

NAYS: None

RESOLUTION DECLARED ADOPTED.

Paul LaManes

Paul LaManes, Secretary

I hereby certify that the attached 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 the 21st 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.

Paul LaManes

Paul LaManes, Secretary

CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2022-46

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

WHEREAS, pursuant to Act 450, Public Acts of Michigan, 1980, as amended (“Act 450”), the City Council of the City of Wyandotte (the “City”), duly established the Tax Increment Finance Authority of the City of Wyandotte (the “Authority”) which exercises its powers within the District designated by the City Council; and

WHEREAS, the Development Plan and Tax Increment Financing Plan for the Authority was originally adopted by the Authority and approved by the City Council on December 16, 1991 and subsequently amended two times, the last of which was approved in 2003 (as amended, the “Plan”); and

WHEREAS, the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 (“Act 57”), became effective on January 1, 2019 and repealed and replaced Act 450 in its entirety; and

WHEREAS, the Authority, pursuant to Act 57, has prepared and recommended for approval amendments to the Plan (the “2022 Plan Amendments”); and

WHEREAS, the proposed 2022 Plan Amendments would update the list of public improvements and capital infrastructure improvements identified in the Plan, as well as extend the life of the Plan; and

WHEREAS, the Authority has consulted with the Consolidated 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 and in accordance with the requirements of Act 57; and

WHEREAS, the City Council has given the taxing jurisdictions in which the Consolidated Development Area is located an opportunity to meet with the City Council and to express their views and recommendations regarding the 2022 Plan Amendments, as required by Act 57; and

WHEREAS, after consideration of the 2022 Plan Amendments, the City Council has determined to approve the 2022 Plan Amendments and to ratify, approve and confirm the Plan as amended by the 2022 Plan Amendments.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Findings.

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

(b) The 2022 Plan Amendments meet the requirements set forth in Act 57.

(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 Act 57.

(e) The land included within the Consolidated Development Area to be acquired, if any, is reasonably necessary to carry out the purposes of the 2022 Plan Amendments and the purposes of Act 57.

(f) The 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 Consolidated Development 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 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 the causes which result in property value deterioration, increase property tax valuation, prevent urban deterioration, encourage economic growth and encourage neighborhood revitalization.

4. Approval and Adoption of 2022 Plan Amendments. The 2022 Plan Amendments are hereby approved and adopted. A copy of the 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 of Previous Resolutions; Conflict and Severability. The resolutions approving the Plan and the resolutions approving prior Amendments to the Plan are hereby amended to the extent necessary to incorporate the changes to the Plan as amended by the 2022 Plan Amendments, and are otherwise ratified and confirmed as being in full force and effect. All other ordinances, 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 the 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.

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

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

EXHIBIT A

[Attach copy of 2022 Plan Amendment here]

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PLAN AMENDMENTS

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

TIFA DEVELOPMENT AREA CITIZENS ADVISORY COUNCIL

Recommended Approval on – Tuesday, December 21st, 2021

TAX INCREMENT FINANCE AUTHORITY

Adopted – Tuesday, December 21st, 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

Tax Increment Finance Authority

Alfred J. Sliwinski – Charles Mix – Joseph Maher – Larry Garmo – Melissa Armatiss

Paul LaManes – Stephanie Badalamente – Todd Drysdale

City Administration

Todd A. Drysdale, Director of Finance & Administration

Gregory Mayhew, City Engineer

Joseph K. Gruber, Downtown Development Authority Director

TIFA Development Area Citizen's Advisory Council

Kenneth Beesley – Joel Bias – Abby DeSana – Gino Giamalva – Anne Goudy

Brian Harnos – Rebecca Pilon – Jeremy Sladovnik – Mimmo Vitale

**TAX INCREMENT FINANCE 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 Tax Increment Finance Authority (the “TIFA”). Pursuant to Act 197, approved the Development Plan and Tax Increment Financing Plan (the “Plan”) for the Consolidated Development Area by a resolution adopted on December 16, 1991. In 1993 and 2003, the City adopted and approved two TIFA Development and Plan Amendments.

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 TIFA 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 \$379.4 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 Tax Increment Finance Authority’s total cost of improvements from \$353.3 million to \$732.7 million; and
3. To extend the duration of the Development and Tax Increment Financing Plan from 2034 to 2054.

