

DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN

Downtown Development Authority
of the
CITY OF WESTLAND, MICHIGAN

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PURPOSE OF THE DEVELOPMENT PLAN AND THE TAX INCREMENT FINANCING PLAN

In November of 1995, the City Council of the City of Westland held a public hearing to consider the establishment of a Downtown Development Authority under P.A. 197 of 1975, as amended, and designated the boundaries of the downtown district within which the Authority will exercise its powers. Following the hearing, the City opened discussions with Wayne County regarding the capture of county taxes through the use of tax increment financing. In February of 1996, the County approved an agreement with the City concerning the approval process of the Development Plan and Tax Increment Finance Plan (the "Plan") in exchange for the capture of County taxes. On February 20, 1996 the City Council approved the establishment of the Downtown Development Authority of the City of Westland (the "Authority") appointing eleven members to the Board and appointing of nine members to the Development Area Citizens Council. These groups provided continuing assistance to the City in the drafting of this document.

The district boundary of the Authority was established by the Westland City Council to include the areas along Wayne Road from Ford Road to Glenwood Road and along Ford Road from the west City line at Canton Township to the east City Line at Venoy Road at the City of Garden City. The Authority district area consists of 564 acres of which 437 acres is developed or vacant and 127 acres consist of road rights-of-way.

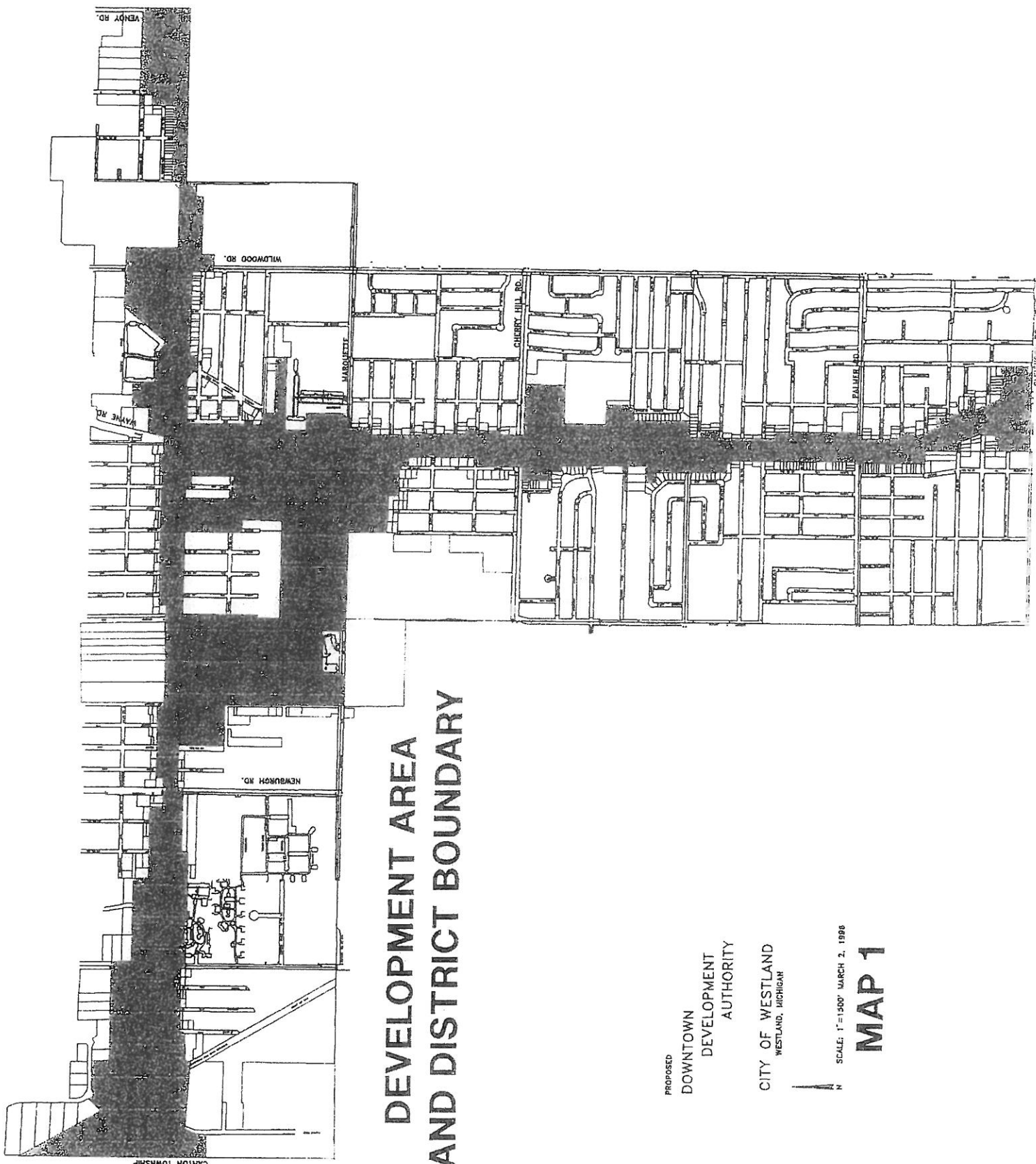
It is the purpose of the Plan to establish a legal basis for the capture and expenditure of tax increment revenues in accordance with P.A. 197 of 1975, as amended, for the purpose of stimulating and encouraging private investment in the Development Area through the provision of public improvements. The initial captured assessment is based upon 1995 tax year as the Plan is being adopted by the Westland City Council on May 20, 1996.

The two components of the Plan - development and financing - are both required by Act 197, as amended, and are presented herein as one document. Common elements are contained in appendices and are referenced in both plans.

THE DEVELOPMENT PLAN

A. DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA.

Map I indicates the boundaries of the Development Area. The Development Area and the Authority District are identical.



DEVELOPMENT AREA AND DISTRICT BOUNDARY

PROPOSED
DOWNTOWN
DEVELOPMENT
AUTHORITY

CITY OF WESTLAND
WESTLAND, MICHIGAN

SCALE: 1"=1500' MARCH 2, 1998

MAP 1

B. LOCATION CHARACTER AND EXTENT OF EXISTING STREETS, AND CATEGORIES OF PUBLIC AND PRIVATE USES / EXISTING LAND USE / AREA DESCRIPTION.

Existing land uses in the Development Area are shown on Map 2a and Map 2b, "Existing Land Use". These maps were generated from the City of Westland Geographic Information System and were prepared by the Staff of the City's Departments of Planning and Economic Development.

1. Public Facilities

Public facilities in the Development Area include street rights-of-way and easements, City Hall, Bailey Recreation Center, District Court, Police Department Building and Fire Station No. 1. Public and private utility locations are shown on Map 3. Additionally, several parcels are used for quasi-public purposes, including churches and the Central City Park and Municipal Recreation Complex adjacent to the Bailey Center. The City of Westland Historical Museum is located on Wayne Road south of Marquette. St. Johns Evangelical Lutheran Church and School are located on the west side of Wayne Road just north of Glenwood Road.

Existing streets within the Development area include Ford Road and Wayne Road as major thoroughfares. The right-of-way along both roads vary from 100 feet to 150 feet in width. There are 90 local streets which intersect either Ford or Wayne Road. There is an additional nine-street intersections with secondary streets including Hix Road, Newburgh Road, Wayne Road, Wildwood Road, Venoy Road, Marquette Avenue, Cherry Hill Road, Palmer Road and Glenwood Road. Total street right-of-way in the development area comprises 127 acres.

2. Private Uses

(a) Residential:

Residential uses in the Development Area include 41 single family homes and two apartment buildings with 45 units and a mobile home park. Structures are typically small, single, two or three-family homes on lots containing 7,000 to 9,000 square feet each. There are two apartment complexes located in the development area. The 33 unit Barsudor Arms Apartments are located on the east side of Wayne Road just north of Glenwood. Another apartment building is located on the west side of Wayne Road just north of Marquette. This building contains 12 units. There is a small mobile home park located on the north side of Glenwood Road just west of Wayne Road. The Old Orchard Mobile Home Park contains 31 units.

(b) Recreational/Agricultural Uses:

There are a variety of recreational uses within the development area. Central City Park is located adjacent to City Hall and contains the Bailey Recreation Center as well as provides facilities for softball, fishing, tennis, walking track, outdoor swimming pool, basketball, picnic area and similar activities. The site comprises 100 acres and forms an integral recreation resource for the use of the community. Adjacent to Central City Park is the Tattan Park Tot Town and playground. There are two bowling facilities located in the development area. The first is Thunderbird Fiesta Lanes on Ford Road east of Hix Road. The second facility is the Town & Country Bowl located on the west side of Wayne Road south of Cherry Hill Road.

(c) Commercial:

There are 206 commercial structures in the area. Commercial land uses also include accessory uses related to commercial structures such as parking lots. Commercial and office uses are located in a range of building types including converted single family homes to multi-tenant buildings to larger neighborhood retail centers. These commercial and office uses combine to make up more than half of the land area of the DDA. There is a definite trend toward the automotive retail and service type uses within the Development Area. There are two full-service auto dealerships along the north side of Ford Road including Red Holman Pontiac/GMC/Toyota and North Brothers Ford. A variety of auto service malls, stand alone service shops, tire and battery facilities, communication installation shops, and related auto services are available within the Development Area.

