

**Downtown Development Authority
West Dearborn**

**Development and Tax
Increment Financing
Plan Amendment
2003**

Ordinance No. 03-966

June 26, 2003

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I. INTRODUCTION

A. Purpose

The purpose of this Development and Tax Increment Financing Plan is to halt property value deterioration and increase property tax valuation where possible, to eliminate the causes of such deterioration and to promote economic growth in the West Dearborn business district. In order to achieve these purposes, the West Dearborn Downtown Development Authority (WDDDA) has adopted this Plan, which provides generally for the financing of a variety of activities and physical improvements within the downtown district which market, attract and maintain a customer base from which the district can justify investment and development, as authorized by the Downtown Development Authority Act, Act No. 197 of Public Acts of Michigan, 1975, as amended. These activities increase the private sectors ability to invest in the District. The increased private investment caused by WDDDA prevents further deterioration within the District, preserves its historic character and promotes growth in the tax base for the benefit of all taxing units levying taxes within the District.

The City of Dearborn and the Authority believe that a prosperous, vital West Dearborn Business District is essential to the continued well being of the nearby residential areas and to the health of the City of Dearborn in general. The West Dearborn Business District, however, like many aging commercial districts in other Michigan cities and towns, faces constant competition from a changing commercial environment, including newer developments such as mega, discount and regional shopping centers as well as newly emerging internet retail competition. As a means of offsetting the competitive advantage that such newer developments often enjoy, the City and the Authority believe that the powers granted by Act 197, prudently applied, can provide sufficient economic incentives enabling the District to remain competitive.

B. Background and History

The Downtown Development Authority -- West Dearborn was officially formed by the City of Dearborn by Ordinance No. 77-1876 in October, 1977. The Authority consists of an eleven-member¹ board which serves without compensation, composed of the Mayor, business leaders and community representatives. Staff support for the Authority is provided through the City's Economic and Community Development Department or staffing hired by or on behalf of the Authority.

¹ Per Ordinance No. 85-340, adopted October 15, 1985 and effective October 25, 1985.

Downtown District Boundaries. The Authority's downtown district boundaries were initially established under Ordinance No. 77-1876, and subsequently were amended pursuant to the Act in February 1979 by Ordinance No. 79-1916. The 1979 amendment reduced the District's total area by moving the western boundary from Outer Drive east to Military and by moving the eastern boundary from Brady one block west to Oakwood. Ordinance No. 77-1876, as amended by Ordinance No. 79-1916, was readopted by the Re-adoption Ordinance (Ordinance No. 81-54) and renumbered Ordinance No. 81-116, attached hereto as Exhibit I, pages 41-46.

In December 1982, by Ordinance No. 82-264, attached hereto as Exhibit J, pages 47-48, the amended boundaries of the District were amended again to include the northern one-half of the Adams School site between Mason and Monroe, bounded on the north by Morley. The District boundaries are coterminous with the boundaries of the City's Commercial Redevelopment District established in September 1979 by Council Resolution CR 9-936-79 and amended in August 1984 by Council Resolution CR 8-559/560-84.

On August 18, 1998, boundary modifications were approved by the City Council by adoption of Ordinance No. 98-727, attached hereto as Exhibit L, pages 52-53. This amendment changes and extends the boundaries of the West Dearborn Downtown Development Authority to include property south of the railroad tracks between Monroe and Mason.

Development and TIF Plan. Development and Tax Increment Financing Plan No. 1 initially was approved by the City Council on December 21, 1982, by adoption of Ordinance No. 82-265, attached hereto as Exhibit G, page 33.

The Plan was first amended on October 15, 1985, by adoption of Ordinance No. 85-339, attached hereto as Exhibit F, page 32, to (i) delete authorization for tax increment bonds, (ii) add the projects and estimated costs set forth in Downtown Development Study 1985, by Beckett and Raeder, Inc. and Abraham Kadushin Associates (the "1985 Projects"), and (iii) make other technical corrections and modifications necessary for the Plan to reflect recent developments within the Development Area.

The Plan was amended again in 1988 by adoption of Ordinance No. 88-428, attached hereto as Exhibit E, pages 30-31, to provide for the use of TIF revenues in support of the financing of an 800 space automobile parking deck.

The Plan was amended again in 1989 by adoption of Ordinance 89-446, attached hereto as Exhibit D, page 29, to respond to additional input from the Dearborn public schools and public. The 1989 amendment narrowed the scope of the Plan by (i) deleting all projects other than construction of the municipal public parking structure, including deleting all of the 1985 projects, (ii) scaling down the size and cost of the parking structure, (iii) shortening the term of the Plan from 40 to 15 years, and (iv) authorizing the WDDDA to enter into agreements for the sharing of captured assessed value of the District with the various taxing units of government.

On July 7, 1998, the Development and TIF Plan Amendments were approved by the City Council by adoption of Ordinance No. 98-728, attached hereto as Exhibit M, pages 54-55. This amendment changes the previous plan adopted in 1989 by (i) extending the life of the Plan through 2020; (ii) adding activities of Planning and Administration and District Marketing, Promotion and Recruitment; (iii) providing property for additional surface parking; (iv) implementing a Private Sector Improvement Incentive Program; (v) funding streetscape and parking lot reconstruction projects; and (vi) modifying the previously identified parking structure by reducing the size from 800 spaces to approximately 340 and update appropriate cost estimates.

In 1999, the Plan was amended by Ordinance No. 99-764, attached hereto as Exhibit N, pages 56-57. This amendment changes the Plan adopted in 1998 by (i) providing for the potential purchase of properties within the district; (ii) authorizing the subsequent sale of properties purchased for redevelopment/re-use purposes; (iii) allowing demolition of structures on properties within the district to facilitate redevelopment; (iv) authorizing tax increment bonds or otherwise borrow to finance projects identified within the Plan, as permitted by the Act; and (v) extending the life of the plan through 2030.

In 2002, to recognize the increasing number of residents within the district, Ordinance No. 02-872, attached hereto as Exhibit O, pages 58-59, was adopted creating the West Dearborn Development Area Citizens' Council to act as an advisory board relating to proposed amendments and modifications to the Tax Increment Financing Plan.

In 2003, the Plan was amended by Ordinance No. 03-966, attached hereto as Exhibit P, pages 60-61. This amendment changes the Plan adopted in 1999 by (i) providing for the development of more than one parking deck, for which the capacity will be determined by the needs of development and of the district as a whole; (ii) describing intended bond financing; (iii) adding a new activity, environmental due care; and, (iv) generally updating project descriptions, cost estimates, and time-tables contained in the previous plan.

C. Definitions and Abbreviations

“Act” or “Act 197” means Act No. 197, Public Acts of Michigan, 1975, as amended.

“Authority” or “WDDDA” means the Downtown Development Authority--West Dearborn.

“Development Area” means the project area in the District to which the Authority’s Development and Tax Increment Financing Plan, as amended, is applicable. The Development Area shall be coterminous with the District.

“District” means the downtown district, established by the City pursuant to the Act, within which the Authority exercises its powers and which is described in Ordinance 98-727 (Exhibit L).

“Plan” means the Authority’s Development and Tax Increment Financing Plan, as amended from time to time.

“Tax Levy” means the ad valorem tax which the Authority is authorized to levy on real and tangible personal property in the District under Section 12 of the Act.

“TIF” means tax increment financing, as provided for under the Act.

II. DEVELOPMENT PLAN

This Development Plan contains the information required by Section 17(2) of Act 197.

Section 17(2)(a)

DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS OR OTHERWISE.

The Development Area is bounded generally by Oakwood on the east, the Conrail right-of-way on the south, Military on the west and Garrison on the north, although various properties to the north of Garrison and south of the Conrail right-of-way fall within the Development Areas, as shown on the District Boundary Map, attached as Exhibit A, to this Development Plan. The major thoroughfare is Michigan Avenue, which roughly bisects the Development Area on an east-west axis. Also included within the Development Area are portions of Tenny, Howard, Mason, Monroe, Newman, West Village Drive and Morley Streets.

Section 17(2)(b)

LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, LOCATION, CHARACTER AND EXTENT OF CATEGORIES OF PUBLIC AND PRIVATE LAND USES EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.

An Existing Land Use Map is attached as Exhibit B, to this Development Plan, setting forth the foregoing. The general pattern of mixed land uses within the development area is not expected to materially change as a result of this Development Plan. However, if the Authority and City of Dearborn were to determine that a land use change would be necessary or convenient to initiate or facilitate a beneficial redevelopment project, a land use change could be made. A legal description of the Development Area is contained within Ordinance No. 98-727, attached hereto as Exhibit L.

COMBINED

Section 17(2)(c)

Section 17(2)(d)

Section 17(2)(e)

- (c) **DESCRIPTION OF EXISTING IMPROVEMENTS TO BE DEMOLISHED, REPAIRED OR ALTERED, INCLUDING DESCRIPTION OF REPAIRS AND ALTERATIONS, AND ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.**
- (d) **LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF IMPROVEMENTS AND ESTIMATED TIME FOR COMPLETION.**
- (e) **STAGES OF CONSTRUCTION AND ESTIMATED TIME OF EACH STAGE.**

This section of the plan is intended to reflect current and future programs and activities of the WDDDA. WDDDA programs and activities completed prior to this 2003 amendment, therefore, are not included.

The WDDDA plans to undertake a broad spectrum of projects, programs and activities under this Plan. Listed below are the general categories and a brief description of each:

A) Planning and Administration

Activities under this category will include soft costs necessary to implement and carry out activities identified within the Plan. Examples include studies, analysis, data gathering, overall program management, audits, legal and other professional services as well as support staff costs.

Funding for planning and administration will require annual appropriations beginning in the first year of this Plan and in each following year throughout the life of the Plan. The number and complexity of activities during any one year will dictate annual funding needs, however, an annual average (to be adjusted for inflation) will be \$200,000 per year.

B) District Marketing, Promotion, Recruitment, Support of Arts and Cultural Programs

This category includes activities that coordinate district marketing, various promotions, business retention and attraction, management of joint business services (waste management security, snow removal, etc.) that sustain and increase business activity within the district.

Activities will occur annually throughout the life of this Plan. Estimated cost will average \$150,000 per year, adjusted for inflation.

C) Private Sector Improvement Incentives

Activities within this category will provide TIF funding to encourage private sector improvements. (Incentives to attract and retain appropriate businesses to locate within the district as determined necessary by the WDDDA board and to the extent permitted by law.)

The level of participation under this Plan will be determined on a case by case basis. The WDDDA board will determine an appropriate percentage of participation necessary to achieve its goal. Incentives will be available as opportunity presents itself over the life of the Plan. A \$500,000 overall budget will be established with annual appropriations determined by the WDDDA and Dearborn City Council when adopting annual WDDDA/TIF budgets.

D) Public Facility Improvements

The WDDDA plans to undertake several public improvements within the district. Projects will include developing additional parking (surface lots and parking decks), streetscape improvements, street and parking lot lighting improvements, placing utilities underground, redesign and reconstruction of existing public parking lots within the district and signage for the district.

1) Reconstruction and Improvement--Existing Parking

In 2002, the City of Dearborn, with the WDDDA as a major partner, initiated a long overdue program to reconstruct, reconfigure, and beautify the public surface parking lots in the Development Area. Improvements to the public parking lots may include various components such as reconstruction, lighting (both in the lot and on streets adjacent to the lot), underground utilities, landscaping and other amenities necessary to create a functional yet pedestrian friendly environment.

During the summer of 2002, three surface lots north of Michigan Avenue between Military and Monroe were reconstructed. The work on these lots will continue in 2003 to include parking lot lighting, Garrison Avenue street lighting, landscaping, and other pedestrian friendly amenities.

It is anticipated that this program will continue until all of the Development Area surface lots have been reconstructed. The program envisions reconstructing lots in logical groupings, staging the construction so that the impact to parking capacity and convenience is minimized. This activity should be completed within a 2-4 year time frame.

The redevelopment of lots that are under consideration for development of parking structures, however, may be delayed until decisions regarding the future use of those lots have been made.

The estimated total cost for the reconstruction and beautification of existing surface lots throughout the Development Area is \$5,000,000.