Amendments

1. The Development Plan (Section 316 (2)(d) of the Act) is amended as follows:

A description of improvements to be made in the development, a description of any repairs and alterations necessary to make those improvements, 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 316 (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 316 (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. Pursuant to Section 316 (2)(j) 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 \$732,681,250.00. 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 313 (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 TIFA is \$732,681,250.00.
- 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 TIFA Development Area had a calculated initial value of \$173,801,630. 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 TIFA 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 are shown in Table 4 attached hereto. Data in Table 3 attached hereto reveal the applicable millage rates available for application by the TIFA for fiscal year end 2021. Data in Table 2 show the estimated captured value for homestead and non-homestead properties in TIFA 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 Municipal Parking Lots and active 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 \$179,315,000.00.

MISCELLANEOUS CAPITAL IMPROVEMENTS

Pedestrian Streetlights

Install, repair, replace and maintain pedestrian-style street lights along major commercial corridors and business districts. 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 \$3,750,000.00.

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 \$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 throughout the commercial corridors and general business districts throughout the TIFA Development Area. 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

Joseph Peterson Justice Building: Police Station and 27th District Court Building

Update, enhance, repair and maintain Joseph Peterson House of Justice, Police Station and 27th District Court Building. Construct new security fencing, gates and vehicle storage facilities. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Joseph Peterson House of Justice, Police Station and 27th District Court Building maintenance and improvements are \$5,000,000.00.

Department of Public Services Headquarters

Update, enhance, repair and maintain Department of Public Services Headquarters, including all outbuilding, structures, garages and warehousing. Improve vehicle maintenance and repair facilities, update petroleum/diesel gasoline stations. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Department of Public Services Headquarters and improvements are \$3,000,000.00.

Wyandotte Recycling Center

Update, enhance, repair and maintain the Wyandotte Recycling Center, including all outbuildings and structures. Improve, repair and replace all facilities, update trash and recycling containers, receptacles and compactors. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Recycling Center maintenance and improvements are \$500,000.00.

Wyandotte Animal Adoption and Animal Control Center

Update, enhance, repair and maintain the Wyandotte Animal Adoption and Animal Control Center, including all outbuildings and structures. Improve, repair and replace all facilities, update animal shelters, recreational areas, medical and boarding facilities. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed

throughout the duration of the Plan. Estimated costs for Wyandotte Animal Adoption and Animal Control Center maintenance and improvements are \$500,000.00.

Wyandotte Fire Department Station #2

Update, enhance, repair and maintain the Wyandotte Fire Department Station #2, including all outbuildings and structures. Improve, repair and replace all facilities, update firemen's quarters, residential facilities, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Fire Department Station #2 maintenance and improvements are \$3,000,000.00.

Downriver Waste Water Treatment Facility

Update, enhance, repair and maintain the Downriver Waste Water Treatment Facility, including all outbuildings and structures. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Downriver Waste Water Treatment Facility maintenance and improvements are \$15,000,000.00.

Wyandotte Municipal Services Power Plant

Update, enhance, repair and maintain City of Wyandotte Municipal Services Power Plant. Replace and construct new, modern and efficient generation and other associated capital improvements. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Municipal Services Power Plant maintenance and improvements are \$25,000,000.00.

Wyandotte Municipal Services Head-End / Facilities

Update, enhance, repair and maintain Wyandotte Municipal Services Head-End/Facilities, including all outbuildings and structures. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Municipal Services Head-End/Facilities maintenance and improvements are \$15,000,000.00.

Lincoln Center

Update, enhance, repair and maintain the Lincoln Center, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for the Lincoln Center maintenance and improvements are \$3,000,000.00.

Copeland Center

Update, enhance, repair and maintain the Copeland Center, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for the Copeland Center maintenance and improvements are \$3,000,000.00.

Roosevelt High School

Update, enhance, repair and maintain Roosevelt High School, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Roosevelt High School maintenance and improvements are \$8,000,000.00.

Garfield Elementary School

Update, enhance, repair and maintain Garfield Elementary School, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Garfield Elementary School maintenance and improvements are \$3,000,000.00.

Washington Elementary School

Update, enhance, repair and maintain Washington Elementary School, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Washington Elementary School maintenance and improvements are \$3,000,000.00.

Wyandotte Board of Education

Update, enhance, repair and maintain Wyandotte Board of Education, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Board of Education maintenance and improvements are \$500,000.00.

McKinley School

Demolish, deconstruct and redevelop McKinley School property. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Board of Education maintenance and improvements are \$5,000,000.00.