(d) Industrial:

There are 18 industrial buildings in the Development Area. There are two areas of industrial use within the Development Area. Both of these areas are located north and south of Ford Road west of Hix Road and adjacent to the Ford Road overpass at the CSX tracks. These industrial areas are located at the northwestern edge of the district. On the north side of Ford Road is the National Block Co., Michigan Truck Parts, Inc., and Fruehauf Company truck facility. On the south side of Ford Road there is the beginning of a redevelopment activity of an area adjacent to the railroad tracks from residential to light industrial. Recently, a two story office building was constructed at the southeast corner of Ford Road and Knolson Street. Plans have been submitted to the City for the construction of an 11,000 square foot light industrial building along the south side of the Ford Road service drive between Knolson and Marie Streets. Vacant

industrial areas can be utilized for commercial use with approval by City Council.

(e) Educational:

There is (1) one middle school adjacent in the Development Area. Marshall Middle School is located on the north side of Bayview and east of Wayne Road.

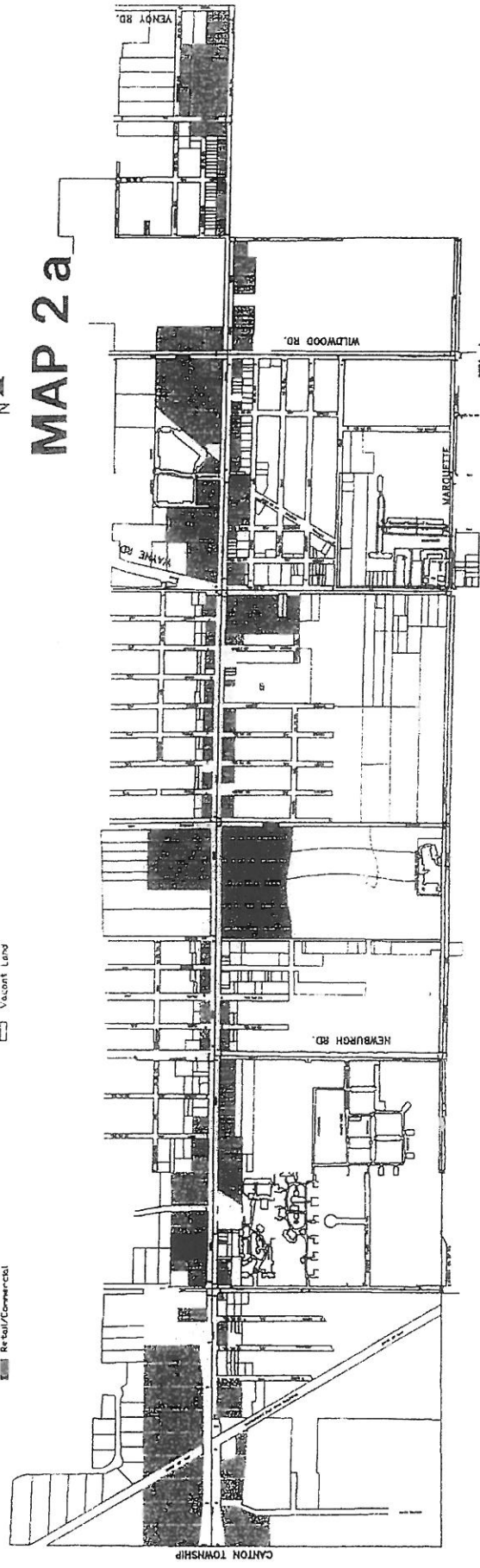
EXISTING LAND USE

City of Westland
DDA Existing Land-Use Study
Ford Road

- | | | |
|---------------------------|------------------|--------------|
| Single-Family Residential | Office | Quasi-Public |
| Two-Family Residential | Light Industrial | Utilities |
| Multi-Family Residential | Public | Split Use |
| Retail/Commercial | | Vacant Land |

March 1996
0 500 1000
N

MAP 2 a



EXISTING LAND USE

City of Westland

DDA Existing Land-Use Study

Wayne Road

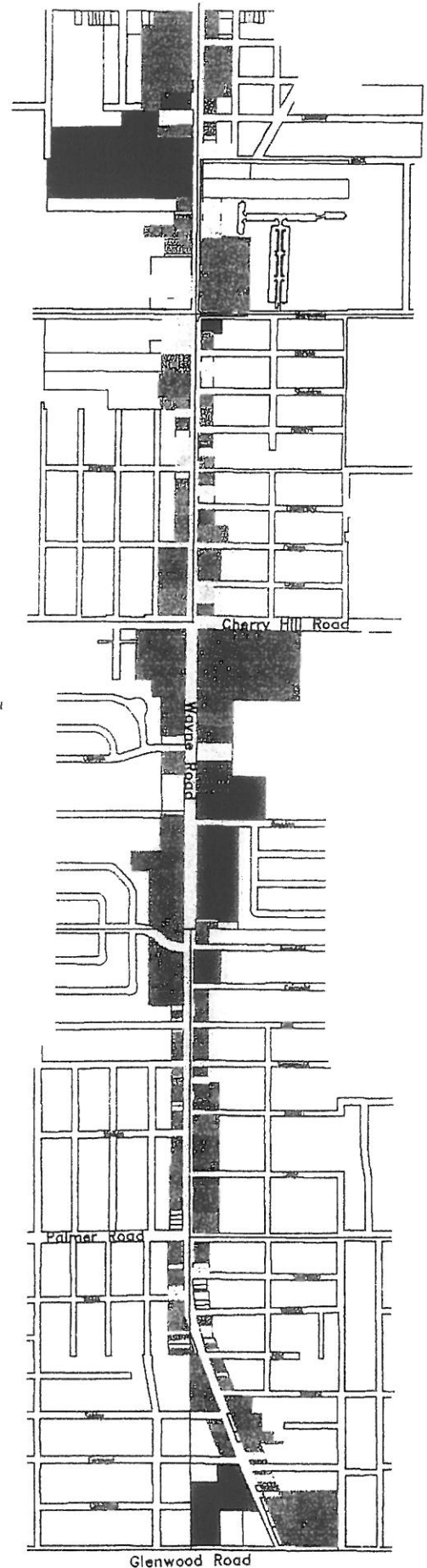
Single-Family Residential	Office	Quasi-Public
Two-Family Residential	Light Industrial	Utilities
Multiple-Family Residential	Public	Split Use
Retail/Commercial		Vacant Land



September 1995

0 500 1000

MAP 2 b



(f). Quasi-Public

The Quasi-Public use includes facilities used by non-profit organizations such as churches, the YMCA and the Wayne Ford Civic League. This type of use contributes significantly to the quality of life in the City but, because of its tax-exempt status, does not contribute to the City's tax base. Quasi-public uses represent 8.3 percent of the total land area in the DDA area.

The following Table contains a listing of the existing land use within the Development Area.

TABLE 1

CITY OF WESTLAND
DOWNTOWN DEVELOPMENT AUTHORITY

Development Area Land Use Summary

Total Uses		
<u>Classification</u>	<u>Acres</u>	<u>Distribution</u>
Commercial	169.86	38.85%
Office	16.49	3.77%
Single-Family Residential	13.69	3.13%
Two-Family Residential	0.25	0.06%
Multiple-Family Residential	1.13	0.26%
Quasi-Public	36.35	8.31%
Public	62.64	14.33%
Light Industrial	63.58	14.54%
Utilities	1.03	0.24%
Vacant	<u>72.21</u>	<u>16.52%</u>
	437.23	100.00%
DDA AREA	437.23	77.39
ROAD RIGHT-OF-WAY	<u>127.71</u>	<u>22.61</u>
TOTAL DDA	564.94	100.00%

Source: City of Westland Planning Department and Premise Associates, Inc. Land use inventories in January 1995 and March, 1996

There are 117 vacant parcels of land of various shapes and sizes within the Development Area.

C. EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED AND TIME REQUIRED FOR COMPLETION

When acquisition of property is proposed as an action by the Development Plan, appropriate relocation activities will take place assuring the occupants of satisfactory replacement housing that is decent, safe and sanitary. Once relocation takes place, the existing structures will be demolished and the site will be cleared for redevelopment. Such activity may occur where the DDA assembles property to consolidate buildable sites for reuse or in cases where there are existing non-conforming uses and/or structures. There may also be cases where existing commercial structures can be rehabilitated and improved to the current standards. Estimated time periods for implementation of these activities are listed in the Appendix of this Plan.

D. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF IMPROVEMENTS CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

Map 4 shows the location of the proposed public improvement projects for the Development Area. One of the public investments will be the acquisition of land, relocation of occupants, demolition and site clearance of parcels for property consolidation. Redevelopment by the private sector is then anticipated. Other improvements will include the construction of the following: Sidewalks, bike paths, street lights, pedestrian lighting, brick pavers, landscaping, pedestrian street furniture, facade rehabilitation, purchase of identification signs, and the purchase of non-conforming buildings and non-conforming signs. The estimated cost of the Development Plan is shown in Appendix B.

Appendix A contains the schedule for project components and the project schedule.

E. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION.

The tentative schedule for the construction components of the project improvements is outlined in Appendix A.

F. PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND CONTEMPLATED USE.

There are two sites where significant open space will be retained during the period of this plan. The Central City Park area is the first area that will remain as open space. The westerly portion of the park site is currently undeveloped and in a natural state. The second area of open space will be the land adjacent to Marshall Middle School.