2) Construction--New Parking

As redevelopment and other positive changes in the area increase the demand for parking, it will be desirable to increase the number of available parking spaces. Construction of new surface parking is generally more economical than the construction and maintenance of parking structures and will be considered if the need and opportunity arises.

In general, however, there is no undeveloped land in the Development Area. Therefore, it is anticipated that the need for increased parking capacity will be addressed vertically, through the construction of parking decks.

The current "Jacobson Redevelopment" initiative (a mixed-use development project south of Michigan Avenue between Tenny and Howard) contemplates the construction of two parking decks. The capacity of these decks, currently under study, shall be sufficient to meet the anticipated needs development project, as well those of the surrounding area.

These decks will be constructed on the site of the surface parking lot south of West Village Drive between Tenny and Howard. This construction will be carefully coordinated with the construction of the mixed-use redevelopment project contemplated for this site. The current estimate of cost for construction of parking decks associated with this redevelopment project (including architectural, engineering, management, and other associated costs) is \$12,000,000 excluding debt service costs and will be financed through the issuance of bonds.

Future redevelopment initiatives, the increasing vitality of the Development Area, and other positive changes are expected to continue to increase the demand for parking spaces. It is anticipated that, even without additional redevelopment projects, at least one additional parking deck will be constructed within the next 3-5 year period. At present, parking studies suggest that one likely site for construction of a parking deck is the surface lot south of Michigan between Mason and Monroe. Staging of major construction projects, such as this, will be coordinated with other ongoing projects, and expedited (generally phased over 1-2 construction seasons) in a manner to cause the least possible disruption to the area as a whole.

Future redevelopment projects (as yet undetermined) that increase the density of the Development Area will also require the construction of parking decks to meet any projected increase in parking demand.

WDDDA Plan budget for "future" parking deck construction, \$6,000,000.

Costs to construct additional parking may be partially offset by revenues from user fees, special assessments, or other non-TIF contributions.

3) Streetscapes

In addition to Michigan Avenue serving as the major thoroughfare through the district, a number of secondary streets serve the district including Oakwood, Monroe, Mason, Howard, Military, Garrison and Newman/West Village Drive. The WDDDA plans to implement streetscape beautification projects on Michigan Avenue and all of the secondary streets which would include landscaping, street furniture, underground utilities, special sidewalk paving, decorative lighting and other pedestrian friendly features. Streetscape improvements may extend into neighborhoods abutting the district to link commercial and residential areas and promote area residents to walk to the district businesses.

In 2002, the WDDDA Streetscape Committee initiated a program that provided decorative litter receptacles and planters that are now located along Michigan Avenue. In 2003, the Committee will add decorative benches, additional litter receptacles, and updated pedestrian scale street lighting. These amenities will be placed on secondary streets as well as Michigan Avenue.

Projects planned for the next 2-4 year period include decorative street signage, painting other existing light and utility poles to better coordinate with new decorative amenities, and the enhancement and upkeep of plantings throughout the area.

Projects that involve construction (such as decorative paving or underground utilities) will generally be staged to coincide with other related construction projects in the area (such as street or parking lot resurfacing). Such projects will generally be completed in one stage, during one construction season.

The estimated cost for all current and future streetscape activities is \$1,500,000.

4) District Signage

The WDDDA plans to design and implement a district wide signage program. Signs will welcome customers to the district and direct them to parking areas and to district businesses. Kiosks may be constructed and located in public areas providing a directory of the district's businesses and services along with their location.

The signage project may begin in approximately 2003 and may run through 2005. The project would be completed over the three-year period.

Cost of the signage program is estimated at \$250,000. The WDDDA will be investigating a cost share program whereby businesses would contribute a portion of the cost by special assessment or other contributions.

E) Property Purchase; Conveyance; Demolition

From time to time during the life of this Plan, properties within the district may be acquired, conveyed, and/or demolished for the purpose of facilitating redevelopment. The Authority may purchase buildings and other property from time to time to assure coherent and beneficial redevelopment by demolishing existing buildings and selling the property to a third party.

The Authority may decide to purchase other properties within the district to spur further development. Opportunities may become available which require an immediate action by the Authority. This Plan, therefore, provides for "response to opportunities," and permits the Authority to purchase property, demolish buildings and to sell, lease or convey property to public or private entities to meet the objectives of this Plan as determined by the Board of the WDDDA.

Cost of acquisition is estimated at \$3 million and demolition is estimated at \$1.5 million. The WDDDA plans to pursue other funding sources whenever possible to support their activities.

F) Environmental Due Care Activities

To implement or facilitate various improvements and developments contemplated in this Plan, the WDDDA may undertake environmental investigations, remediation or due care activities. Environmental activities are estimated at \$2 million.

Financing Projects

Projects and activities described within this Plan will require financial support beyond TIF revenues captured under this Plan. The City and WDDDA are investigating various mechanisms to generate additional revenues through special assessments, parking user fees, creation of a Business Improvement District (BID), donations and other means as may be identified.

Section 17(2)(f)

PARTS OF DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND USE CONTEMPLATED FOR SUCH SPACE.

For the purpose of this section, "open space" includes, but is not limited to, landscaped areas, courtyards, parks, and parking lots. In general, current open space will remain open with no contemplated change of use.

However, current redevelopment initiatives, increases or decreases in the demand for parking, and future redevelopment initiatives may result in the conversion of current open spaces to other uses such as parking deck(s), new development, or a combination of both.

The current "Jacobson Redevelopment" initiative contemplates the conversion of the site's current surface parking lot to a mixed-use development with open spaces and two public parking decks.

As with the "Jacobson Redevelopment", any future development initiatives that impact current open space, will be expected to include landscaping or other features that will at least partially offset the loss of current open space.

Section 17(2)(g)

PORTIONS OF THE DEVELOPMENT AREA WHICH THE WDDDA DESIRES TO SELL, DONATE, EXCHANGE OR LEASE TO OR FROM THE MUNICIPALITY AND PROPOSED TERMS.

The City or WDDDA may convey, donate, exchange or lease property as necessary to carry out the projects and activities described within this Plan.

Section 17(2)(h)

ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES.

As previously described, the WDDDA plans to relocate overhead utilities to underground in connection with streetscape activities and parking lot reconstruction.

Material changes in zoning, streets, street level, intersections and utilities are not contemplated at the time of this Plan's writing. However, if the Authority and City determine changes would be necessary or convenient to achieve the goal of redeveloping the district, these changes would be undertaken.

Section 17(2)(i)

ESTIMATE OF COST OF DEVELOPMENT, STATEMENT OF PROPOSED METHOD OF FINANCING THE DEVELOPMENT AND THE ABILITY OF THE DDA TO ARRANGE THE FINANCING.

The total cost of various elements of the Development Plan are estimated to be \$61,550,000 (including estimated financing costs). To finance the Plan, a combination of cash payments and issuance of a bond or bonds supported by future TIF revenues, parking user fees and other support such as special assessments and creation of a Business Improvement District may be utilized.

As previously described, the cost of parking facilities and other public facility improvements associated with the "Jacobson Redevelopment" project is currently estimated not to exceed \$12,000,000. In order to obtain the lowest financing cost for this project, it is contemplated that the City will issue one or more series of its general obligation bonds pursuant to Section 16 of Act 197 to pay the cost of the project, and that the WDDDA will pay its tax increment revenues to the City in amounts sufficient to pay the debt service on said bonds. In the event that funds of the WDDDA are insufficient to pay the principal of and interest on said bonds as they become due, the WDDDA will reimburse the City in whole for such payments from funds of the WDDDA as the same are received.

Throughout the life of this plan, the WDDDA may consider issuing bonds in addition to the above described bonds for the "Jacobson Redevelopment". Whenever the WDDDA contemplates issuing bonds utilizing the full faith and credit of the City of Dearborn, City Council approval will be requested and secured. Further, the WDDDA may enter into agreements with the Dearborn Municipal Building Authority or Parking Authority, pledging the future TIF revenues to pay debt service on the bonds. Additionally, the WDDDA may seek to use another financing mechanism permitted by the Act if it is determined to be a more feasible method to finance the projects identified.

Pursuant to Act 197, the WDDDA's contractual obligations also are permitted to be financed by donations received by the WDDDA, proceeds of a tax imposed pursuant to Section 12 of Act 197, proceeds of a special assessment district created as provided by law, money obtained from other sources approved by the City Council, or a combination of the foregoing sources.

Table I, Page 16, summarizes the total estimated project costs identified within this Plan (including financing costs). The number of projects contemplated is ambitious and implementation of some projects may be dependent upon obtaining other revenue to support the total Plan.

Table II, Page 17, projects TIF revenues over the life of the Plan. Estimated revenues in Table II are based on a projected 2.25% annual growth rate in State Equalized Value (SEV) for the District at millage rates currently in effect.

Both projected revenues and expenditures are estimates based on the best information available at this time. However, attempting to project almost thirty years into the future is difficult at best. Revenues and project cost estimates may experience substantial variances from the Plan.

**WEST DEARBORN DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT FINANCING
PROPOSED EXPENDITURES**

| | |
|--|----------------------------|
| Reconstruction/Improvement--Existing Parking | 5,000,000 |
| Construction--New Parking | 18,000,000 |
| Planning/Admin (\$200,000/yr.) | 5,600,000 |
| Incentive Program | 500,000 |
| Marketing/Promotion (\$150,000/yr.) | 4,200,000 |
| District Signage | 250,000 |
| Streetscapes | 1,500,000 |
| Property Purchases | 3,000,000 |
| Demolition | 1,500,000 |
| Environmental Due Care | 2,000,000 |
| Other (Inflation, Financing, Contingencies) | <u>20,000,000</u> |
| TOTAL | <u>\$61,550,000</u> |

NOTE: This table is for illustration purposes only. Figures used within program categories represent the WDDDA's best estimate at this time and are subject to review and change. Actual amounts may vary, even substantially, from these estimates, and different program categories may be pursued.

TABLE II

City of Dearborn
West Dearborn Downtown Development Authority
West Dearborn TIF Projection

| | <u>District SEV</u> (True Cash * 50%) | <u>Captured SEV</u> (District SEV - \$11,121,012) (Base Year SEV) | <u>Total TIF</u> <u>Receipts</u> (Captured SEV * Tax Rates) | <u>TIF Fund Balance</u> |
|---------------------------------|--|--|--|-------------------------|
| Actual: | | | | |
| 1984-2002 Total | | | | 3,178,476 |
| Projected: | | | | |
| 2002-03 | 33,457,659 | 22,336,647 | 517,551 | 3,696,027 |
| 2003-04 | 34,210,457 | 23,089,445 | 534,994 | 4,231,021 |
| 2004-05 | 40,405,192 | 29,284,180 | 678,529 | 4,909,550 |
| 2005-06 | 46,739,309 | 35,618,297 | 825,294 | 5,734,844 |
| 2006-07 | 47,790,944 | 36,669,932 | 849,661 | 6,584,505 |
| 2007-08 | 48,866,240 | 37,745,228 | 874,577 | 7,459,082 |
| 2008-09 | 49,965,730 | 38,844,718 | 900,051 | 8,359,132 |
| 2009-10 | 51,089,959 | 39,968,947 | 926,100 | 9,285,233 |
| 2010-11 | 52,239,483 | 41,118,471 | 952,736 | 10,237,968 |
| 2011-12 | 53,414,871 | 42,293,859 | 979,971 | 11,217,939 |
| 2012-13 | 54,616,706 | 43,495,694 | 1,007,818 | 12,225,757 |
| 2013-14 | 55,845,582 | 44,724,570 | 1,036,290 | 13,262,047 |
| 2014-15 | 57,102,107 | 45,981,095 | 1,065,405 | 14,327,452 |
| 2015-16 | 58,386,905 | 47,265,893 | 1,095,174 | 15,422,626 |
| 2016-17 | 59,700,610 | 48,579,598 | 1,125,616 | 16,548,242 |
| 2017-18 | 61,043,874 | 49,922,862 | 1,156,737 | 17,704,978 |
| 2018-19 | 62,417,361 | 51,296,349 | 1,188,562 | 18,893,540 |
| 2019-20 | 63,821,751 | 52,700,739 | 1,221,101 | 20,114,642 |
| 2020-21 | 65,257,741 | 54,136,729 | 1,254,375 | 21,369,017 |
| 2021-22 | 66,726,040 | 55,605,028 | 1,288,396 | 22,657,413 |
| 2022-23 | 68,227,376 | 57,106,364 | 1,323,183 | 23,980,596 |
| 2023-24 | 69,762,492 | 58,641,480 | 1,358,753 | 25,339,350 |
| 2024-25 | 71,332,148 | 60,211,136 | 1,395,122 | 26,734,472 |
| 2025-26 | 72,937,121 | 61,816,109 | 1,432,310 | 28,166,782 |
| 2026-27 | 74,578,206 | 63,457,194 | 1,470,335 | 29,637,117 |
| 2027-28 | 76,256,216 | 65,135,204 | 1,509,215 | 31,146,332 |
| 2028-29 | 77,971,981 | 66,850,969 | 1,548,970 | 32,695,302 |
| 2029-30 | 79,726,350 | 68,605,338 | 1,589,620 | 34,284,922 |
| TOTAL PROJECTED RECEIPTS | | | 31,106,446 | |

Projections based on:

| | |
|--------------------|---------|
| SEV Growth Factor: | 2.25% |
| City Millage: | 14.7800 |
| County Millage: | 8.3905 |

Total TIF Receipts based on taxable value of Jacobson
Redevelopment of \$10,850,000. Projections reflect development
being completed equally in 2004-05 and 2005-06.