PARKS & RECREATION

Update, enhance, repair and maintain all of the below parks, recreational spaces and recreational amenities, including all outbuildings and structures. Improve, repair and replace all facilities, equipment, landscapes, hardscapes, fields, and supplementary amenities. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for each location are as follows

- **Kiwanis Park:** \$250,000.00
- **Pulaski Park:** \$250,000.00
- **Polish American Citizens Club Park:** \$250,000.00
- **Knights of Columbus Tot Lot:** \$250,000.00
- **Beaver Park and Ecorse Creek:** \$2,000,000.00
- **Exchange Park:** \$250,000.00
- **Wyandotte Shores Golf Course:** \$20,000,000.00
- **BASF Park:** \$7,500,000.00
- **Bishop Park:** \$7,500,000.00
- **Wyandotte Dog Park:** \$250,000.00
- **Wyandotte Municipal Boat Launch:** \$1,500,000.00
- **Mt. Carmel Cemetery:** \$1,000,000.00

- **Oakwood Cemetery:** \$1,000,000.00
- **Non-motorized Facility Upgrades and Improvements:** \$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 is \$78,000,000.00.

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 is \$9,000,000.00

Miscellaneous Cutover, Power, Electrical, Water and Sewer improvements

Miscellaneous Cutover (or Voltage Conversion Projects) involves converting all remaining 4,800-volt 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 is \$15,000,000.00.

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 take place throughout the duration of the plan and are estimated to cost \$22,000,000.00

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 take place throughout the duration of the plan and are estimated to cost \$80,000,000.00

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 TIFA 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 TIFA 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 TIFA district and to promote the economic growth of the TIFA 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 take place throughout the duration of the plan and are estimated to cost \$50,000,000.00

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; and 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 \$146,516,250.00.

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 anticipated to cost \$100,000.00

EXHIBIT A

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

CAPITAL IMPROVEMENTS

Infrastructure	\$	179,315,000.00
Miscellaneous Capital Improvements	\$	16,250,000.00
New Facilities/Upgrades	\$	92,500,000.00
Parks & Recreation Facilities	\$	44,000,000.00
Utilities	\$	102,000,000.00
	TOTAL	\$ 434,065,000.00

ACQUISITION AND DEVELOPMENT

Residential	\$	22,000,000.00
Commercial, Industrial and Other	\$	80,000,000.00
Development	\$	50,000,000.00
	TOTAL	\$ 152,000,000.00

ADMINISTRATION

	TOTAL	\$ 146,616,250.00
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	GRAND	
	TOTAL	\$ 732,681,250.00

ESTIMATED COST OF DEVELOPMENT

INFRASTRUCTURE

Concrete Resurfacing and Reconstruction		
Roads	\$	119,215,000.00
Sidewalks	\$	60,100,000.00
	TOTAL	\$ 179,315,000.00

MISCELLANEOUS CAPITAL IMPROVEMENTS

Pedestrian Street Lights	\$	3,750,000.00
Tree Planting, Landscaping and Irrigation	\$	10,000,000.00
Streetscape Improvements, Placemaking and Signage	\$	2,500,000.00
TOTAL	\$	16,250,000.00

NEW FACILITIES, UPGRADES AND MAINTENANCE

Joseph R. Peterson Justice Building: Police Dept. and Court	\$	5,000,000.00
Department of Public Services Headquarters	\$	3,000,000.00
Wyandotte Recycling Center	\$	500,000.00
Wyandotte Animal Adoption and Animal Control Center	\$	500,000.00
Wyandotte Fire Department Station #2	\$	3,000,000.00
Downriver Waste Water Treatment Facility	\$	15,000,000.00
Wyandotte Municipal Services Power Plant	\$	25,000,000.00
Wyandotte Municipal Service Head-End / Facilities	\$	15,000,000.00
Lincoln Center	\$	3,000,000.00
Copeland Center	\$	3,000,000.00
Roosevelt High School	\$	8,000,000.00
Garfield Elementary School	\$	3,000,000.00
Washington Elementary School	\$	3,000,000.00
Wyandotte Board of Education	\$	500,000.00
McKinley School	\$	5,000,000.00
TOTAL	\$	92,500,000.00