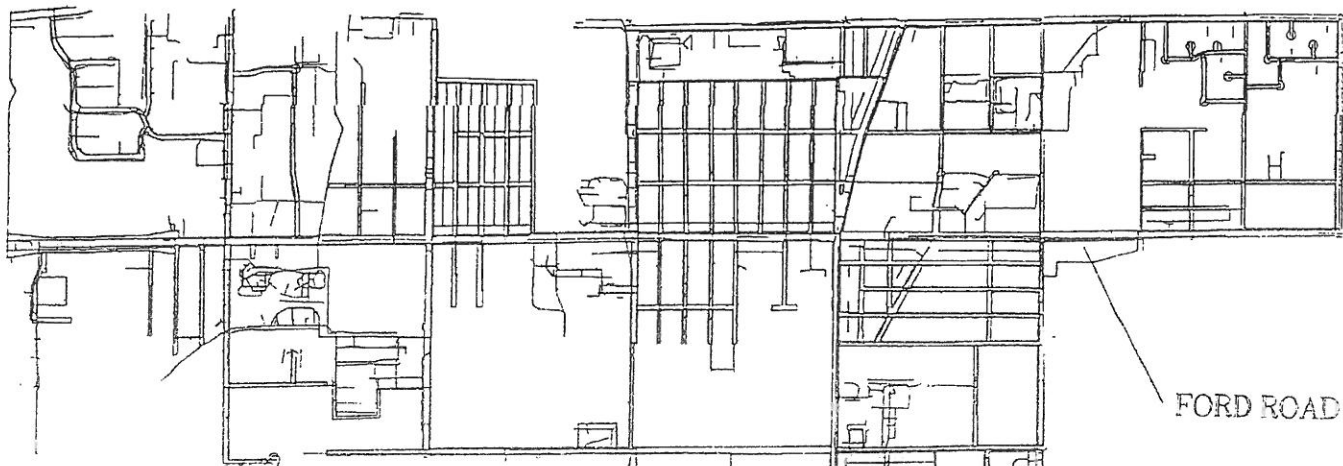
G. PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

The City of Westland will transfer tax-reverted parcels of land to the DDA for property consolidation and redevelopment. In turn, the DDA will combine properties, solicit development proposals and sell the land.

H. DESIRED CHANGES IN ZONING, STREETS, STREET LEVELS, INTER-SECTIONS AND UTILITIES.

The Development Area contains a variety of zoning districts. Areas now zoned CB-3, General Commercial, may be changed to accommodate new in-fill residential housing. Further, there may be instances where residential zoned R-5 land will be rezoned to CB-3 to facilitate new commercial development.

Street surfaces may be upgraded during the duration of the Plan. There may be the need to upgrade utilities that service the Development Area. There may be a necessity to modify existing street grades, utilities and/or similar facilities to accommodate development activities within the District.



EXISTING UTILITIES

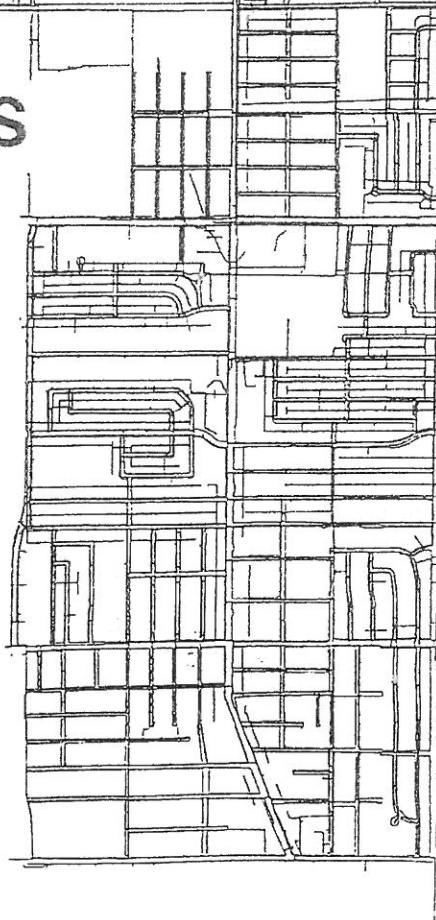
- STORM SEWER
- SANITARY SEWER
- WATER LINES
- ROADS

Downtown Development Authority
City of Westland

MARCH 1996

1" = 1000' N1

MAP 3



I. AN ESTIMATE OF THE COST OF THE DEVELOPMENT, PROPOSED METHOD OF FINANCING AND ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

Financing of the development activities as described in the Plan will be carried out in accordance with requirements of Act 197.

Under P.A. 197 of 1975, as amended, the Authority is empowered to carry out a public improvement program utilizing tax increment financing and such other funds that may be obtained from sources approved by the City Council. The components of the public improvements to the Development Area include the acquisition of land, the relocation of residents, the clearance of land parcels, the consolidation of parcels and the construction of miscellaneous public improvements within the district. Governmental action is required in the land assembly process and to provide assembled land parcels. Other improvements include acquisition of non-conforming uses and signs, provision of various public improvements, such as sidewalks, bike paths, road paving, street lights, pedestrian lighting, brick pavers, landscaping, pedestrian street furniture and facade improvements.

The following is a listing of the major sources of revenues for the Authority:

- 1) Tax increment revenues captured on new construction and on inflationary increases in property values.
- 2) Added tax increment revenues captured from properties within the Development Area, such as the Senior Campus Project on Marquette and Wayne Road.
- 3) Millage enacted by the City Council for the operation of the DDA.

J. DESIGNATION OF 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.

Any private property consolidated by the DDA will be leased, sold or held in the following manner:

- 1) Maintained in public ownership for specific public improvements such as pedestrian access, parking areas, open space or rights-of-way expansion, bike path construction, landscaping, street lighting.
- 2) Sold to a private entity for redevelopment purposes. The sale must be subject to the terms and conditions defined in a development agreement, which must be approved by the Authority.

- 3) Sold to adjoining property owner for purposes of expansion of an existing use of the adjoining owner's property.

The Authority does not own any property at this time. It is not presently the intent of the Authority to lease, own or otherwise control property solely in its name for any significant period of time. Tax-reverted lands under City ownership may be acquired by the Authority to assist in the property consolidation efforts.

K. PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION.

When the Authority purchases property within the Development Area, the following procedures will be used:

- 1) The DDA intends to obtain bids from several appraisers for estimating prices for the acquisition of the property.
- 2) An appraiser will be selected and appraisals obtained for the purchase of the land.
- 3) An offer will be made to every property owner. If necessary, the property will be purchased using the eminent domain authority under PA 197, with approval of City Council.
- 4) The property will be sold to a developer and/or an adjoining property owner.

L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA, THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED AND RELATED SOCIO-ECONOMIC INFORMATION.

Within the Development Area, there are 103 single-family residential units, 45 apartment units and 31 mobile homes. Population in these units is estimated at 2.53 persons per household in single-family units and 2.0 persons per unit in multiple-family and mobile home units. Total population within the Development Area is estimated at 265 persons with 103 persons in single-family units and 162 persons in multiple units. Socio-economic data is taken from the 1990 census, which indicates the following:

**TABLE 2
CITY OF WESTLAND
DOWNTOWN DEVELOPMENT AUTHORITY**

**Demographic Characteristics within
the Development Area**

Total Population of Development Area	265 persons
% Male, 47%	125 persons
% Female, 53%	140 persons
Median Age	31.9 years
Population over 65 years, 10.8%	29 persons
Minority Population, 6.8%	18 persons
Owner-Occupied, 60.2%	70 units
Renter-Occupied	47 units
Median Value of Owner-Occupied Units	\$63,400
Median Value of Contract Rent	\$457/mo.

Regarding potential acquisition and displacement, there may be instances where land is acquired by the DDA for property consolidation purposes. In those cases specific assistance will be provided in accordance with the relocation plan to meet State requirements.

The City has an established relocation program. The program is designed to meet the requirements of State and Federal relocation legislation. The program will be followed when occupied residential or commercial properties are acquired. The relocation plan is stated in Appendix C.

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

No new public or subsidized housing is proposed for the area. Relocation efforts will be carried out according to the procedures stated in Appendix C. City staff will make an effort to apprise displaced persons of any available housing opportunities within, or adjacent to the development area.

N. PROVISIONS FOR COSTS OF RELOCATING DISPLACED PERSONS.

The City shall provide certain relocation payments and other assistance to families, individuals, and businesses when they are displaced or their personal property shall be moved as a result of activity which is subject to the Uniform Act. The projected costs of the relocation of displaced persons is included in the budget contained in Appendix B. The City shall provide this assistance