NOTE: This spreadsheet is for illustration purposes only. Figures used represent the City's best estimate at this time and are subject to review and change. Actual amounts may vary, even substantially, from these estimates.

Section 17(2)(j)

DESIGNATION OF PERSONS OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD OR CONVEYED, AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN.

The WDDDA will convey, lease or sell all or a portion of the development to any entity, public or private, as may be necessary or convenient to carry out this Plan. An example would be to enter a lease agreement with the City or Municipal Building Authority to facilitate the development of the parking structure.

Section 17(2)(k)

**PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING OR CONVEYING
ALL OR ANY PORTION OF THE DEVELOPMENT.**

The WDDDA will comply with the procedures set forth in State law.

Section 17(2)(l)

ESTIMATES OF THE NUMBERS OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.

Approximately 110 people reside in the Development Area. No families or individuals will be displaced by the various projects described herein.

Section 17(2)(m)

A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.

Not applicable.

Section 17(2)(n)

PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, BEING PUBLIC LAW 91-646, 42 U.S.C. SECTIONS 4601, ET SEQ.

Not applicable.

Section 17(2)(n)

PLAN FOR COMPLIANCE WITH ACT 227 OF 1972, BEING SECTIONS 213.321 - 213.332 OF MICHIGAN COMPILED LAWS.

Not applicable.

Section 14(2)

A. TAX INCREMENT PROCEDURE

Tax increment revenue to be transmitted to a downtown development authority is generated when the current assessed value of all properties within a development area exceeds the initial assessed value of the properties. The initial assessed value is defined in Act 197 as “the most recently assessed value of all taxable property within the boundaries of the development area at the time the ordinance establishing the area is approved.” The current assessed value refers to the assessed value of all properties, real and personal, within the development area as established each year subsequent to the adoption of the tax increment financing plan. The amount in any one year by which the current assessed value exceeds the initial assessed value is defined as the “captured assessed value.” The tax increment revenue transmitted to the authority results from applying the total tax levy of all taxing units within the development area to the captured assessed value.

Increases in assessed values within a development area which result in the generation of tax increment revenues can result from any of the following:

- a. Construction of new developments occurring after the date establishing the “initial assessed value.”
- b. Rehabilitation, remodeling, alterations, or additions occurring after the date establishing the “initial assessed value.”
- c. Increases in property values that occur for any other reasons.

Tax increment revenues transmitted to the authority can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements described in the Plan, can be contractually obligated to the municipality as a revenue source with which to meet debt service on certain of the municipality’s obligations, or can be pledged for debt service on general obligation tax increment bonds issued by the municipality.

For the duration of the tax increment financing plan, the local taxing jurisdictions will continue to receive tax revenues based upon the initial assessed value. The authority, however, (subject to the provisions of agreements for the sharing of captured assessed value) receives that portion of the tax levy of all taxing jurisdictions paid each year on the captured assessed value of the property within the development area; provided, however, that the Authority will not receive any part of a millage specifically levied for the payment of principal of and interest on obligations approved by the electors or obligations pledging the unlimited taxing power of a local governmental unit.

For example, suppose that in the first year a tax increment financing plan relating to a development area having a state equalized value of \$5,000,000 is established. The initial assessed value is \$5,000,000. Assume that the tax rate applicable to the development area is 22 mills, and that of the 22 mills, 2 mills are levied by various taxing units for the payment of principal and interest on obligations described above. In the first year the taxes on the eligible property will be \$110,000 (22 mills times \$5,000,000). None of those taxes will be paid to the authority. In the second year, because of construction, the state equalized valuation of the development area is \$25,000,000. The current assessed value in year two is \$25,000,000 and the captured assessed value is \$20,000,000 (\$25,000,000 less the initial assessed value of \$5,000,000).

If there were no agreements for the sharing of captured assessed value, the authority would receive tax increments of \$400,000 (20 mills times \$20,000,000). The taxing jurisdictions would receive \$150,000 (22 mills times the initial assessed value of \$5,000,000 plus 2 mills times the captured assessed value of \$20,000,000). In each subsequent year for the duration of the tax increment financing plan a similar computation would be made.

If agreements to share captured assessed value are in place, the calculations would be adjusted to reflect the terms of those agreements. If we assume that agreements were in effect to share with each of the taxing jurisdictions 50% of the captured assessed value, the calculation for year two would be as follows: Tax increment revenue paid to the authority would be \$200,000 (20 mills times \$10,000,000 which represents one half of the captured assessed value) and the taxing jurisdictions would receive \$350,000 (22 mills times \$5,000,000, the initial assessed value, plus 22 mills times \$10,000,000 which represents the shared captured assessed value, plus 2 mills times \$10,000,000 representing the unshared captured assessed value.) The WDDDA is authorized by this Plan to enter into agreements to share a portion of the captured assessed value. Such agreements are subject to negotiation with the foregoing example, the WDDDA will not capture any TIF revenues attributable to the application of voted millage levied by any taxing units for debt service.

The WDDDA may expend tax increment revenues only in accordance with the tax increment financing plan; surplus revenues revert proportionally to the respective taxing jurisdictions. The tax increment financing plan may be modified upon approval of the City Council after notification and hearings as required by Act 197. When the City Council finds that the purposes for which the Plan was established have been accomplished, they may abolish the Plan.

B. MAXIMUM INDEBTEDNESS AND DURATION OF PLAN

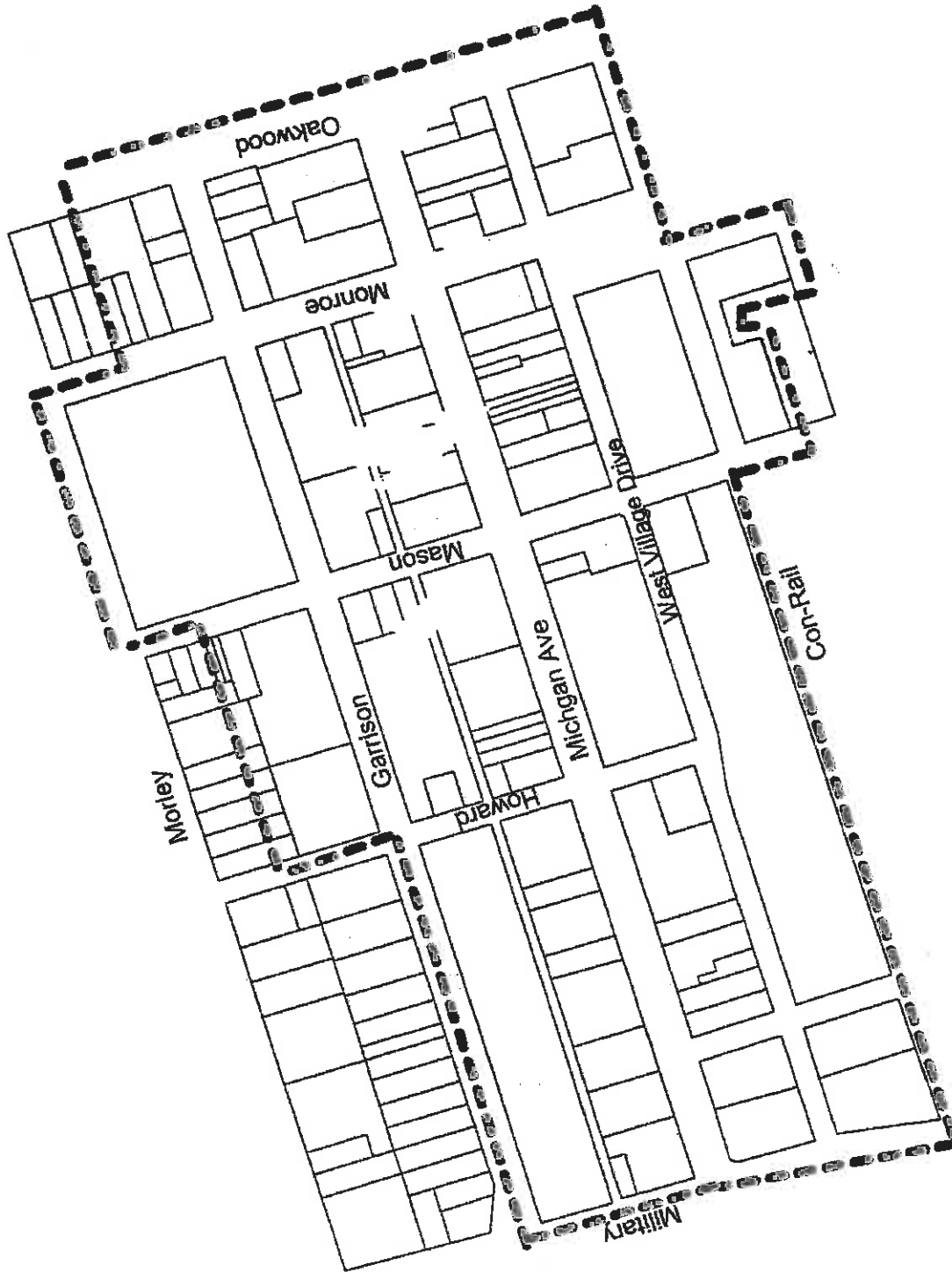
The maximum amount of bonded indebtedness to be incurred under this Tax Increment Plan is not to exceed \$20 million. The maximum duration of the Plan will run through the calendar year 2030 or such time as necessary to fully repay any and all indebtedness created under this Plan.