PARKS & RECREATION FACILITIES

Kiwanis Park	\$	250,000.00
Pulaski Park	\$	250,000.00
Polish American Citizens Club Park	\$	250,000.00
Knights of Columbus Tot Lot	\$	250,000.00
Beaver Park and Ecorse Creek	\$	2,000,000.00
Exchange Park	\$	250,000.00
Wyandotte Shores Golf Course	\$	20,000,000.00
BASF Park	\$	7,500,000.00
Bishop Park	\$	7,500,000.00
Wyandotte Dog Park	\$	250,000.00
Wyandotte Municipal Boat Launch	\$	1,500,000.00
Mt. Carmel Cemetery	\$	1,000,000.00
Oakwood Cemetery	\$	1,000,000.00
Non-motorized Facility Upgrades and Improvements	\$	2,000,000.00
TOTAL	\$	44,000,000.00

UTILITIES

Convert Overhead Lines to Underground	\$	78,000,000.00
Rebuild Telecommunication System	\$	9,000,000.00
Miscellaneous Cutover	\$	15,000,000.00
TOTAL	\$	102,000,000.00

ADMINISTRATION

Professional Services	\$	146,516,250.00
Reassessment of Property Values	\$	100,000.00
TOTAL	\$	146,616,250.00

TABLE 1

**BASE YEAR TAXABLE VALUE CALCULATIONS
WYANDOTTE TAX INCREMENT FINANCE AUTHORITY**

	Real	Personal	CFT	Total
Base Year Total Value	\$ 137,754,830.00	\$ 36,046,800.00	\$ -	\$ 173,801,630.00

TABLE 2

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

Base Year Value	Real		Personal		IFT	
	\$		\$		\$	
		137,754,830.00		36,046,800.00		-
	Total TV	Captured TV	Total TV	Captured TV	Total TV	Captured TV
2020	\$299,738,075	\$161,983,245	\$5,160,044	(\$30,886,756)	\$7,566,429	\$7,566,429
2021	\$307,231,527	\$169,476,697	\$5,289,045	(\$30,757,755)	\$7,755,590	\$7,755,590
2022	\$314,912,315	\$177,157,485	\$5,421,271	(\$30,625,529)	\$7,949,479	\$7,949,479
2023	\$322,785,123	\$185,030,293	\$5,556,803	(\$30,489,997)	\$8,148,216	\$8,148,216
2024	\$330,854,751	\$193,099,921	\$5,695,723	(\$30,351,077)	\$8,351,922	\$8,351,922
2025	\$339,126,120	\$201,371,290	\$5,838,116	(\$30,208,684)	\$8,560,720	\$8,560,720
2026	\$347,604,273	\$209,849,443	\$5,984,069	(\$30,062,731)	\$8,774,738	\$8,774,738
2027	\$356,294,380	\$218,539,550	\$6,133,671	(\$29,913,129)	\$8,994,106	\$8,994,106
2028	\$365,201,739	\$227,446,909	\$6,287,013	(\$29,759,787)	\$9,218,959	\$9,218,959
2029	\$374,331,783	\$236,576,953	\$6,444,188	(\$29,602,612)	\$9,449,433	\$9,449,433
2030	\$383,690,077	\$245,935,247	\$6,605,293	(\$29,441,507)	\$9,685,669	\$9,685,669
2031	\$393,282,329	\$255,527,499	\$6,770,425	(\$29,276,375)	\$9,927,811	\$9,927,811
2032	\$403,114,387	\$265,359,557	\$6,939,686	(\$29,107,114)	\$10,176,006	\$10,176,006
2033	\$413,192,247	\$275,437,417	\$7,113,178	(\$28,933,622)	\$10,430,406	\$10,430,406
2034	\$423,522,053	\$285,767,223	\$7,291,007	(\$28,755,793)	\$10,691,166	\$10,691,166
2035	\$434,110,104	\$296,355,274	\$7,473,282	(\$28,573,518)	\$10,958,445	\$10,958,445
2036	\$444,962,857	\$307,208,027	\$7,660,114	(\$28,386,686)	\$11,232,406	\$11,232,406
2037	\$456,086,928	\$318,332,098	\$7,851,617	(\$28,195,183)	\$11,513,217	\$11,513,217
2038	\$467,489,102	\$329,734,272	\$8,047,908	(\$27,998,892)	\$11,801,047	\$11,801,047
2039	\$479,176,329	\$341,421,499	\$8,249,105	(\$27,797,695)	\$12,096,073	\$12,096,073
2040	\$491,155,737	\$353,400,907	\$8,455,333	(\$27,591,467)	\$12,398,475	\$12,398,475
2041	\$503,434,631	\$365,679,801	\$8,666,716	(\$27,380,084)	\$12,708,437	\$12,708,437
2042	\$516,020,497	\$378,265,667	\$8,883,384	(\$27,163,416)	\$13,026,148	\$13,026,148
2043	\$528,921,009	\$391,166,179	\$9,105,469	(\$26,941,331)	\$13,351,801	\$13,351,801
2044	\$542,144,034	\$404,389,204	\$9,333,105	(\$26,713,695)	\$13,685,596	\$13,685,596
2045	\$555,697,635	\$417,942,805	\$9,566,433	(\$26,480,367)	\$14,027,736	\$14,027,736
2046	\$569,590,076	\$431,835,246	\$9,805,594	(\$26,241,206)	\$14,378,430	\$14,378,430
2047	\$583,829,828	\$446,074,998	\$10,050,734	(\$25,996,066)	\$14,737,891	\$14,737,891
2048	\$598,425,574	\$460,670,744	\$10,302,002	(\$25,744,798)	\$15,106,338	\$15,106,338
2049	\$613,386,213	\$475,631,383	\$10,559,552	(\$25,487,248)	\$15,483,996	\$15,483,996
2050	\$628,720,868	\$490,966,038	\$10,823,541	(\$25,223,259)	\$15,871,096	\$15,871,096
2051	\$644,438,890	\$506,684,060	\$11,094,130	(\$24,952,670)	\$16,267,874	\$16,267,874
2052	\$660,549,862	\$522,795,032	\$11,371,483	(\$24,675,317)	\$16,674,570	\$16,674,570
2053	\$677,063,609	\$539,308,779	\$11,655,770	(\$24,391,030)	\$17,091,435	\$17,091,435
2054	\$693,990,199	\$556,235,369	\$11,947,164	(\$24,099,636)	\$17,518,721	\$17,518,721