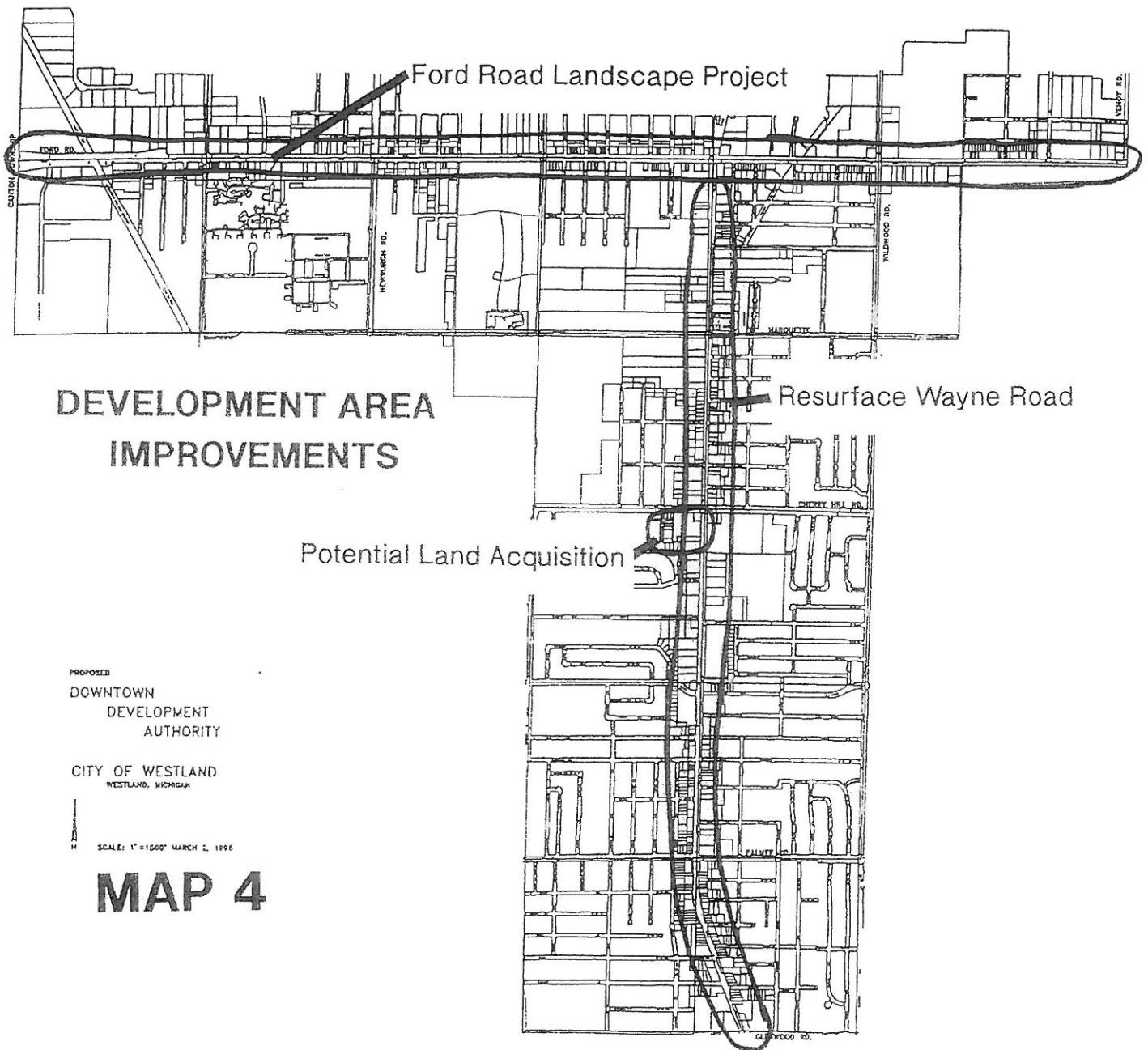
in accordance with the Federal Uniform Act of 1970, State Law, and this Development Plan. Refer to Appendix C for Relocation Policies and Procedures.

O. PLAN FOR COMPLIANCE WITH ACT NO. 227 of P.A. OF 1972 OF MICHIGAN COMPILED LAWS.

It is the intent of the relocation plan, as detailed in Appendix C, to comply in its entirety with Act No. 227 of 1972. The relocation plan incorporates by the reference the Federal Uniform Relocation Assistance and Real Property Acquisition Act procedures as developed by the U. S. Department of Housing and Urban Development.

P. OTHER PERTINENT INFORMATION

None.



TAX INCREMENT FINANCING PLAN FOR DDA DEVELOPMENT AREA

A. EXPLANATION OF THE TAX INCREMENT PROCEDURE.

As provided in P.A. 197 of 1975, as amended, tax increment financing is a financing tool for the redevelopment of designated development areas within a Downtown Development Authority District. Tax increment financing is the process of expending new tax dollars for improvements that benefit the source of the taxes. Taxes generated from new private property developments and from improvements to existing private property within a designated development area are "captured" and utilized by the Authority to finance public improvements within the development area. This process supports and encourages continued private investment.

To utilize tax increment financing, the Authority must prepare a development plan and a tax increment financing plan and submit both plans to the City Council. The Council must approve the plans. The plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds.

"Captured assessed value" is defined in the Act as the amount in any one year by which the current assessed value of the development area exceeds the initial assessed value. "Initial assessed value" is defined as the most recently assessed value, as finally equalized by the State board of equalization, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved.

Beginning with the next tax collection following the approval of the Plan and for each collection in years covered by the Plan, municipal and county treasurers must transmit directly to the Authority, the applicable portion of the tax levy set by the taxing units on the real and personal property in the development area. Such funds transmitted to the Authority are termed "tax increment revenues". This tax increment revenue is computed as the levy on the captured assessed value, including that portion of any commercial facilities tax levied to P.A. 198 of 1974 attributable to the captured assessed value.

The Authority anticipates using all of the revenues captured from existing property, future construction of property, acquisition of new personal property by owners within the Development Area, and revenues realized from the expiration of Industrial Facilities Exemption Certificates issued under P.A. 198. The Authority will also capture growth in property value resulting solely from inflation. The "initial assessed value" for real and personal property under the Tax Increment Financing Plan is approximately \$50,000,000 for the 1995 valuation.

The "captured assessed value" in this Plan is based on the following assumptions: Construction of new developments, new personal property installed within the District, and 2% increases in property value in years 4 through 15 of the Plan, and a constant millage rate of 24 mills. The duration of the Plan is approximately 15 years and ends June 30, 2010. The estimated tax increment revenues for each year of the Plan are:

TABLE 3

CITY OF WESTLAND

DOWNTOWN DEVELOPMENT AUTHORITY

FISCAL YEAR	CAPTURED ASSESSED VALUE	TAX INCREMENT REVENUES
June 30, 1997	\$ 800,000	\$ 19,200
1998	\$1,600,000	\$ 38,400
1999	\$3,200,000	\$ 76,800
2000	\$6,400,000	\$153,600
2001	\$6,528,000	\$156,700
2002	\$6,659,000	\$159,800
2003	\$6,792,000	\$163,000
2004	\$6,928,000	\$166,300
2005	\$7,066,000	\$169,600
2006	\$7,207,000	\$173,000
2007	\$7,352,000	\$176,400
2008	\$7,499,000	\$180,000
2009	\$7,649,000	\$183,600
2010	\$7,802,000	\$187,200
2011	\$7,958,000	<u>\$191,000</u>
		\$2,194,600

P.A. 197 establishes a district whereby revenue resulting from increases in assessed valuation is captured by the Authority and used for the financing of improvements within the district, once the initial assessed valuation of the properties is determined, then each year thereafter, the assessed value of the same properties is recalculated and any net increase in the assessed value over and above the initial assessed value is the captured assessed value. Taxes levied by all of the taxing jurisdictions except the State of Michigan for education purposes, the Wayne-Westland Community School District and the Wayne County Regional Educational Service Agency (RESA) on the captured assessed value are paid to the Authority to implement the projects in the development plan.

Tax increment financing is not a new tax. Once the development plan has been implemented, the Authority ceases collecting the tax revenue and funds revert back to the various taxing jurisdictions.

B. MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED.

The maximum principal amount of bonded indebtedness, if any, to be incurred will be \$3,000,000. Interest on the bonded indebtedness will also be paid from tax increment revenues.

Expenses incurred by the City in implementing this Plan will be reimbursed by the Authority as requested by the City. The City may advance funds to the Authority which the Authority will reimburse. The amount of operating and planning expenditures is anticipated to increase from \$5,000 the first year of the Plan to a maximum of \$50,000 annually for a total of \$655,000. The total staffing cost of administering the Plan for its 15 year duration is estimated to be \$400,000. The maximum bond issuance costs not paid out of bond proceeds is an estimated \$30,000. Other reimbursable expenses for professional services include publishing the annual report, audit fees, financial consultants, accounting services, and legal counsel at an estimated cost of \$60,000 over the life of the Plan. All other project costs are outlined on Appendix B.

It is anticipated that the entire cost of the implementation of the development plan will be paid from tax increment revenues. The Authority will make every effort to leverage other funding sources to implement the development plan. Administrative costs may be paid from millage the City is authorized to levy on property in the Authority District.

C. DURATION OF THE DEVELOPMENT PROGRAM

The duration of the tax increment financing plan is fifteen years, commencing upon approval by the City Council on 1996 and will cease with tax collections due in December 2010, unless this plan is amended to extend or shorten its duration.

D. STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.

The current tax collections within the District will not be affected by this Plan because only future taxes levied upon new investment and inflationary increases in SEV will be captured. The Plan will positively impact the City by encouraging further growth and redevelopment within the district. Although the taxing jurisdictions will not receive tax revenues from the new economic growth until the Development Plan is implemented, the taxing jurisdictions will receive the long term benefit by the increased growth in the district as a result of the improvements.

E. PLAN FOR THE EXPENDITURE OF CAPTURED ASSESSED VALUE BY THE AUTHORITY

1. Estimate of Tax Increment Revenues

Table 3 also provide estimates for the Tax Increment revenues accruing to the DDA. Additional increases in the assessed valuation for the development area may result from other new construction, rehabilitation, or further appreciation of property values.

2. Expenditure of Tax Increment Revenues

The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the Development Area is included in Appendix A.

Costs noted for the projects are current estimates only. They are based upon a design concept. No inflationary factor has been forecasted. Cost estimates include fees for design, preparation of construction drawings or other professional services as stated. The Authority's annual budget will propose specific activities which in turn will be approved by the City Council for implementation.

Any additional tax increment revenues beyond those projected in this plan will:

- 1) be used to expedite debt service,
- 2) further the implementation of other public improvement programs,
- 3) be returned, pro-rata, to the taxing units.