C. ESTIMATED IMPACT ON ALL TAXING JURISDICTIONS

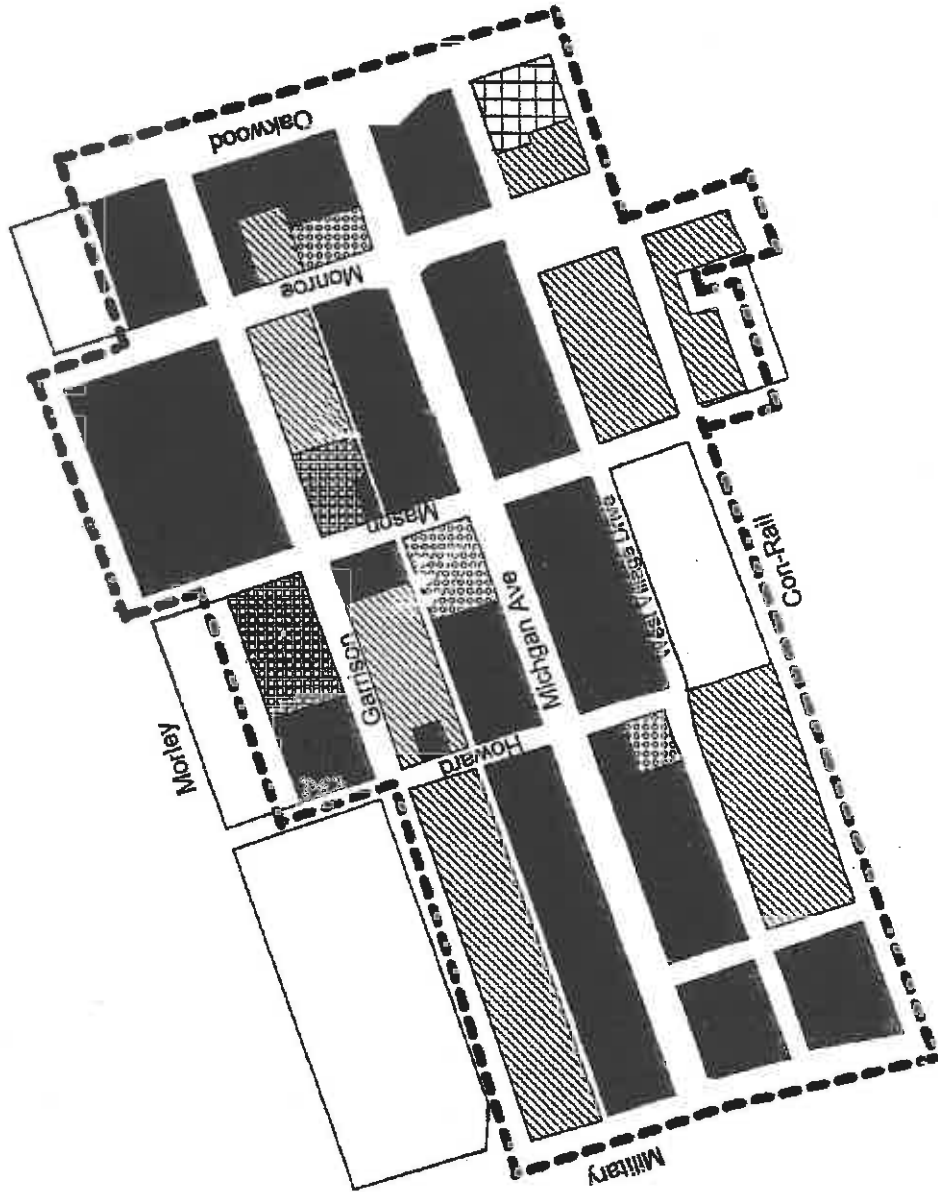
All taxing units should benefit from the projects and programs initiated under this Plan. The WDDDA Plan will strengthen the Downtown District and arrest stagnation and deterioration in property values. A strengthened district will result in higher property value translating into a proportionate increase in property taxes derived from the district.

It is anticipated that the public improvements and programs proposed for the district will induce private sector investment and provide long-term stability and growth in the Downtown District. This will greatly benefit all taxing jurisdictions that are dependent upon the well being of the Downtown District which impacts the surrounding residential neighborhoods and the city in general. Activities funded under this Plan are an investment in the future of the downtown to assure a viable business district will be part of Dearborn's future. (See Table II, Page 17.)

**DOWNTOWN WEST DEARBORN
DEVELOPMENT/TIF AREA BOUNDARY MAP**



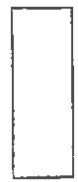
DOWNTOWN WEST DEARBORN EXISTING LAND USE MAP



Legend



Commercial



Residential



Industrial



Churches



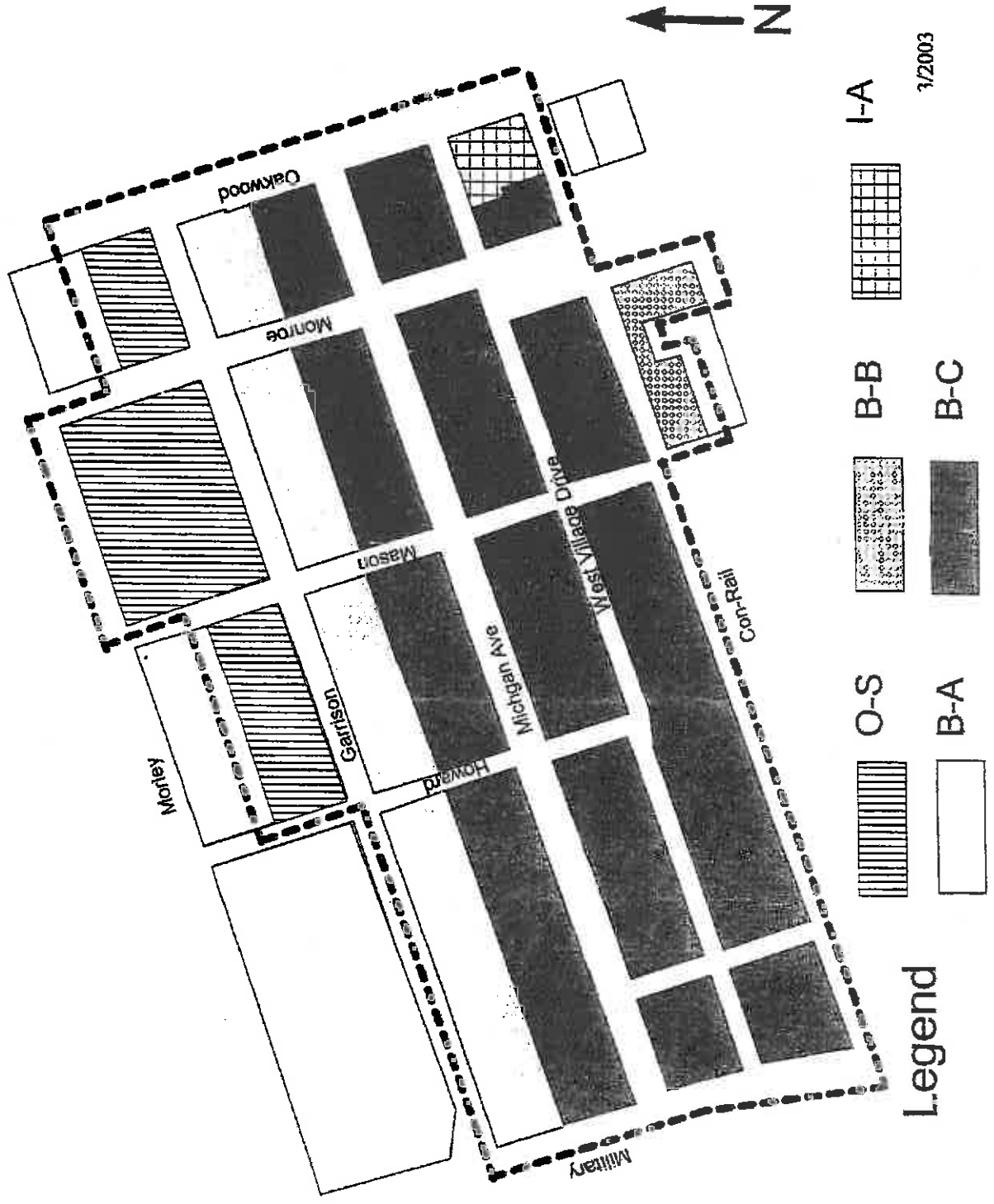
Municipal Building &
Public Utilities



Public Parking Lots

3/2003

**DOWNTOWN WEST DEARBORN
EXISTING ZONING MAP**



Legend

- O-S
- B-A
- B-B
- B-C
- I-A
- 3/2003

EXHIBIT D

ORDINANCE NO. 89-446

AN ORDINANCE TO AMEND ORDINANCE NO. 82-265, AS AMENDED,
AN ORDINANCE TO ADOPT THE DEVELOPMENT AND TAX
INCREMENT FINANCING PLAN NO. 1 OF THE
DOWNTOWN DEVELOPMENT AUTHORITY - WEST DEARBORN

THE CITY OF DEARBORN ORDAINS:

Section 1. The City Council has been presented with the Development and Tax Increment Financing Plan No. 1, as amended, of the Downtown Development Authority - West Dearborn (the "Authority"), which was amended and adopted by that body on January 23, 1989 (as amended and adopted, the "Plan"), pursuant to the provisions of Act 197 of the Public Acts of Michigan, 1975, as amended (the "Act"). The City Council hereby determines that the Plan constitutes a public purpose.

Section 2. The City Council hereby modifies the Plan as follows:

(a) Commencing with the taxes due and payable on July 1, 1989, the Authority shall retain none of the tax levied by the Dearborn Public Schools (the "School District") on real and personal property in the development area on the captured assessed value. The City Treasurer shall pay over to the School District all of the tax levied by the School District on the real and personal property in the development area on the captured assessed value in the ordinary course.

(b) The Authority shall return to the School District moneys collected through June 30, 1989, pursuant to the Plan which are attributable to the application of tax millage levied by the School District in the development area on the captured assessed value. Such moneys shall be returned from tax increment revenues received by the Authority remaining after the Authority has paid over to the City the amounts required to pay debt service on the municipal parking structure bonds authorized by the Plan, together with interest thereon, as set forth more specifically in Exhibit K to the Plan.

Section 3. The Plan, as modified by the foregoing Section 2, is hereby approved.

Section 4. As required by the Act, the City Council has in reviewing and approving the Plan as modified herein taken into account the following considerations:

(a) The Development Plan meets the requirements set forth in section 17(2) of the Act and the Tax Increment Financing Plan meets the requirements set forth in section 14(2) of the Act.

AN ORDINANCE TO AMEND ORDINANCE NO. 82-265, AS AMENDED
ENTITLED, "AN ORDINANCE TO ADOPT THE DEVELOPMENT AND TAX
INCREMENT FINANCING PLAN NO. 1 OF THE DOWNTOWN
DEVELOPMENT AUTHORITY - WEST DEARBORN"

THE CITY OF DEARBORN ORDAINS:

That Ordinance No. 82-265, entitled, "An Ordinance To Adopt The Development And Tax Increment Financing Plan No. 1 Of The Downtown Development Authority - West Dearborn" is hereby amended by changing and/or renumbering/adding Sections 1 through 6 as follows:

Section 1. The Development and Tax Increment Financing Plan No. 1, as amended, of the Downtown Development Authority - West Dearborn, which was adopted by that body on June 13, 1988, is hereby approved and adopted pursuant to Section 19 of Act 197 of the Public Acts of Michigan, 1975, as amended (the "Act"), and the City does specifically find that said Plan, as amended, constitutes a public purpose.

Section 2. As required by the Act, the City Council has in reviewing the Plan taken into account the following considerations:

(a) The Development Plan meets the requirements set forth in section 17(2) of the Act and the Tax Increment Financing Plan meets the requirements set forth in section 14 (2) of the Act.

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

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

(d) The land included within the Development Area to be acquired (to the extent required by the Plan) is reasonably necessary to carry out the purposes of the Plan and the purposes of the Act in an efficient and economically satisfactory manner.

(e) The Development Plan is in reasonable accord with the master plan of the City.

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

(g) Changes in streets, street levels, intersections, and utilities (to the extent required by the Plan) are reasonably necessary for the Project and for the City.

Section 3. A copy of the Development and Tax Increment Financing Plan No. 1, as amended of the Downtown Development Authority - West Dearborn, which was adopted by that Body on June 13, 1988, which is approximately thirty-five pages in length shall be maintained on file in the Office of the City Clerk for inspection by the public at all times during regular business hours.

Section 4. Should any section, clause or phrase of this Ordinance be declared to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 5. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 6. This Ordinance shall take effect the day after its publication in accordance with the provisions of Chapter 9, Section 9.2 of the City Charter.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing Ordinance adopted on September 6, 1988 and published on September 14, 1988, effective the day following publication.