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

TABLE 3

ANNUAL MILLAGE RATES SUBJECT TO CAPTURE BY JURISDICTION

<u>Summer - Billed August 1, 2021</u>	
City Operating	14.8686
Refuse	2.4827
Debt-Building Authority (Police/Court/Yack/DPS)	2.4827
Drain O&M	2.9160
Wayne County	5.6483
Total Summer Tax Levy	28.3983
<u>Winter - Billed December 1, 2021</u>	
Wayne County Operating	0.9897
Wayne County Jails	0.9381
Wayne County Community College	3.2408
Huron Clinton Metro Authority	0.2104
Wayne County Transit Authority	0.9991
Wayne County Parks	0.2459
Total Winter Tax Levy	6.624
Summer 2021 Total	28.3983
Winter 2021 Total	6.624
Total DDA Millage Rates 2021	35.0223
Commercial Facility Tax Millage Rate 2021	17.511

TABLE 4

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

YEAR	Real	Personal	Millage	Revenue	IFT	Millage	Revenue	Total Revenue
2020	\$161,983,245	(\$30,886,756)	35.022	\$ 4,591,300.57	\$7,566,429	17.511	\$132,495.74	\$ 4,723,796.30
2021	\$169,476,697	(\$30,757,755)	35.022	\$ 4,858,256.40	\$7,755,590	17.511	\$135,808.13	\$ 4,994,064.53
2022	\$177,157,485	(\$30,625,529)	35.022	\$ 5,131,886.13	\$7,949,479	17.511	\$139,203.33	\$ 5,271,089.47
2023	\$185,030,293	(\$30,489,997)	35.022	\$ 5,412,356.61	\$8,148,216	17.511	\$142,683.42	\$ 5,555,040.02
2024	\$193,099,921	(\$30,351,077)	35.022	\$ 5,699,838.84	\$8,351,922	17.511	\$146,250.50	\$ 5,846,089.35
2025	\$201,371,290	(\$30,208,684)	35.022	\$ 5,994,508.13	\$8,560,720	17.511	\$149,906.77	\$ 6,144,414.90
2026	\$209,849,443	(\$30,062,731)	35.022	\$ 6,296,544.16	\$8,774,738	17.511	\$153,654.44	\$ 6,450,198.59
2027	\$218,539,550	(\$29,913,129)	35.022	\$ 6,606,131.08	\$8,994,106	17.511	\$157,495.80	\$ 6,763,626.88
2028	\$227,446,909	(\$29,759,787)	35.022	\$ 6,923,457.68	\$9,218,959	17.511	\$161,433.19	\$ 7,084,890.87
2029	\$236,576,953	(\$29,602,612)	35.022	\$ 7,248,717.44	\$9,449,433	17.511	\$165,469.02	\$ 7,414,186.46
2030	\$245,935,247	(\$29,441,507)	35.022	\$ 7,582,108.70	\$9,685,669	17.511	\$169,605.75	\$ 7,751,714.45
2031	\$255,527,499	(\$29,276,375)	35.022	\$ 7,923,834.74	\$9,927,811	17.511	\$173,845.89	\$ 8,097,680.63
2032	\$265,359,557	(\$29,107,114)	35.022	\$ 8,274,103.93	\$10,176,006	17.511	\$178,192.04	\$ 8,452,295.96
2033	\$275,437,417	(\$28,933,622)	35.022	\$ 8,633,129.85	\$10,430,406	17.511	\$182,646.84	\$ 8,815,776.68