Should the tax increment revenues be less than projected, the Authority may choose to:

- 1) Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements.
- 2) Consider implementing public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources.
- 3) Amend the development plan to alternative design plans.

APPENDIX A

PROJECT SCHEDULE **SCHEDULE FOR THE ESTABLISHMENT OF THE** **CITY OF WESTLAND** **DOWNTOWN DEVELOPMENT AUTHORITY**

1. August 23, 1995 Staff meets with Chamber of Commerce.
2. November 1, 1995 Staff holds informational meeting with residents and property owners
3. November 9, 1995 Staff report with resolution calling for public hearing and legal description of proposed district to City Clerk.
4. November 20, 1995 City Council adopts resolution of intent and sets date for public hearing on establishing DDA for December 18, 1995.
5. November 21, 1995 Staff prepares addresses and envelopes.

Mail notices of hearing to taxpayers and all taxing jurisdictions.

Staff posts Notice of public hearing in 20 conspicuous places in district.
6. November 23, 1995 Clerk publishes first notice in newspaper for hearing. (Legal ad to paper by November 17, 1995).
7. November 26, 1995 Clerk publishes second notice in newspaper for hearing. (Legal ad to paper by November 17, 1995).
8. December 18, 1995 City Council holds public hearing on establishing DDA and designating boundaries of DDA area.
9. February 9, 1996 Staff report with Ordinance to City Clerk (include City Attorney approval).

Mayor's letter to City Clerk on appointments to DDA and Development Area Council.
10. February 20, 1996 City Council adopts Ordinance establishing DDA and designating boundaries of DDA area.

Mayor appoints 10 members to DDA Board and City Council confirms appointments. Total Board of 11 members is proposed.

Mayor appoints 9 members Development Area Council
(residents of DDA area) and City Council confirms appointments.

11. February 21, 1996 Clerk files Ordinance with Secretary of State.
12. February 23, 1996 Clerk submits Ordinance to Newspaper.
13. February 29, 1996 Clerk publishes Ordinance in Newspaper.
14. March 1, 1996 Staff sends out agenda with By-laws to DDA Board of Directors for meeting.
15. March 7, 1996 DDA Board meets to approve By-laws, elect officers, and begin operations.
16. March 21, 1996 Notice of DDA Citizen's Council published in local newspaper for meetings on March 29, 1996 and April 3, 1996.
17. March 22, 1996 Staff report to City Council via Clerk recommending DDA Bylaws approval.
18. March 29, 1996 DDA Citizens Council meeting at 8:30 a.m. in Economic Growth Center to organize and discuss content of Development Plan.
19. April 1, 1996 City Council considers DDA Bylaws.
20. April 3, 1996 DDA Citizens Council meeting at 12:00 noon in Economic Growth Center to review Development Plan
21. April 4, 1996 Staff Report to City Council via Clerk with resolution setting date of public hearing.
22. April 15, 1996 City Council adopts resolution setting May 20, 1996 as date for public hearing on Development Plan and approves DDA Bylaws.
23. April 16, 1996 DDA Citizens Council meeting at 6:00 p.m. in Economic Growth Center to approve Development Plan and recommend to DDA Board and City Council.
24. April 18, 1996 DDA Board meeting at 8:00 a.m. in Economic Growth Center to approve Development Plan and recommend to City Council.
25. April 19, 1996 Staff sends first legal ad to newspaper announcing City

Council public hearing date of May 20, 1996.

26. April 25, 1996 Notice appears in newspaper.
Staff prepares addresses and envelopes.
Mail notice of public hearing to taxpayers and all taxing jurisdictions.
Staff posts notice of public hearing in 20 conspicuous places in district.
27. May 3, 1996 Staff sends second legal ad to newspaper announcing City Council public hearing date of May 20, 1996.
28. May 9, 1996 Notice appears in newspaper
29. May 10, 1996 Staff report to City Clerk with DDA Plan and Ordinance with City Attorney approval.
30. May 20, 1996 City Council holds public hearing on DDA Plan.
31. May 20, 1996 City Council receives recommendation from DDA Board and Citizens Council on DDA Plan. City Council adopts Ordinance authorizing DDA Plan.
32. May 30, 1996 Clerk publishes ordinance in newspaper. (Legal ad to newspaper by May 23, 1996).

dated: April 11, 1996

**APPENDIX B
CITY OF WESTLAND**

DOWNTOWN DEVELOPMENT AUTHORITY
PROPOSED BUDGET - 15 YEARS

Property Assembly	\$	1,000,000
Facade Improvement Program		500,000
Streetscape Improvements		500,000
Pedestrian Lighting		500,000
Construction of Off-Street Parking		800,000
Public Improvement in Roads		400,000
Contingencies		400,000
Professional Services - Planning, Legal, Audit		<u>300,000</u>
Sub-Total	\$	4,400,000
Operating and Planning Expenditures	\$	655,000
Staff for Plan Administration		400,000
Bond Issuance Cost		30,000
Audit, Legal, Financial Consultants		<u>60,000</u>
Sub-Total	\$	1,145,000
TOTAL	\$	5,545,000

* It is anticipated that this program will leverage an additional \$2,000,000 in private investment.

APPENDIX C

CITY OF WESTLAND POLICY STATEMENT ON HOUSEHOLDS

DISPLACED BY FEDERALLY FUNDED ACTIVITIES

According to the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act) and HUD implementing regulations 24 CFR 42, the City of Westland, through its Department of Community Development Programs, shall provide assistance to those households who are permanently displaced or relocated from a dwelling unit resulting from its acquisition, rehabilitation or demolition when the project is funded in whole or in part with Community Development Block Grant (CDBG) funds or funded with non CDBG funds when the acquisition, rehabilitation or demolition is a prerequisite for any activity carried out with CDBG funds.

The city, utilizing Community Development Block Grant funds, shall relocate the household and provide other forms of financial and advisory assistance as established by the "Uniform Act".

I. ADVISORY SERVICES

- A. The household will be provided with information in writing and by personal explanation, whenever practical, that fully explains the reason for displacement and describes the relocation assistance available. A household that waives the relocation assistance offered will not be entitled to any other assistance. The waiver will be in writing.
- B. Interview each household to be displaced to determine the relocation needs and preferences, and explain the relocation payments and other assistance for which the household may be eligible, the related eligibility requirements, and the procedures for obtaining such assistance.
- C. Provide current and continuing information on the availability, purchase prices and rental costs of comparable replacement dwellings.
- D. Replacement housing shall be inspected prior to being made available to assure that it meets applicable standards.
- E. Displaced households not having access to transportation, especially the elderly and handicapped, shall be offered transportation to inspect housing to which they are referred.
- F. Minimize hardships to persons in adjusting to relocation by providing counseling, advice as to other sources of assistance that may be available, and such other help as may be appropriate.
- G. Supply households to be displaced with appropriate information concerning federal and state housing programs, disaster loan and other programs administered by the

Small Business Administration and other federal and state programs offering assistance to households to be displaced.

II. FINANCIAL ASSISTANCE

Financial assistance shall provide for reimbursement of the following basic costs of relocation for both homeowners and renters:

A. REIMBURSABLE RELOCATION COSTS

1. Actual reasonable moving expenses.
2. Actual utility connection costs.
3. Actual reasonable storage costs, if any.,

B. REPLACEMENT HOUSING

1. For Homeowners - A decent, safe and sanitary replacement home including costs incidental to the settlement on the new house.
2. For Renters - A decent, safe and sanitary replacement unit with a possible one time rental assistance payment or a Section-8 Existing Certificate may be provided, if available.
 - a. Section-8 Assistance - When possible, eligible tenants will be offered a Section-8 Existing Certificate. Since the Certificate will reduce the monthly housing cost to 30 percent of the adjusted gross household income, those who are offered a Certificate and a reasonable choice of opportunities to move to a suitable replacement dwelling plus moving expenses will not be entitled to cash rental assistance.
 - b. Cash Rental Assistance - Tenants who are not offered or eligible for a Section-8 Certificate and who do not earn enough to afford suitable replacement housing will be entitled to a lump sum payment computed in the following manner. The payment may be used to rent a replacement dwelling.
 1. Monthly rent plus estimated utility cost from HUD utility schedule at replacement dwelling.
 2. Thirty (30) percent of adjusted gross income of all adult members of the tenant household.

3. Line 1, minus line 2.
4. Twelve (12) times the amount on line 3 or \$1,000, whichever is less.

III. TENANT ASSISTANCE POLICY PERTAINING SPECIFICALLY TO RENTAL REHABILITATION

- A. No tenant will be considered displaced if he/she/they has/have been offered a decent, safe and sanitary dwelling unit in the rehabilitation project at an affordable rent. Affordable rent means the sum of the monthly contract rent and the currently approved schedule of tenant paid utilities is equal to or below the lessor of either the current applicable fair market rent or 30 percent of the tenant's adjusted monthly household income as defined by Section-8 criteria. In addition, the program will also evaluate projects for technical displacement. This occurs when the rent is increased to an amount such that the monthly contract rent plus currently approved schedule of tenant paid utilities is greater than 30 percent of the tenant's adjusted monthly household income according to the chart below:

<u>Before Rehab. Rent</u>	<u>After Rehab. Rent</u>
25% of Adj. Household Income	30% of Adj. Household Income-No Displacement
35% of Adj. Household Income	35% of Adj. Household Income-No Displacement
*25% of Adj. Household Income	35% of Adj. Household Income-Technical Displacement
*35% of Adj. Household Income	40% of Adj. Household Income-Technical Displacement

*NOTE - No displacement has occurred in these instances if:

1. Section-8 certificate/voucher provided to applicant.
2. Applicant turns down certificate/voucher.

Projects causing technical displacement will not be approved.