MICHAEL A. GUIDO, Mayor

DUANE WYDENDORF, City Clerk

ORDINANCE NO. 85-339

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AN ORDINANCE TO AMEND ORDINANCE NO. 82-265
AN ORDINANCE TO ADOPT THE DEVELOPMENT AND TAX
INCREMENT FINANCING PLAN NO. 1 OF THE
DOWNTOWN DEVELOPMENT AUTHORITY-WEST DEARBORN

THE CITY OF DEARBORN ORDAINS:

Section 1. The Development and Tax Increment Financing Plan No. 1, as amended, of the Downtown Development Authority-West Dearborn is hereby adopted pursuant to Michigan Compiled Laws Section 125.1669, and the City does specifically find that said Plan, as amended, constitutes a public purpose.

Section 2. A copy of the Development and Tax Increment Financing Plan No. 1, as amended, of the Downtown Development Authority-West Dearborn, which was adopted by that Body on November 4, 1982, modified on December 9, 1982, and amended on August 8, 1985, which is approximately thirty-three pages in length shall be maintained on file in the Office of the City Clerk for inspection by the public at all times during regular business hours.

Section 3. Should any section, clause or phrase of this Ordinance be declared to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 4. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 5. This Ordinance shall take effect the day after its publication in accordance with the provisions of Chapter 9, Section 9.2 of the City Charter.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing Ordinance adopted on October 15, 1985 and published on October 24, 1985, effective the day following publication.

JOHN B. O'REILLY, Mayor

DUANE WYDENDORF, City Clerk

EXHIBIT G

ORDINANCE 82-265

**AN ORDINANCE TO ADOPT THE DEVELOPMENT
AND TAX INCREMENT FINANCING PLAN NO. 1 OF
THE DOWNTOWN DEVELOPMENT AUTHORITY - WEST DEARBORN**

THE CITY OF DEARBORN ORDAINS:

Section 1. The Development and Tax Increment Financing Plan No. 1, as amended, of the Downtown Development Authority-West Dearborn is hereby adopted pursuant to Michigan Compiled Laws Section 125.1669, and the City does specifically find that said Plan, as amended, constitutes a public purpose.

Section 2. A copy of the development and Tax Increment Financing Plan No. 1, as amended, of the Downtown Development Authority-West Dearborn, which was adopted by that Body on November 4, 1982, modified on December 9, 1982, and amended on August 8, 1985, which is approximately thirty-three pages in length shall be maintained on file in the Office of the City Clerk for inspection by the public at all times during regular business hours.

Section 3. Should any section, clause or phrase of this Ordinance be declared to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 4. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 5. This Ordinance shall take effect the day after its publication in accordance with the provisions of Chapter 9, Section 9.2 of the City Charter.

(Note. Sections 1 & 2 amended by Ord. No. 85-339 adopted October 15, 1985)

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing Ordinance adopted on December 21, 1982 and published on December 30, 1982, effective the day following publication.

JOHN B. O'REILLY, Mayor

DUANE WYDENDORF, City Clerk

Amendments incorporated hereinto October 25, 1985

Ordinance
85-339

Adopted
10/15/85

Effective
10/25/85

DATA PROCESSING DIVISION

| STREET ADDRESS | PROPERTY ADDRESS / PARCEL CROSS REFERENCE | MAIL ADDRESS | NEW PARCEL | PERSONAL REV | TOTAL REV | REMARKS |
|----------------|---|------------------|------------|--------------|-----------|------------|
| 22170 GARRISON | GARRISON SQUARE PROFESSIONAL CENTER IAC 22170 GARRISON DEARBORN MI 48124 | 02-09-221-04-002 | | 173,350 | 550,750 | 19 tenants |
| 22124 GARRISON | FIRST METHODIST CHURCH EXEMPT 22124 GARRISON DEARBORN MI 48124 | 02-09-221-04-003 | | None | --- | |
| 81 340 MASON | DAVID H PHIPPS 84 C N MASON DEARBORN MI 48124 | 02-09-221-04-004 | | None | 34,124 | |
| | DEARBORN SCHOOL DIST EXEMPT | 02-09-221-05-001 | | None | --- | |
| | DEARBORN SCHOOL DIST EXEMPT | 02-09-221-05-002 | | None | --- | |
| CU | ROBERT S LAPHAM BOX 200 DEARBORN MI 48124 | 02-09-221-06-005 | | None | 0,150 | |
| RU | CHARLES R JOHNSON 22112 MICHIGAN DEARBORN MI 48124 | 02-09-221-06-006 | | None | 7,613 | |
| 341 HURDIE | GEORGE E JIMOND 22124 GARRISON DEARBORN MI 48124 | 02-09-221-06-007 | | 18,350 | 143,300 | 5 tenants |
| 21924 GARRISON | GINA M SOLECKI 21924 GARRISON DEARBORN MI 48124 | 02-09-221-06-008 | | None | 21,250 | |
| 21926 GARRISON | ROY D & DOLORES T MALTESE 23659 FORDSON DEARBORN MI 48124 | 02-09-221-06-009 | | 2,350 | 29,900 | 4 tenants |
| CU | CHARLES R JOHNSON 22112 MICHIGAN DEARBORN MI 48124 | 02-09-221-06-010 | | None | 22,250 | |
| 935 MILITARY S | CITY OF DEARBORN EXEMPT-PARKING | 02-09-221-07-001 | | None | --- | |
| 949 MILITARY S | CITY OF DEARBORN EXEMPT | 02-09-221-07-002 | | None | --- | |
| 22370 MICHIGAN | LUCIENE N DELMERICO 555 S MILITARY DEARBORN MI 48124 | 02-09-221-07-003 | | 750 | 18,600 | |
| 22360 MICHIGAN | JOHN M HIRHEAD 22360 MICHIGAN DEARBORN MI 48124 | 02-09-221-07-004 | | 44,000 | 589,700 | |
| 22360 MICHIGAN | VIC TANNY INTERNATIONAL INC | 02-09-221-07-005 | | 177,000 | 101,000 | |

DATA PROCESSING DIVISION

PROPERTY ADDRESS / PARCEL CROSS REFERENCE

| STREET ADDRESS | SEV-REAL | MAIL ADDRESS | NEW PARCEL | PERSONAL SEV | TOTAL SEV | REMARKS |
|----------------|----------|---|------------------|---|-----------|-----------|
| 22324 MICHIGAN | 104,550 | ROY ZURKOWSKI SUGAR SUITE 1800 570 S ALDEN 26355 S WELLS SOUTHFIELD MI 48078 | 02-09-221-07-006 | Assessed with 22340 Michigan 104,550 | 104,550 | |
| 22290 MICHIGAN | 122,400 | FRANK FRANCHI 33 BLAIR LANE DEARBORN MI 48120 | 02-09-221-07-007 | 90,000 | 212,400 | |
| | 16,050 | FRANK FRANCHI 33 BLAIR LANE DEARBORN MI 48120 | 02-09-221-07-008 | None | 16,050 | |
| 22266 MICHIGAN | 131,600 | SOPHIE C FILIPOCULOS PAVCROS 500 S SILVERY LANE DEARBORN MI 48124 | 02-09-221-07-009 | 18,450 | 150,050 | |
| 22250 MICHIGAN | 255,000 | WEINSTEIN & WEINSTEIN SUITE 314 26211 CENTRAL PARK BLVD SOUTHFIELD MI 48078 | 02-09-221-07-010 | 17,350 | 272,350 | |
| 22236 MICHIGAN | 76,500 | DAVID ASKIN 22236 MICHIGAN DEARBORN MI 48124 | 02-09-221-07-011 | 2,200 | 78,700 | |
| 22224 MICHIGAN | 270,300 | ROBT SLATKIN INC SUITE 200 18400 W LC HILE RD SOUTHFIELD MI 48075 | 02-09-221-07-012 | 14,800 | 285,100 | |
| 921 HOWARD | 50,500 | CITY OF DEARBORN EMERGENCY - PARKING LOT | 02-09-221-08-001 | None | --- | |
| 939 HOWARD | 69,350 | CHARLES S HELEN JOHNSON 1414 BELMONT DEARBORN MI 48128 | 02-09-221-08-002 | 11,350 | 61,050 | 5 tenants |
| 22190 MICHIGAN | 86,700 | COSTUMES BY LYNCH IAC 535 HOWARD DEARBORN MI 48124 | 02-09-221-08-003 | 3,450 | 72,600 | |
| 22184 MICHIGAN | 46,900 | RICHARD F MADEAU 22184 MICHIGAN DEARBORN MI 48124 | 02-09-221-08-004 | 30,500 | 117,300 | 2 tenants |
| 22130 MICHIGAN | 58,650 | MISKO BLDG CO 22130 MICHIGAN DEARBORN MI 48124 | 02-09-221-08-005 | 4,650 | 51,550 | |
| 22174 MICHIGAN | 46,900 | ANTHONY FERA 22174 MICHIGAN DEARBORN MI 48124 | 02-09-221-08-006 | 4,150 | 62,000 | |
| 22174 MICHIGAN | 46,900 | ANTHONY FERA 22174 MICHIGAN DEARBORN MI 48124 | 02-09-221-08-007 | 4,150 | 51,050 | |
| 22141 MICHIGAN | 200,000 | CALVIN BUILDING 22141 MICHIGAN DEARBORN MI 48124 | 02-09-221-08-008 | None | --- | |

| STREET ADDRESS | PROPERTY ADDRESS / PARCEL CROSS REFERENCE | NAIL ADDRESS | NEW PARCEL | PERSONAL SEV | TOTAL SEV | REMARKS |
|----------------|--|--------------|------------------|--------------|-----------|-----------|
| 22190 MICHIGAN | CITY OF DEARBORN LIBRARY EXEMPT | | 02-09-221-08-009 | None | 57 | |
| 932 MASON | S GEMUS 6 EVANS 932 MASON DEARBORN MI 48124 | | 02-09-221-08-010 | 7,850 | 53,750 | 2 tenants |
| 924 MASON | NOEL KEANE 530 MASON DEARBORN MI 48124 | | 02-09-221-08-011 | 2,400 | 66,100 | 2 tenants |
| 904 MASON | N S CAMPRELL 514 MASON DEARBORN MI 48124 | | 02-09-221-08-012 | 4,850 | 37,500 | |
| 903 MASON | CENTRAL CHURCH OF THE CHRISTIAN & MISSIONARY ALLIANCE 502 MASON EXEMPT DEARBORN MI 48124 | | 02-09-221-09-001 | None | | |
| 925 MASON | FAIRLAND COMMUNITY CHURCH OF CHRISTIAN & MISSIONARY ALLIANCE 501 MASON DEARBORN MI 48124 | | 02-09-221-09-002 | None | 27,300 | |
| 22096 MICHIGAN | AMCO OIL COMPANY PROPERTY TAXES SLIT 312 2619 S NORWICH STREET SOUTHFIELD MI 48034 | | 02-09-221-09-003 | 2,000 | 35,150 | |
| 22070 MICHIGAN | SIMS BUILDING 22070 MICHIGAN DEARBORN MI 48124 | | 02-09-221-09-004 | 17,200 | 119,200 | |
| 22062 MICHIGAN | PAVLICH 22062 MICHIGAN DEARBORN MI 48124 | | 02-09-221-09-005 | 13,000 | 54,300 | |
| 22059 MICHIGAN | CONTACTLESS LENSE SERVICE CORP 19606 N E PILE RD SOUTHFIELD MI 48079 | | 02-09-221-09-006 | 11,300 | 54,150 | 2 tenants |
| 22048 MICHIGAN | MORRIS & VICTOR BAROCCAS 71 WEST 35TH ST NEW YORK NY 10001 | | 02-09-221-09-007 | 17,250 | 163,600 | |
| 22022 MICHIGAN | DOON DELROSE 901 WEST FOURTEEN MILE ROAD TROY MI 48064 | | 02-09-221-09-008 | None | 156,650 | |
| 22012 MICHIGAN | DETROIT EDISON CO 2000 SECOND AVE DETROIT MI 48226 | | 02-09-221-09-009 | None | 79,050 | |
| 22030 MICHIGAN | PHILIP & SHARON LE ANNAIS 4341 GALLWAY NORTHVILLE MI 48167 | | 02-09-221-09-010 | 9,900 | 45,600 | 2 tenants |
| 950 MONROE | JOAN M LEDBETTER | | 02-09-221-09-011 | 9,600 | 49,600 | |