2034	\$285,767,223	(\$28,755,793)	35.022	\$ 9,001,131.41	\$10,691,166	17.511	\$187,213.01	\$ 9,188,344.42
2035	\$296,355,274	(\$28,573,518)	35.022	\$ 9,378,333.02	\$10,958,445	17.511	\$191,893.33	\$ 9,570,226.35
2036	\$307,208,027	(\$28,386,686)	35.022	\$ 9,764,964.66	\$11,232,406	17.511	\$196,690.67	\$ 9,961,655.33
2037	\$318,332,098	(\$28,195,183)	35.022	\$ 10,161,262.10	\$11,513,217	17.511	\$201,607.93	\$ 10,362,870.04
2038	\$329,734,272	(\$27,998,892)	35.022	\$ 10,567,466.97	\$11,801,047	17.511	\$206,648.13	\$ 10,774,115.11
2039	\$341,421,499	(\$27,797,695)	35.022	\$ 10,983,826.97	\$12,096,073	17.511	\$211,814.34	\$ 11,195,641.31
2040	\$353,400,907	(\$27,591,467)	35.022	\$ 11,410,595.96	\$12,398,475	17.511	\$217,109.69	\$ 11,627,705.66
2041	\$365,679,801	(\$27,380,084)	35.022	\$ 11,848,034.18	\$12,708,437	17.511	\$222,537.44	\$ 12,070,571.62
2042	\$378,265,667	(\$27,163,416)	35.022	\$ 12,296,408.36	\$13,026,148	17.511	\$228,100.87	\$ 12,524,509.23
2043	\$391,166,179	(\$26,941,331)	35.022	\$ 12,755,991.89	\$13,351,801	17.511	\$233,803.40	\$ 12,989,795.28
2044	\$404,389,204	(\$26,713,695)	35.022	\$ 13,227,065.01	\$13,685,596	17.511	\$239,648.48	\$ 13,466,713.49
2045	\$417,942,805	(\$26,480,367)	35.022	\$ 13,709,914.95	\$14,027,736	17.511	\$245,639.69	\$ 13,955,554.65
2046	\$431,835,246	(\$26,241,206)	35.022	\$ 14,204,836.15	\$14,378,430	17.511	\$251,780.68	\$ 14,456,616.83
2047	\$446,074,998	(\$25,996,066)	35.022	\$ 14,712,130.37	\$14,737,891	17.511	\$258,075.20	\$ 14,970,205.57
2048	\$460,670,744	(\$25,744,798)	35.022	\$ 15,232,106.95	\$15,106,338	17.511	\$264,527.08	\$ 15,496,634.03
2049	\$475,631,383	(\$25,487,248)	35.022	\$ 15,765,082.95	\$15,483,996	17.511	\$271,140.26	\$ 16,036,223.20
2050	\$490,966,038	(\$25,223,259)	35.022	\$ 16,311,383.34	\$15,871,096	17.511	\$277,918.76	\$ 16,589,302.11
2051	\$506,684,060	(\$24,952,670)	35.022	\$ 16,871,341.24	\$16,267,874	17.511	\$284,866.73	\$ 17,156,207.98
2052	\$522,795,032	(\$24,675,317)	35.022	\$ 17,445,298.10	\$16,674,570	17.511	\$291,988.40	\$ 17,737,286.50
2053	\$539,308,779	(\$24,391,030)	35.022	\$ 18,033,603.87	\$17,091,435	17.511	\$299,288.11	\$ 18,332,891.98
2054	\$556,235,369	(\$24,099,636)	35.022	\$ 18,636,617.29	\$17,518,721	17.511	\$306,770.32	\$ 18,943,387.60

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