- B. Rental Rehabilitation Program funds will not be used to rehabilitate structures if the rehabilitation will cause the displacement of very low income families by families who are not very low income.
- C. Rehabilitation projects will be approved only if the rehabilitation does not require the temporary or permanent relocation of existing tenants as indicated in the owner/investor(s) application packet. If a temporary or permanent relocation occurs and a Section- 8 certificate/voucher is not available or the family is not eligible, the owner/investor(s) will be responsible for providing financial relocation assistance, as required. If the landlord refuses to provide this assistance, rental rehabilitation funding may be denied or revoked.

- D. Projects of special merit (lowering unit densities through substantial rehabilitation) which may cause a displacement of existing tenants may be considered on a special approval basis if all of the following conditions are met:
- 1) The project is designated by the Westland Rehabilitation Review Board as having special merit.
 - 2) If a Section-8 certificate/voucher cannot be provided to all displaced low income tenants, the owner/investor(s) must be willing to provide displaced tenants not receiving a rent subsidy with financial and advisory services as mutually agreed upon between tenant and owner/investor(s) according to an official Tenant Assistance Plan approved by the City of Westland Rental Rehabilitation Program.
 - 3) Approval is received from the Michigan State Housing Development Authority.
- E. Tenants residing in units to be rehabilitated will be interviewed by the Department of Community Development Programs to obtain preliminary income and family size information, as well as to determine interest in relocation after rehabilitation. Through this screening process, a determination will be made regarding the eligibility of the tenants for Section 8 assistance.
- F. If a Section-8 certificate/voucher is designated for a displaced low income tenant by the city and subsequently cannot be provided, then the City will provide financial and advisory assistance, at its discretion, to displaced households as outlined under Sections I and II.
- G. Under the following circumstances, the tenant is not eligible to receive advisory or financial assistance:
- 1) Are not lawful residential tenants.
 - 2) The federally funded activity is limited to residential rehabilitation work which is minor in nature and the city determines that the tenant will not be required to move (either temporarily or permanently) because of the rehabilitation.
 - 3) The tenant moves to the property after submission of the rehabilitation application and is notified prior to occupancy of the impending rehabilitation proposal and possible relocation or displacement.

- 4) The tenant(s) lease has been or will be terminated for serious or repeated violations of the terms and conditions of the lease; violation of applicable federal, state or local laws, or other good cause.
- 5) The cost of the rehabilitation work allocated to the tenant's unit does not exceed \$2,500 and the city determines that the tenant will not be required to move because of the rehabilitation. The rehabilitation cost allocated to the tenant's unit shall include the pro-rata share of the cost of work done to common elements of the property.

IV. TEMPORARY RELOCATION

Under circumstances in which a household is required to relocate for a temporary period of time in order to permit rehabilitation of a structure, the temporary relocation shall not exceed 12 months in duration. During this period, the city shall provide a decent, safe and sanitary dwelling unit for the displaced household and pay actual reasonable out-of-pocket expenses including moving costs and any increase in rent incurred by the household in connection with the temporary relocation. If the temporary period will exceed one year, the household may ask the city to provide permanent relocation assistance; and the city will consider such a request.

V. NON DISCRIMINATION

- A. The City of Westland will not discriminate on the basis of religion, race, color, national origin, age, sex, or marital status in providing information, financial assistance, counseling, referrals, and other relocation services to displaced households.
- B. Minority persons shall be given reasonable opportunities to select a replacement dwelling from a full range of neighborhoods within the local housing market. This includes the right to select housing not located in an area of minority concentration, as long as said housing is within the financial means of the displaced household. This policy, however, does not require an agency to provide a household a larger payment than is necessary to relocate to a comparable replacement dwelling.
- C. The City of Westland shall advise all persons who are displaced of their individual rights under the Federal Fair Housing Law as well as their rights to protection against discrimination under the City of Westland, Fair Housing Ordinance #231.

VI. LIMITATIONS

Relocation assistance is subject to restrictions and limitations imposed by Part 25 of the Uniform Relocation Assistance and Real Property Acquisition for federal and federally-assisted programs as published in the Federal Register Proposed) Rules dated April 14, 1983, Section 25, 101-25.602.

APPENDIX D

DESCRIPTION OF DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT

CITY OF WESTLAND, MICHIGAN

The NW corner of NW ¼ of Section 18, T. 2 S., R. 9 E., City of Westland, Wayne County, Michigan begins at the intersection of the centerline of Ford Road with the west section line of Section 18, thence north 2,110 feet to a point at the intersection of the westerly boundary of Lot 33, Tonquish Industrial Park Subdivision No. 1, thence southeasterly 1,390 feet to the southwest corner of Lot 8, Westland Commerce Park South Subdivision, thence northeast 241 feet to the south right-of-way line of Commerce Drive, thence east 560 feet to the north corner of Lot 4 Westland Commerce Park South Subdivision, thence south 264 feet to the southwest corner of said Lot 4, thence east 1,490 feet to the east right-of-way line of Hix Road, thence south 296 feet to the southwest corner of Lot 48 Ford Hix Westland Industrial Subdivision, thence east 1,250 feet to the north corner of Lot 37, Ford Hix Westland Industrial Subdivision No. 3, thence south 235 feet to a point on the easterly line of Lot 38, Ford Hix Industrial Subdivision No. 3, thence east 1,075 feet to the northeast corner of Lot 21, Warren Junction Subdivision, thence south 188 feet to the north right-of-way line of Ford Road, thence east 433 feet to a point along the north right-of-way line of Ford Road, thence north 110 feet along the westerly property line of Lot 44 of Ford Road Electric Railway subdivision to the center of the east-west vacated alley, thence east 1,050 feet to the east property line of Lot 1 of the Ford Road Electric Railway Subdivision, thence south 110 feet to the north right-of-way line of Ford Road, thence east 1,460 feet along the north right-of-way line of Ford Road, thence north 110 feet along the westerly property line of Lot 228 of Kirke Neal Co's Wayneford Townsite Subdivision to the center of the east-west vacated alley, thence east 1,980 feet to the southwest corner of Lot 748, Kirke Neal Co's Wayneford Townsite No. 2 Subdivision, thence north 50 feet to the northwest corner of Lot 748 Kirke Neal Co's Wayneford Townsite No. 2 Subdivision, thence east 195 feet to a point on the easterly right-of-way line of Harvey Avenue to the northwest corner of Lot 797 of the Kirke Neal Co's Wayneford Townsite Subdivision No. 2, thence east 130 feet to the center of the north-south vacated alley, thence south 50 feet to the center of the vacated east-west alley, thence east 260 feet in the center of the vacated east-west alley to the easterly right-of-way line of Wayne Road, thence northeast 240 feet to the northwest corner of Parcel 56-35-990012001, thence east 360 feet to the northeast corner of Parcel 56-35-990012001, thence north 250 feet to the northwest corner of Lot 30 of Warner's Ford Manor Subdivision in the center of the east-west vacated street, thence east 390 feet in the center of the vacated street to the north corner of Lot 36 of Warner's Ford Manor Subdivision, thence south 335 feet to the center of a vacated east-west street comprising the southwest corner of Lot 34 of Hawthorn Woods Subdivision, thence east 400 feet to the east right-of-way line of Christine Avenue, thence southeast 225 feet to the center of a vacated street comprising the northwest corner of Parcel 56-35-990015, thence northeast 800 feet to a point at the center of the south lot line of Lot 20 of Stacy Little Farms Subdivision, thence east 650 feet to the easterly right-of-way line of Wildwood Avenue, thence east 272 feet to the northeast corner of Parcel 56-36-990001001, thence south 100 feet to the north right-of-way line of Ford Road, thence east 1,150 feet to Radcliffe Avenue, thence north 100 feet to a point adjoining the northwest corner of Lot 1 of Vincent Manor Subdivision, thence east 1,163 feet to the center of the vacated alley, thence north 320 feet to the northwest corner of Parcel 56-36-990010, thence east 118 feet to the westerly right-of-way line of Farmington Road, thence north 190 feet to the north right-of-way line of Beechwood Avenue, thence east 1,330 feet to the center line of Venoy Road, thence south 680 feet to the center line of Ford Road, thence west 2,640 feet to the center line of Radcliffe Avenue, thence south 100 feet, thence west 189 feet, thence south 100 feet to the southeast corner of Lot 845 Supervisor's Nankin Plat