DATA PROCESSING DIVISION

PROPERTY ADDRESS / PARCEL CROSS REFERENCE

| STREET ADDRESS | SEV-REAL | MAIL ADDRESS | NEW PARCEL | PERSONAL SEV | TOTAL SEV | |
|-------------------|----------|--|------------------|--------------|-----------|-----------|
| 740 HUNROE | 17,350 | V F W POST 134 540 HUNROE DEARBORN MI 48124 | 82-09-221-09-012 | 2,100 | 19,450 | |
| 920 HOWRDE | 13,250 | JACK R RUSENTHAL 920 N HOWRCE DEARBORN MI 48124 | 82-09-221-09-014 | 800 | 14,050 | |
| 924 HOWRDE | | CITY OF DEARBORN EXEMPT | 82-09-221-09-015 | 2,800 | 2,800 | 2 tenants |
| | | CITY OF DEARBORN EXEMPT-PARKING LGT | 82-09-221-09-016 | None | | |
| 22051 GARRISON | 18,800 | CITY OF DEARBORN | 82-09-221-09-017 | 1,700 | 20,500 | |
| | | CITY OF DEARBORN EXEMPT | 82-09-221-09-018 | None | | |
| 937 HUNROE | 98,350 | DEARBORN MASONIC TEMPLE 507 HUNROE AVE DEARBORN MI 48124 | 82-09-221-10-001 | None | 98,350 | |
| | | CITY OF DEARBORN EXEMPT-PARKING LGT | 82-09-221-10-002 | None | | |
| 21950 MICHIGAN | | CITY OF DEARBORN MUSEUM EXEMPT | 82-09-221-10-003 | None | | |
| 21928 MICHIGAN | 119,350 | JEAN ROSEN 21928 VON SCHODD ROUNDTON WOODS MI 48070 | 82-09-221-10-004 | 27,600 | 146,950 | 2 tenants |
| 21918 MICHIGAN | 57,100 | ANTHONY KOLSTAS 712 HUNLEY CT DEARBORN MI 48124 | 82-09-221-10-005 | 21,350 | 78,450 | |
| Parking | 12,250 | ANTHONY KOLSTAS 712 HUNLEY CT DEARBORN MI 48124 | 82-09-221-10-006 | None | 12,250 | |
| MI 21925 GARRISON | 26,085 | JARAK CU 21925 GARRISON DEARBORN MI 48124 | 82-09-221-10-007 | 4,400 | 30,485 | |
| 21917 GARRISON | 17,100 | JAMES F & KATHLEEN T SCHOUMAN 21917 GARRISON DEARBORN MI 48124 | 82-09-221-10-008 | None | 17,100 | |
| 21925 GARRISON | 18,000 | JAMES F & KATHLEEN T SCHOUMAN 21925 GARRISON DEARBORN MI 48124 | 82-09-221-10-009 | 21,925 | 39,925 | |
| 22361 MICHIGAN | 200,000 | BILL JAH E BRADLEY 22361 MICHIGAN DEARBORN MI 48124 | 82-09-223-01-001 | 17,950 | 217,950 | 2 tenants |

| STREET ADDRESS | SEV-RENT | PROPERTY ADDRESS / PARCEL CROSS REFERENCE | MAIL ADDRESS | NEW PARCEL | PERSONAL SEV | TOTAL SEV | REMARKS |
|-----------------------------|----------|--|--------------|------------------|--------------|-----------|-----------|
| 22315 MICHIGAN 218,100 | | DUN FED SAV & LOAN 22315 MICHIGAN DEARBORN MI 48124 | | 82-09-223-02-001 | None | 218,100 | |
| 22291 MICHIGAN 118,300 | | FRED SCHMIDENHAN 10123 TECUMSEH REDFORD TWP DETROIT MI 48239 | | 82-09-223-02-002 | 9,550 | 127,850 | 3 tenants |
| 22283 MICHIGAN 69,300 | | KAY BAUM ASSOC 162 W MAPLE BIRMINGHAM MI 48011 | | 82-09-223-02-003 | 7,250 | 76,550 | |
| 22273 MICHIGAN 385,250 | | JACOBSON STORES, INC 1200 N WEST AVE JACKSON MI 49202 | | 82-09-223-02-004 | 33,150 | 418,400 | |
| 22267 MICHIGAN 156,100 | | PRICE'S 22263 MICHIGAN DEARBORN MI 48124 | | 82-09-223-02-005 | 26,550 | 182,650 | |
| 22251 MICHIGAN 1,289,750 | | JACOBSON STORES REALTY CO. 1200 NORTHWEST JACKSON MI 49202 | | 82-09-223-02-006 | 212,600 | 1,502,350 | 2 tenants |
| 22215 NEMHAN 105,200 | | DETROIT EDISON CO 2000 SECOND AVE DETROIT MI 48226 | | 82-09-223-02-007 | None | 105,200 | |
| 22199 MICHIGAN 270,300 | | MERKIPER MANAGEMENT CO C/O HAMILTON BANK TRUST DEPT 222 MARKET ST HARRISBURG PA 17108 | | 82-09-223-03-001 | 4,650 | 274,950 | 5 tenants |
| 1031 HOWARD 32,500 | | TERNES & GLINAN 22167 MICHIGAN DEARBORN MI 48124 | | 82-09-223-03-002 | None | 32,500 | |
| CU 70,000 | | TERNES & GLINAN INC 22167 MICHIGAN DEARBORN MI 48124 | | 82-09-223-03-003 | None | 70,000 | |
| 22175 MICHIGAN 30,000 | | LLOYD G TERNES 2528 LAND DEARBORN MI 48124 | | 82-09-223-03-004 | None | 30,000 | |
| 22167 MICHIGAN 36,450 | | TERNES & GLINAN INC 22167 MICHIGAN DEARBORN MI 48124 | | 82-09-223-03-005 | 250 | 36,700 | |
| 22151 MICHIGAN 275,400 | | M KING INVESTMENT CO 2205 MICHIGAN DEARBORN MI 48124 | | 82-09-223-03-006 | 3,800 | 279,200 | 2 tenants |
| 22123 MICHIGAN 96,900 | | GEORGE GIANIS 3416 PENNSYLVANIA BLDG DETROIT MI 48226 | | 82-09-223-03-007 | 9,500 | 106,400 | 2 tenants |
| 22113 MICHIGAN 45,900 | | DAVID A SLOSS 601 BRENTHOOD DEARBORN MI 48124 | | 82-09-223-03-008 | 5,800 | 51,700 | 2 tenants |

DATA PROCESSING DIVISION

PROPERTY ADDRESS / PARCEL CROSS REFERENCE

| STREET ADDRESS | MAIL ADDRESS | NEW PARCEL | PERSONAL SEV | TOTAL SEV | REMARKS |
|---------------------------------------|--|------------------|--------------|-----------|-----------|
| 22131 MICHIGAN SEV-REAL 206,550 | HANUF NATL BANK CF DET MICH-PASUN BRANCH NO 3 411 LAFAYETTE DETROIT MI 48226 | 02-09-223-03-009 | None | 206,550 | |
| 1031 MASON 268,315 | N KING INVESTMENT CO 7208 MICHIGAN DEARBORN MI 48124 | 02-09-223-04-001 | 38,850 | 307,365 | 4 tenants |
| 22075 MICHIGAN 15,900 | DAVID A SLOSS 601 BRENTWOOD DEARBORN MI 48124 | 02-09-223-04-002 | 2,000 | 47,900 | |
| 22065 MICHIGAN 13,950 | HACK & SONS INC 7376 AZALEA COURT WEST BLOOMFIELD MI 48033 | 02-09-223-04-003 | 8,850 | 82,800 | 2 tenants |
| CU 10,200 | HACK & SONS INC 7376 AZALEA COURT WEST BLOOMFIELD MI 48033 | 02-09-223-04-004 | None | 10,200 | |
| 22053 MICHIGAN 48,450 | STONEY SIMON & MARVIN NELKIN JACK GREGORIANO & MARILYN WALLOCK 22053 MICHIGAN DEARBORN MI 48124 | 02-09-223-04-005 | 10,100 | 98,550 | 3 tenants |
| 22041 MICHIGAN 108,900 | CRABBE JOES 22041 MICHIGAN DEARBORN MI 48124 | 02-09-223-04-006 | 50,000 | 158,900 | |
| 22039 MICHIGAN 30,600 | CRABBE JOES 22041 MICHIGAN DEARBORN MI 48124 | 02-09-223-04-007 | 1,700 | 32,300 | |
| 22035 MICHIGAN 53,550 | SAM L SCHNEIDER BLOG 5 - APT 109 6312 BURNINGWOOD DR BOCA RATON FL 33432 | 02-09-223-04-008 | 3,050 | 56,600 | 3 tenants |
| 22027 MICHIGAN 99,450 | SAM L SCHNEIDER BLOG 5 - APT 109 6312 BURNINGWOOD DR BOCA RATON FL 33432 | 02-09-223-04-009 | 11,000 | 110,450 | |
| 1034 MORRIS 44,900 | GERALD HAYNES 3277C FRANKLIN FRANKLIN HILLS MI 48025 | 02-09-223-04-010 | 13,500 | 58,400 | |
| 22031 MICHIGAN 106,100 | SAM L SCHNEIDER BLOG 5 - APT 109 6312 BURNINGWOOD DR BOCA RATON FL 33432 | 02-09-223-04-011 | 16,600 | 122,700 | 5 tenants |
| 1023 MORRIS 33,150 | STANDARD ALTO SUPPLY INC 13113 GRAYSON DETROIT MI 48205 | 02-09-223-05-001 | 7,450 | 40,600 | 3 tenants |
| 16,050 | STANDARD ALTO SUPPLY INC 13113 GRAYSON DETROIT MI 48205 | 02-09-223-05-002 | None | 16,050 | |

PROPERTY ADDRESS / PARCEL CROSS REFERENCE

| STREET ADDRESS SEV-REAL | PROPERTY ADDRESS / PARCEL CROSS REFERENCE | PARCEL ADDRESS | PERSONAL SEV | TOTAL SEV | REMARKS |
|----------------------------|--|------------------|--------------|------------|------------|
| 21967 MICHIGAN 11,950 | TERENCE C ARTHUR E KIERNAN 21931 MICHIGAN DEARBORN MI 48124 | 82-09-223-05-003 | None | 11,950 | |
| 21931 MICHIGAN 37,250 | HANK GNIELEK'S TROPHIES INC 21531 MICHIGAN DEARBORN MI 48124 | 82-09-223-05-004 | 35,000 | 72,250 | |
| 21925 MICHIGAN 102,000 | HANK GNIELEK'S TROPHIES INC 21531 MICHIGAN DEARBORN MI 48124 | 82-09-223-05-005 | 6,000 | 108,000 | |
| 21917 MICHIGAN 53,350 | GEORGE C KAREN NIGOGHESIAN 21517-15 MICHIGAN DEARBORN MI 48124 | 82-09-223-05-006 | 300 | 53,650 | |
| 21903 MICHIGAN 32,350 | LANSON DEVELOPMENT CO 21665 PCKLANEY FRANKLIN MI 48025 | 82-09-223-05-007 | 750 | 33,100 | |
| 21917 MICHIGAN 11,200 | GEORGE C KAREN NIGOGHESIAN 21517-15 MICHIGAN DEARBORN MI 48124 | 82-09-223-05-008 | None | 11,200 | |
| 22371 NEMMAN 212,000 | DAVID NEMMAN 22371 NEMMAN DEARBORN MI 48124 | 82-09-223-06-001 | 20,050 | 232,050 | 11 tenants |
| 22361 NEMMAN 146,000 | DAVID NEMMAN 22371 NEMMAN DEARBORN MI 48124 | 82-09-223-06-002 | None | 146,000 | |
| | CITY OF DEARBORN EMPTY PARKING LOT | 82-09-223-07-001 | None | | |
| 44,900 | MANUFACTURERS NAT'L BANK BANK PROPERTIES DEPARTMENT 411 N LAFAYETTE DEARBORN MI 48226 | 82-09-223-07-003 | None | 44,900 | |
| | CITY OF DEARBORN EMPTY-PARKING LOT 6 NEMMAN ST BUILDING | 82-09-223-08-001 | None | | |
| | CITY OF DEARBORN EMPTY | 82-09-223-09-001 | None | | |
| 1130 OAKWOOD 119,150 | OAKWOOD INDUSTRIES INC 1130 OAKWOOD DEARBORN MI 48124 | 82-09-223-09-002 | 219,650 | 337,800 | |
| 9,557,237 | | | 1,563,775 | 11,121,012 | |

ORDINANCE NO. 81-116

AN ORDINANCE TO CREATE A DOWNTOWN
DEVELOPMENT AUTHORITY FOR WEST DEARBORN
WITHIN THE CITY OF DEARBORN

THE CITY OF DEARBORN ORDAINS:

Section 1. DOWNTOWN DEVELOPMENT AUTHORITY - WEST DEARBORN ESTABLISHED. In recognition of the fact that it is in the best interest of the public to halt property value deterioration in the downtown business district of West Dearborn, to eliminate the causes of such deterioration and to promote economic growth in the downtown business district, a Downtown Development Authority is hereby established pursuant to Act No. 197 of the Public Acts of 1975, to be known as the Downtown Development Authority - West Dearborn within the City of Dearborn.