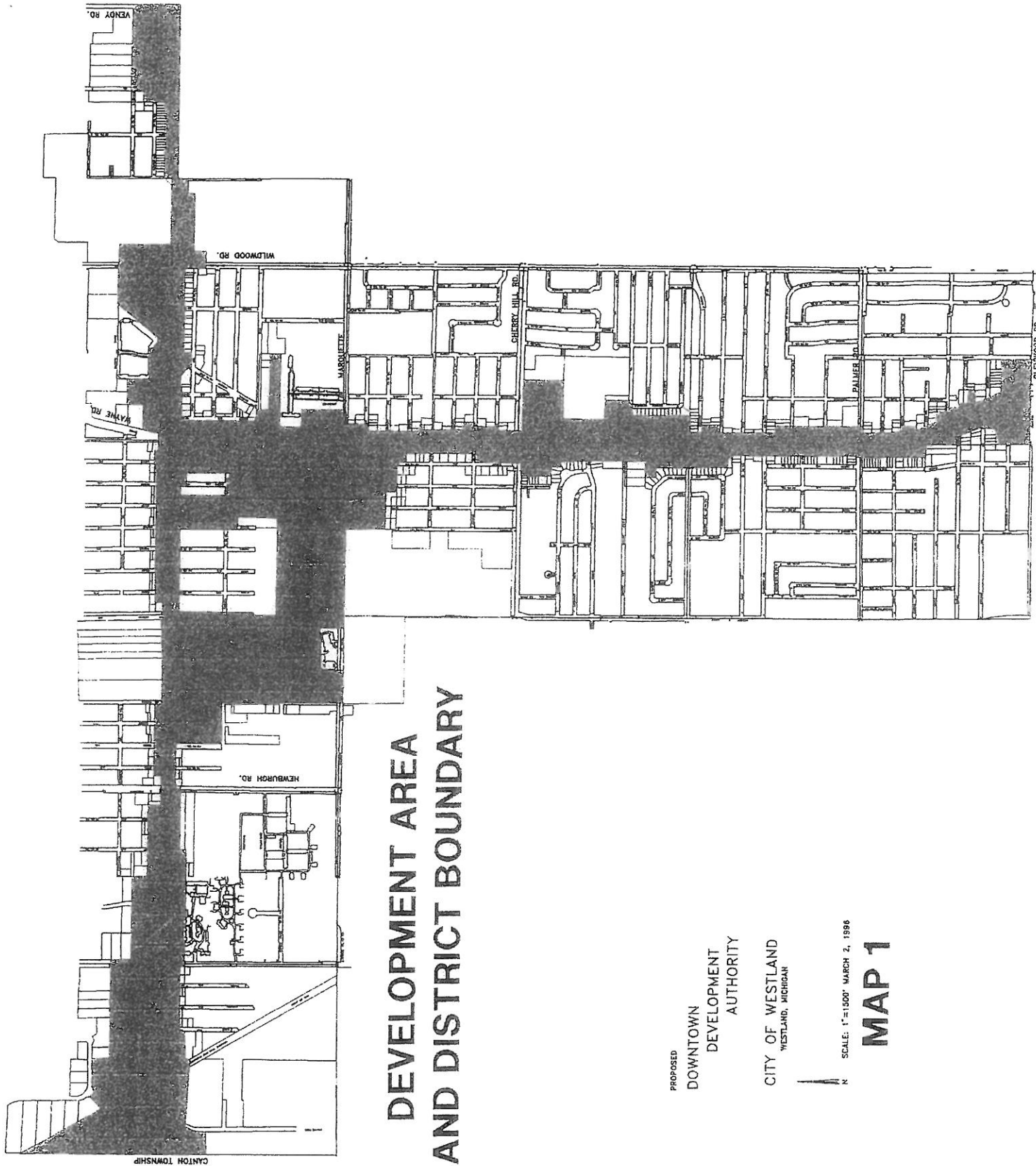
17., thence west 880 feet to the southwest corner of Lot 842a1a1 Supervisor's Nankin Plat No. 17, thence south 190 feet to the southeast corner of Lot 841a2 Supervisor's Nankin Plat No. 17, thence west 270 feet to the westerly right-of-way line of Wildwood Avenue, thence north 320 feet to the center of the vacated east-west alley adjacent to Lot 31 of Ford-Wayne Subdivision, thence west 1,240 feet to the easterly right-of-way line of vacated Christine Avenue, thence south 100 feet to the north right-of-way line of Pardo Avenue, thence west 100 feet to the center of vacated Imperial Highway, thence north 70 feet to the center of the vacated alley, thence northwest 120 feet in the center of the vacated alley, thence west 365 feet to the easterly right-of-way line of Hambleton Avenue, thence north 145 feet to the center of the vacated east-west alley comprising the north corner of Lot 412 of Ford-Wayne Subdivision No. 1, thence west 400 feet to the west right-of-way line of Arthur Avenue, thence south 1,150 feet to the north right-of-way line of Bock Road, thence east 180 feet to a point on the center line of Bock Road, thence south 150 feet along the westerly property line of Lot 1 of P. J. Farm Subdivision, thence east 840 feet to the northeast corner of Lot 895 of Supervisor's Nankin Plat No. 18, thence south 164 feet to the southeast corner of Lot 895 of Supervisor's Nankin Plat No. 18, thence west 1,000 feet to the northeast corner of Lot 892a of Supervisor's Nankin Plat No. 18, thence south 340 feet to the southeast corner of Lot 887a of Supervisor's Nankin Plat No. 18, thence east 260 feet to the northeast corner of Lot 886 Parcel etc of Supervisor's Nankin Plat No. 18, thence south 630 feet to the north right-of-way line of Marquette Avenue, thence west 220 feet along said right-of-way to a point, thence south 120 feet on the east property line of Lot 50 of Wayne-Marquette Subdivision, thence east 20 feet in the center of the vacated east-west alley to the easterly lot line of Lot 67, Wayne-Marquette Subdivision, thence south 210 feet to the south right-of-way line of Barton Avenue, thence west 90 feet to the center of the vacated north-south alley comprising the northwest corner of Lot 117, Wayne-Marquette Subdivision, thence south 800 feet to the southwest corner of Lot 246 of Wayne-Marquette Subdivision, thence east 100 feet to the southwest corner of Lot 244, Wayne-Marquette Subdivision, thence south 55 feet to the southeast corner of Parcel 56-43-990001, thence west 80 feet to the northwest corner of Parcel 56-43-990003, thence south 610 feet to the northwest corner of Lot 2 of Wayne Highlands No. 3 Subdivision, thence east 120 feet to the northeast corner of Lot 245 of Wayne Highlands No. 3 Subdivision, thence south 190 feet to the south right-of-way line of College Avenue, thence west 60 feet to the northwest corner of Lot 256b of Wayne Highlands No. 3 Subdivision, thence south 350 feet to the south right-of-way line of School Street, thence west 65 feet to the northeast corner of Lot 276 of Wayne Highlands No. 3 Subdivision, thence south 365 feet to the south right-of-way line of Cherry Hill Road, thence east 820 feet on the southerly right-of-way line of Cherry Hill Road to a point, thence south 600 feet to the southeast corner of Lot 168-a2 of Supervisor's Nankin Plat No. 4, thence west 575 feet to the northeast corner of Lot 169-a1 of Supervisor's Nankin Plat No. 4, thence south 663 feet to the southeast corner of Lot 172-a1 of Supervisor's Nankin Plat No. 4, thence east 300 feet to the northeast corner of Parcel 56-62-990009001, thence south 100 feet to the southerly right-of-way line of Bayview Street, thence west 240 feet along said south line of Bayview Street, thence south 890 feet to the southeast corner of Parcel 56-62-990015, thence west 250 feet to the center of the vacated north-south alley comprising the northwest corner of Lot 28 of Maplewood Estates Subdivision, thence south 188 feet to the southerly right-of-way line of Avondale Avenue, thence east 100 feet to the northeast corner of Lot 112 of Maplewood Estates Subdivision, thence south to the northerly right-of-way line of Fairchild Avenue, thence west along said northerly right-of-way line 100 feet to the center of the vacated north-south alley, thence south 850 feet along the center of the vacated north-south alley, thence east 100 feet to the northeast corner of Lot 15 of Hambleton's Wayne Gardens Subdivision, thence south 1,300 feet to the north right-of-way line of Palmer Road, thence south 76 feet to the northeast corner of Lot 8, DeClemens Subdivision, thence west 110 feet to the center of the vacated north-south alley, thence south 600 feet to the northerly right-of-way line of Wallace Avenue, thence east 110 feet to the southeast corner of Lot 137 of Washington Avenue Heights Subdivision, thence south 240 feet to the southeast corner of Lot 137 Supervisor's