Section 2. ORGANIZATION. The Authority shall be under the supervision and control of a Board consisting of the Mayor and ten (10) members appointed by the Mayor, subject to approval by the City Council. Not less than a majority of the members shall be persons having an interest in property located in the downtown district. Not less than 1 of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for 1 year, 2 years, 3 years and 4 years. A member shall hold office until the member's successor is appointed. Thereafter, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board.

(Note. Section 2 amended by Ord. 85-340 adopted 10/15/85)

Section 3. DUTIES. The Downtown Development Authority - West Dearborn as herein created shall be charged with the following duties:

(a) Prepare an analysis of economic changes taking place in the downtown district.

(b) Study and analyze the impact of metropolitan growth upon the downtown district.

(c) Plan and propose the construction, the renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.

(d) Develop long-range plans, in cooperation with the City Plan Commission, 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 may be necessary to persuade property owners to implement the plants to the fullest extent possible.

(e) 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 as granted by this act.

(f) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(g) 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 interest 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.

(h) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings and any necessary or desirable appurtenances thereto, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(i) 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.

(j) Lease any building or property under its control, or any part thereof.

(k) Accept grants and donations of property, labor, or other things of value from a public or private source.

(l) Acquire and construct public facilities.

Section 4. FINANCING. The activities of the Authority shall be financed from one or more of the following sources:

(a) Donations to the Authority for the performance of its functions.

(b) Proceeds of a tax imposed pursuant to Section 12 of Act No. 197 of the Public Acts of 1975.

(c) Monies borrowed and to be repaid as authorized by Section 13 of Act No. 197 of the Public Acts of 1975.

(d) 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.

(e) Proceeds of a tax increment financing plan, established under Sections 14 - 16 of Act No. 197 of the Public Acts of 1975.

(f) Monies obtained from other sources approved by the City Council of the City of Dearborn.

(g) Monies received by the Authority and not covered under Subsection 1 shall be immediately deposited to the credit of the Authority, subject to disbursement pursuant to Act No. 197 of the Public Acts of 1975. Except as provided in Act No. 197 of the Public Acts of 1975, the City shall not obligate itself, nor shall it ever be obligated to pay any sums from public monies, other than monies received by the City pursuant to this section, for or on account of the activities of the Authority.

Section 5. DEVELOPMENT PLANS - When the Board decides to finance a project in the downtown district by the use of revenue bonds as authorized in Section 13 or tax increment financing as authorized in Sections 14, 15 and 16 of Act No. 197 of the Public Acts of 1975, it shall prepare a development plan. The development plan shall contain:

(a) The designation of boundaries of the development area in relation to highways, streets, streams or otherwise.

(b) The location and extent of existing streets and other public facilities within the development area and shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.

(c) 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.

(d) 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.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

(g) A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 USC sections 4601, et seq.

(o) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

(p) Other material which the authority, local public agency, or governing body deems pertinent.

Section 6. DEVELOPMENT AREA CITIZENS COUNCIL - If a proposed development area has residing within it 100 or more residents, a Development Area Citizens Council shall be established at least 90 days before the public hearing on the development or tax increment financing plan. The Development Area Citizens Council shall be established by the governing

body and shall consist of not less than nine (9) members. The members of the Development Area Citizens Council shall be residents of the development area and shall be appointed by the City Council. A member of a Development Area Citizens Council shall be at least 18 years of age. The Development Area Citizens Council shall be representative of the development area.

Section 7. GOVERNING PROCEDURES - The Downtown Development Authority - West Dearborn shall have all the powers and duties prescribed by Act No. 197 of the Public Acts of 1975. Any questions of interpretation of the powers and duties and responsibilities of the Authority shall be resolved by reference to Act No. 197 of the Public Acts of 1975. The Authority shall provide the City Council and Planning Commission with all reports and studies regulating the formation and implementation of project development plans. The Authority shall submit the proposed development plan to the City Plan Commission for review and recommendation to the City Council prior to the hearing specified in Section 18 of Act No. 197 of the Public Acts of 1975. It shall also consult with and advise any Development Area Citizens Council formed pursuant to the state legislation regarding all preparation and implementation of development plans whenever such plans are conceived.

Section 8. BOUNDARIES. The Authority shall exercise its powers within the following described area:

Beginning at the intersection of the northerly line of the Consolidated Rail Corporation Railroad Right-of-Way, variable width, and the easterly line of Military Avenue, variable width; thence northerly along the said easterly line of Military Avenue extended to the northerly line of Garrison, variable width; thence easterly along said northerly line of Garrison extended to the easterly line of Howard, 50 feet wide; thence northerly along said easterly line of Howard to the line common to Lot 63 and Lot 104, Detroit Arsenal Ground; thence easterly along said common line extended to the easterly line of Mason, 60 feet wide; thence northerly along said easterly line of Mason extended to the southerly line of Morley, 80 feet wide, thence easterly along said southerly line of Morley to the westerly line of Monroe, 80 feet wide, thence southerly along said westerly line of Monroe to the line common to Lot 95 and Lot 71 of Detroit Arsenal Ground; thence along the easterly extension of said common line to the westerly line of Oakwood; variable width; thence southerly along said westerly line of Oakwood extended to the said northerly line of the Consolidated Rail Corporation Railroad Right-of-Way; thence westerly along said northerly line of the Consolidated Rail Corporation Railroad Right-of-Way to the said easterly line of Military Avenue and the Point of Beginning.

(Note. Section 8 Amended by Ord. No. 82-264 adopted 12/21/82)

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing Ordinance readopted November 4, 1981 and published on November 12, 1981, effective the day following publication.

JOHN B. O'REILLY, Mayor

JOHN JAY HUBBARD, City Clerk

Amendments incorporated hereinto October 25, 1985

| Ordinance | Adopted | Effective |
|-----------|----------|-----------|
| 82-264 | 12/21/82 | 12/31/82 |
| 85-340 | 10/15/85 | 10/25/85 |

ORDINANCE NO. 82-264

AN ORDINANCE TO AMEND ORDINANCE NO. 81-116
ENTITLED "AN ORDINANCE TO CREATE A DOWNTOWN
DEVELOPMENT AUTHORITY FOR WEST DEARBORN
WITHIN THE CITY OF DEARBORN"

THE CITY OF DEARBORN ORDAINS:

That Ordinance No. 81-116 entitled "An Ordinance to Create a Downtown Development Authority for West Dearborn within the City of Dearborn" be and it is hereby amended by changing Section 8 to read as follows:

Section 8. BOUNDARIES. The Authority shall exercise its powers within the following described area:

Beginning at the intersection of the northerly line of the Consolidated Rail Corporation Railroad Right-of-Way, variable width, and the easterly line of Military Avenue, variable width; thence northerly along the said easterly line of Military Avenue extended to the northerly line of Garrison, variable width; thence easterly along said northerly line of Garrison extended to the easterly line of Howard, 50 feet wide; thence northerly along said easterly line of Howard to the line common to Lot 63 and Lot 104, Detroit Arsenal Ground; thence easterly along said common line extended to the easterly line of Mason, 60 feet wide; thence northerly along said easterly line of Mason extended to the southerly line of Morley, 80 feet wide, thence easterly along said southerly line of Morley to the westerly line of Monroe, 80 feet wide; thence southerly along said westerly line of Monroe to the line common to Lot 95 and Lot 71 of Detroit Arsenal Ground; thence along the easterly extension of said common line to the westerly line of Oakwood; variable width; thence southerly along said westerly line of Oakwood extended to the said northerly line of the Consolidated Rail Corporation Railroad Right-of-Way; thence westerly along said northerly line of the Consolidated Rail Corporation Railroad Right-of-Way to the said easterly line of Military Avenue and the Point of Beginning.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing Ordinance adopted on December 21, 1982 and published on December 30, 1982, effective the day following publication.

JOHN B. O'REILLY, Mayor

DUANE WYDENDORF, City Clerk

WDDDA/DEARBORN SCHOOL BOARD AGREEMENT

Section 15(2) of the Act states that the Authority shall expend tax increments received for the development program only pursuant to the tax increment financing plan. In satisfaction of that requirement, commencing with the taxes due and payable on July 1, 1989, the Authority shall expend tax increments received only in accordance with the following order of priority:

A. DEBT SERVICE OBLIGATIONS:

Out of the tax increment revenues received by the Authority there shall be first set aside a sum sufficient to pay in full the current annual debt service requirements of principal of and interest on bonds (the "Bonds") issued to finance the construction of the municipal parking structure authorized by the Plan. Current annual debt service requirements shall include reimbursement of moneys advanced by the City of Dearborn on account of insufficiency of tax increment revenues for payment of annual debt service on the bonds. In the event that tax increment revenues are not sufficient to meet current annual debt service requirements, such deficiency shall be added to the next succeeding annual debt service requirements.

B. SCHOOL DISTRICT REPAYMENT:

Out of the tax increment revenues received by the Authority, after provision for Debt Service Obligations as

set forth in subsection (A) above, there shall be next set aside a sum sufficient to pay in full to the Dearborn Public Schools (the "School District") all tax increment revenues captured to date by the Authority attributable to tax millage levied prior to June 30, 1989 by the School District (the "School District Repayment"). In the event that tax increment revenues remaining after provision for Debt Service Obligations are not sufficient to pay in full the School District Repayment amount, such deficiency shall be carried forward with interest thereon at the rate per annum equal to the highest per annum rate available to municipalities on the investment of surplus funds as provided by law, but in no event in excess of the interest rate on the Bonds. Interest shall accrue from July 1, 1989 and be paid out of the tax increment revenues received by the Authority, after provision for Debt Service Obligations.

C. COUNTY REPAYMENT:

Out of the tax increment revenues received by the Authority, after provision for Debt Service Obligations and School District Repayment, there shall be next set aside a sum sufficient to pay in full to the County of Wayne (the "County") a sum equal to the County's aggregate share of residual revenues, calculated as if the School District had participated proportionately in payment of debt service on the Bonds, using current applicable millage rates rounded to the nearest tenth of a percent (the "County Repayment"). In the event that tax increment revenues remaining after

provision for Debt Service Obligations and School District Repayment are not sufficient to pay in full the County Repayment, such deficiency shall be carried forward, without interest.

D. CITY REPAYMENT:

Out of the tax increment revenues received by the Authority, after provision for Debt Service Obligations, School District Repayment, and County Repayment, there shall be next set aside a sum sufficient to pay to the City of Dearborn (the "City") a sum equal to the City's aggregate share of debt service on the Bonds, using current applicable millage rates rounded to the nearest tenth of a percent (the "City Repayment"). In the event that tax increment revenues remaining after provision for Debt Service Obligations, School District Repayment, and County Repayment are not sufficient to pay in full the City Repayment, such deficiency shall be carried forward, without interest..

E. SURPLUS FUNDS:

Thereafter, any tax increment revenues received by the Authority, after satisfying each and every foregoing requirement, shall revert proportionately to the respective taxing bodies pursuant to the provisions of the Act.

ORDINANCE 98-727

AN ORDINANCE TO AMEND SECTION 7-68
OF CHAPTER 7 OF THE CODE OF THE CITY OF DEARBORN,
ENTITLED "COMMUNITY DEVELOPMENT BOUNDARIES"

THE CITY OF DEARBORN ORDAINS:

That Section 7-68 of Chapter 7 of the Code of the City of Dearborn, entitled "Community Development Boundaries" be and it is hereby amended changing Section 7-68 to read as follows:

Section 7-68. BOUNDARIES. The Authority shall exercise its powers within the following described area:

Beginning at the intersection of the northerly line of the Consolidated Rail Corporation Railroad Right-of Way, variable width, and the easterly line of Military Avenue, variable width; thence northerly along the said easterly line of Military Avenue extended to the northerly line of Garrison, variable width; thence easterly along said northerly line of Garrison extended to the easterly line of Howard, 50 feet wide; thence northerly along said easterly line of Howard to the line common to Lot 63 and Lot 104, Detroit Arsenal Ground; thence easterly along said common line extended to the easterly line of Mason, 60 feet wide; thence northerly along said easterly line of Mason extended to the southerly line of Morley, 80 feet wide; thence easterly along said southerly line of Morley to the westerly line of Monroe, 80 feet wide; thence southerly along said westerly line of Monroe to the line common to Lot 95 and Lot 71 of Detroit Arsenal Ground; thence along the easterly extension of said common line to the westerly line of Oakwood, variable width; thence southerly along said westerly line of Oakwood extended to the said northerly line of the Consolidated Rail Corporation Railroad Right-of-Way; thence westerly along said northerly line of the Consolidated Rail Corporation Railroad Right-of-Way to the said easterly line of Military Avenue and the Point of Beginning.

Additionally, the area beginning at the intersection of the north line of Consolidated Rail Corporation Railroad Right-of-Way, 60 feet wide, and the west line extended of Monroe Boulevard, 80 feet wide; thence

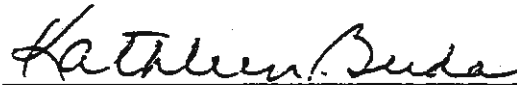
southerly along the said west line extended of Monroe Boulevard, 260 feet; thence westerly along the north line of Park Street 30 feet wide, 100 feet; thence northerly 160 feet; thence westerly along a line 40 feet south of and parallel to the south line of said Consolidated Rail Corporation Railroad Right-of-Way, 200 feet; thence southerly 60 feet; thence westerly 200 feet; thence northerly along the east line of Mason Street, 60 feet wide, 160 feet; thence easterly along the said north line of Consolidated Rail Corporation Railroad Right-of-Way, 500 feet to the Point of Beginning.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing Ordinance adopted on August 18, 1998 and published on August 27, 1998, effective the day following publication. True copies of this Ordinance may be inspected or obtained in the Office of the City Clerk.



Michael A. Guido, Mayor



Kathleen Buda, City Clerk

ORDINANCE NO. 98-728

AN ORDINANCE TO AMEND SECTIONS 7-81, 7-83, 7-84 AND 7-85
OF THE CODE OF THE CITY OF DEARBORN, ENTITLED
"COMMUNITY DEVELOPMENT TO ADOPT THE
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN AMENDMENT, 1998
OF THE DOWNTOWN DEVELOPMENT AUTHORITY - WEST DEARBORN"

THE CITY OF DEARBORN ORDAINS:

SECTION 7-81. The City Council has been presented with the Development and Tax Increment Financing Plan Amendments, 1998, as amended, of the Downtown Development Authority - West Dearborn (the "Authority"), which was amended and adopted by that body on April 23, 1998 (as amended and adopted, the "Plan"), pursuant to the provisions of Act 197 of the Public Acts of Michigan, 1975, as amended (the "Act"). The City Council hereby determines that the Plan constitutes a public purpose.

SECTION 7-83. The Plan, as submitted by the Authority is hereby approved.

SECTION 7-84. As required by the Act, the City Council has in reviewing and approving the Plan herein taken into account the following considerations:

(a) The Development Plan meets the requirements set forth in Section 17(2) of the Act and the Tax Increment Financing Plan meets the requirements set forth in Section 14(2) of the Act.

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

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

(d) The land included within the Development Area to be acquired (to the extent required by the Plan) is reasonable necessary to carry out the purposes of the Plan and the purposes of the Act in an efficient and economically satisfactory manner.

(e) The Development Plan is in reasonable accord with the Master Plan of the City.

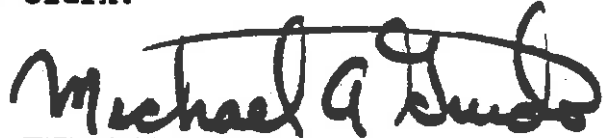
(f) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

(g) Changes in streets, street levels, intersections, utilities (to the extent required by the Plan) are reasonably necessary for the Project and for the City.

SECTION 7-85. A copy of the Plan, in the form approved hereby, which is approximately 40 pages in length shall be maintained on file in the office of the City Clerk for inspection by the public at all times during regular business hours.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing Ordinance adopted on July 7, 1998 and published on July 16, 1998, effective the day following publication. True copies of this Ordinance may be inspected or obtained in the Office of the City Clerk.



Michael A. Guido, Mayor



Kathleen Buda, City Clerk

ORDINANCE NO. 99-764**AN ORDINANCE TO AMEND SECTIONS 7-81, 7-83, 7-84 AND 7-85
OF THE CODE OF THE CITY OF DEARBORN, ENTITLED
"COMMUNITY DEVELOPMENT TO ADOPT THE
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN AMENDMENT,
1999, OF THE DOWNTOWN DEVELOPMENT AUTHORITY – WEST
DEARBORN"**

THE CITY OF DEARBORN ORDAINS:

SECTION 7-81. The City Council has been presented with the Development and Tax Increment Financing Plan Amendments, 1999, as amended, of the Downtown Development Authority – West Dearborn (the "Authority"), which was amended and adopted by that body on April 20, 1999 (as amended and adopted, the "Plan"), pursuant to the provisions of Act 197 of the Public Acts of Michigan, 1975, as amended (the "Act"). The City Council hereby determines that the Plan constitutes a public purpose.

SECTION 7-83. The Plan, as submitted by the Authority is hereby approved.

a. It is understood that by approving this plan, the City Council is not divesting or transferring any of its obligations, powers or rights.

SECTION 7-84. As required by the Act, the City Council has in reviewing and approving the Plan herein taken into account the following considerations:

a. The Development Plan meets the requirements set forth in Section 17(2) of the Act and the Tax Increment Financing Plan meets the requirements set forth in Section 14(2) of the Act.

b. The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing. Whenever the City's full faith and credit is needed for bonds to be issued to finance an acquisition of property, the City Council's prior approval of the contemplated plan to purchase shall be obtained prior to entering a purchase agreement.

c. The development is reasonable and necessary to carry out the purposes of the Act.

d. The land included within the Development Area to be acquired (to the extent required by the Plan) is reasonably necessary to carry out the purposes of the Plan and the purposes of the Act in an efficient and economically satisfactory manner.

e. The Development Plan is in reasonable accord with the Master Plan of the city.

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

g. Changes in streets, street levels, intersections, and utilities (to the extent required by the Plan) are reasonably necessary for the Project and for the City.

h. Acquisitions and sales of property which are not outlined in this Plan will require a change to the Plan and approval of the City Council. Any modifications to the Plan approved by the WDDDA that increase the budget or materially change the project will be presented to the City Council for review and approval before the proposed modifications or material changes can be implemented.

SECTION 7-85. A copy of the Plan, in the form approved hereby, which is approximately 56 pages in length, shall be maintained on file in the office of the City Clerk for inspection by the public at all times during regular business hours.

ORDINANCE NO. 02 -872

AN ORDINANCE TO AMEND THE COMMUNITY DEVELOPMENT CHAPTER (CHAPTER 7) OF THE CODE OF THE CITY OF DEARBORN BY AMENDING SECTION 7-66 OF ARTICLE III, DIVISION 2, ENTITLED "DOWNTOWN DEVELOPMENT AUTHORITY - WEST DEARBORN."

THE CITY OF DEARBORN ORDAINS TO:

Amend Chapter 7 of the Code of the City of Dearborn by Amending Section 7-66, to read as follows:

ARTICLE 111. DOWNTOWN DEVELOPMENT AUTHORITY

DIVISION 2. WEST DEARBORN

Sec. 7-66. Development area citizen's council.

If a proposed development area has residing within it 100 or more residents, a development area citizens' council shall be established at least 90 days before the public hearing on the development or tax increment financing plan. The members of the development area citizens' council shall be residents of the development area, shall be at least 18 years of age, and shall be representative of the development area.

There is hereby created and established a Downtown Development Authority - West Dearborn Development Area Citizens' Council. The West Dearborn Development Area Citizens' Council shall consist of nine members appointed by the mayor and approved by the city council. Each term of appointment shall be for three years, except at the creation of the council whereby there shall be three members appointed for one, two, and three year terms. The West Dearborn Development Area Citizens' Council shall be governed by Robert's Rule of Order and shall meet as necessary, in conformity with the Open Meetings Act.

The West Dearborn Development Area Citizens' Council shall act as an advisory board to the Downtown Development Authority and to the city council in the adoption of the development or tax increment financing plans. The West Dearborn Development Area Citizens' Council shall make findings and recommendations in conformity with MCL 125.1667, et seq.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing Ordinance adopted on January 15, 2002 and published on January 24, 2002 effective the day following publication. True copies of this Ordinance may be inspected or obtained in the Office of the City Clerk.

Michael A. Guido, Mayor

Kathleen Buda, City Clerk

ORDINANCE NO. 03-966

**AN ORDINANCE TO AMEND SECTIONS 7-81, 7-83, 7-84 AND 7-85
OF THE CODE OF THE CITY OF DEARBORN, ENTITLED
"AN ORDINANCE TO ADOPT THE DEVELOPMENT AND TAX
INCREMENT FINANCING PLAN AMENDMENT 2003
OF THE DOWNTOWN DEVELOPMENT AUTHORITY – WEST DEARBORN"**

THE CITY OF DEARBORN ORDAINS:

SECTION 7-81. The City Council has been presented with the Development and Tax Increment Financing Plan Amendment 2003, of the Downtown Development Authority – West Dearborn (the "Authority"), which was amended and adopted by that body on February 6, 2003 (as amended and adopted, the "Plan"), pursuant to the provisions of Act 197 of the Public Acts of Michigan, 1975, as amended (the "Act"). The City Council hereby determines that the Plan constitutes a public purpose.

SECTION 7-83. The Plan, as submitted by the Authority is hereby approved.

SECTION 7-84. As required by the Act, the City Council has in reviewing and approving the Plan herein taken into account the following considerations:

- (a) The development plan meets the requirements set forth in Section 17(2) of the Act and the tax increment financing plan meets the requirements set forth in Section 14(2) of the Act.
- (b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (c) The development is reasonable and necessary to carry out the purposes of the Act.
- (d) The land included within the Development Area to be acquired (to the extent required by the Plan) is reasonably necessary to carry out the purposes of the Plan and the purposes of the Act in an efficient and economically satisfactory manner.
- (e) The development plan is in reasonable accord with the Master Plan of the City.
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the development area.
- (g) Changes in zoning, streets, street levels, intersections, and utilities (to the extent required by the Plan) are reasonably necessary for the project and for the City.
- (h) The findings and recommendations of the West Dearborn Development Area Citizens' Council.

EXHIBIT P

SECTION 7-85. A copy of the Plan, in the form approved hereby, which is approximately 61 pages in length shall be maintained on file in the office of the City Clerk for inspection at all times during regular business hours.

Should any section, clause or phrase of this Ordinance be declared to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

The Ordinance shall take effect the day after its publication in accordance with the provisions of Chapter 9, Section 9.2 of the City Charter.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing Ordinance adopted June 17, 2003 and published on June 25, 2003, effective the day following publication.

MICHAEL A. GUIDO, Mayor

KATHLEEN BUDA, City Clerk