Nankin Plat No. 3, thence west 60 feet to the center of the vacated north-south alley at the northwest corner of Lot 36 of B.D. Wright's Subdivision, thence southeasterly 330 feet in the center of the vacated north-south alley, thence east 100 feet to the northeast corner of Lot 11, B.D. Wright's Subdivision, thence south 110 feet to the center of Norene Avenue, thence east 100 feet along said center line to a point, thence south 160 feet along the easterly lot line of Lot 5, Markey's Washington Avenue Subdivision, thence east 70 feet along the north property line of Parcel 56-75-990006001, thence east 200 feet to the northeast corner of Parcel 56-75-99007001, thence north 30 feet to the northwest corner of Lot 30, Markey's Washington Avenue Subdivision, thence east 43 feet to the northeast corner of Lot 30, Markey's Washington Avenue Subdivision, thence south 116 feet to the center of the vacated east-west alley, thence west 250 feet to the alley, thence southeasterly 450 feet in the north-south alley east of Lots 1-4 and 31-34 of George Handyside's Washington Avenue Subdivision, thence east 565 feet to the easterly right-of-way line of Christine Avenue, thence south 510 feet to the centerline of Glenwood Avenue, thence west 1,340 feet to the southwest corner of Lot 524, Supervisor's Nankin Plat No. 7, thence north 570 feet to the southwest corner of Lot 48, George Handyside's Washington Avenue Subdivision No. 1, thence east 120 feet to the southeast corner of Lot 45, George Handyside's Washington Avenue Subdivision No. 1, thence north 210 feet to the northerly right-of-way line of Farragut Avenue, thence east 66 feet to the southwest corner of Parcel 40, George Handyside's Washington Avenue Subdivision No. 1, thence northwest 410 feet to the northerly right-of-way line of Schley Avenue, thence west 120 feet to the southwest corner of Parcel 28K529a, thence north 100 feet to the southeast corner of Lot 291, Wayne Ford Subdivision No. 1, thence west 269 feet to the southwest corner of Lot 292, Wayne Ford Subdivision No. 1, thence north 1,055 feet to the northerly right-of-way line of Palmer Road, thence north 1,920 feet in the center of the vacated north-south alley to a point at the northwest corner of Lot 13, Glenhaven Subdivision, thence west 30 feet to the southeast corner of outlot 8B, Florane Woods Subdivision, thence north 61 feet to the northeast corner of outlot 8b, Florane Woods Subdivision, thence west to the southeast corner of Lot 41, Florane Woods Subdivision, thence north 1,110 feet to the northeast corner of Lot 219, Florane Woods Subdivision, thence west 150 feet to the southwest corner of Parcel 56-57-990028, thence north 165 feet to the southwest corner of Parcel 56-57-990026, thence east 250 feet to the southeast corner of Parcel 56-57-990027, thence north 1,340 feet to the northwest corner of Parcel 56-990001, thence west 75 feet to the southwest corner of Lot 179a1a, Supervisor's Nankin Plat No. 5, thence north 150 feet to the northeast corner of Lot 179a1b Supervisor's Nankin Plat No. 5, thence west 140 feet to the southeast corner of Lot 20, Dodson Subdivision, thence north 437 feet to the southerly right-of-way line of Cherry Hill Road, thence east 200 feet to a point on the Cherry Hill southerly right-of-way line, thence north 100 feet to the northerly right-of-way line of College Avenue, thence east 140 feet to the southeast corner of Lot 4, J.F. Key's Wayne Acres Subdivision, thence north 1,010 feet to the southeast corner of Lot 91, J.F. Key's Wayne Acres Subdivision, thence west 140 feet along the southerly property line of Lot 91 J.F. Key's Wayne Acres Subdivision, thence north 132 feet to the northwest corner of Lot 91, J.F. Key's Wayne Acres Subdivision, thence west 450 feet to a point on the northerly line of Lot 60b, J. F. Key's Wayne Acres Subdivision, thence north 160 feet to the northeast corner of Parcel 56-48-990040-001, thence west 565 feet to the northwest corner of Parcel 56-48-990037, thence north 610 feet to the southerly right-of-way line of Marquette Avenue, thence west 1,435 feet to a point, thence north 375 feet to the northwest corner of Lot 4, Hawthorne Bungalow Subdivision, thence west 650 feet to the southeast corner of Lot 210, Hawthorne Bungalow Subdivision, thence southerly to the south right-of-way line of Marquette Avenue, thence west 100 feet to a point along the southerly right-of-way line of Marquette Avenue, thence north 1,810 feet in the center of the vacated Dowling Avenue, thence west 625 feet on the southerly right-of-way line of Theresa Avenue, thence east to the easterly right-of-way of Wilmer Boulevard, thence north 700 feet to the center of the vacated east-west alley, thence west 650 feet to the easterly right-of-way line of Newburgh Road, thence south 75 feet along the easterly right-of-way line of Newburgh Road, thence west 970 feet to the northwest corner of Lot 16, Nankin L

Farms Subdivision, thence south 80 feet to the southwest corner of Lot 16, Nankin Little Farms Subdivision, thence west 1,050 feet to the southwest corner of Lot 965a Supervisor's Nankin Plat No. 21, thence north 80 feet to the southeast corner of Parcel 56-49-990005003, thence west 305 feet to the southwest corner of Parcel 56-49-990001, thence south 25 feet to the southeast corner of Parcel 56-49-990002001, thence west 410 feet to the west right-of-way line of Hix Road, thence north 80 feet to the southeast corner of Lot 12, Zacha Subdivision, thence west 980 feet to the westerly right-of-way line of Marie Avenue, thence south 80 feet to the southeast corner of Lot 211, Ford Park Boulevard Subdivision, thence west 415 feet to a point on the east property line of Parcel 56-50-990001001, thence south 100 feet to a point on the easterly right-of-way line of CSX Railroad tracks, thence northwest 1,020 feet to the westerly right-of-way of Superior Parkway, thence south 350 feet along the westerly right-of-way of Superior Parkway to a point, thence west 350 feet to the southwest corner of Parcel 56-50-990005006, thence north 665 feet along the westerly property line of Parcel to the point of beginning.

The following lots and parcels are not included within the Downtown Development Authority boundary: Lot 318 through 430, Wayne Highlands Subdivision No. 4; Parcels 56-45-990028, 56-45-99-0029, 56-45-99-030001, 56-45-99-030002, 56-45-99-030-003, 56-45-99-003-2701, 56-45-99-003-2702, 56-45-99-003-2703, 56-45-99-003-3701, 56-45-99-003-3702, 56-45-99-003-3903, 56-45-99-003-3704, 56-45-99-003-5701, 56-45-99-003-5702, 56-45-003-5703, 56-45-99-003-5704, 56-01-99-0034; Lots 4 through 18, Laitner Subdivision.

Revised 2/5/96



DEVELOPMENT AREA AND DISTRICT BOUNDARY

PROPOSED
DOWNTOWN
DEVELOPMENT
AUTHORITY

CITY OF WESTLAND
WESTLAND, MICHIGAN

SCALE: 1"=1500' MARCH 2, 1996

MAP 1

EXISTING LAND USE

City of Westland

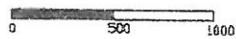
DDA Existing Land-Use Study

Wayne Road

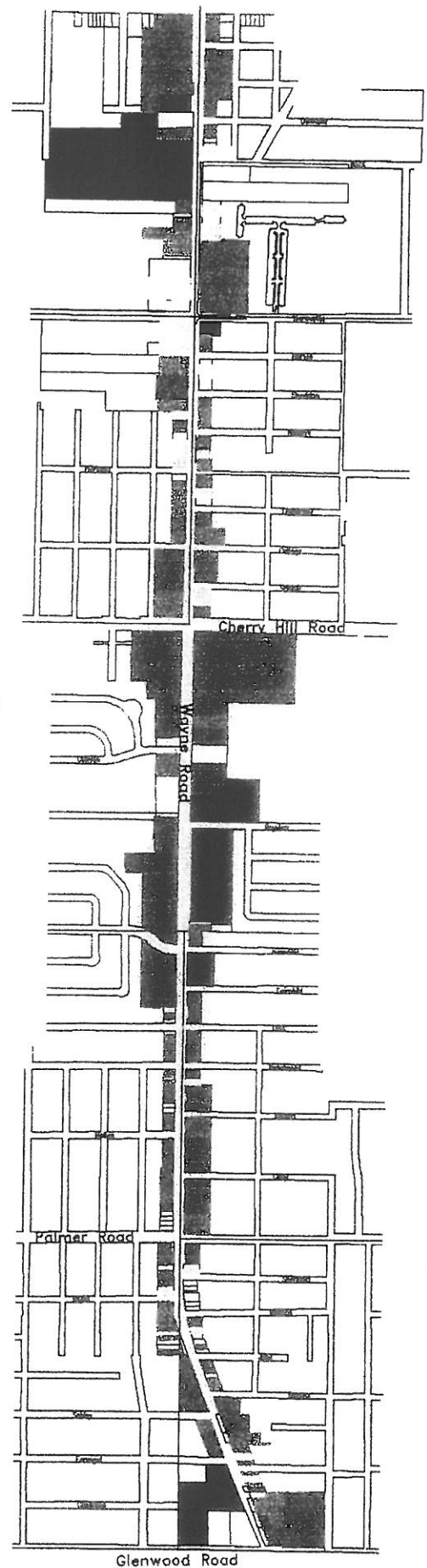
Single-Family Residential	Office	Quasi-Public
Two-Family Residential	Light Industrial	Utilities
Multiple-Family Residential	Public	Spirit Use
Retail/Commercial		Vacant Land



September 1995



MAP 2 b



**PURPOSE OF THE DEVELOPMENT PLAN
AND THE TAX INCREMENT FINANCING PLAN**

In November of 1995, the City Council of the City of Westland held a public hearing to consider the establishment of a Downtown Development Authority under P.A. 197 of 1975, as amended, and designated the boundaries of the downtown district within which the Authority will exercise its powers. Following the hearing, the City opened discussions with Wayne County regarding the capture of county taxes through the use of tax increment financing. In February of 1996, the County approved an agreement with the City concerning the approval process of the Development Plan and Tax Increment Finance Plan (the "Plan") in exchange for the capture of County taxes. On February 20, 1996 the City Council approved the establishment of the Downtown Development Authority of the City of Westland (the "Authority") appointing eleven members to the Board and appointing of nine members to the Development Area Citizens Council. These groups provided continuing assistance to the City in the drafting of this document. *

The district boundary of the Authority was established by the Westland City Council to include the areas along Wayne Road from Ford Road to Glenwood Road and along Ford Road from the west City line at Canton Township to the east City Line at Venoy Road at the City of Garden City. The Authority district area consists of 564 acres of which 437 acres is developed or vacant and 127 acres consist of road rights-of-way.

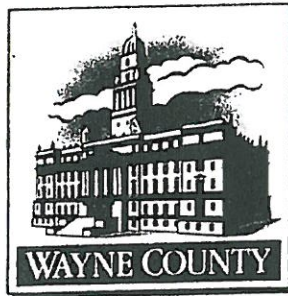
It is the purpose of the Plan to establish a legal basis for the capture and expenditure of tax increment revenues in accordance with P.A. 197 of 1975, as amended, for the purpose of stimulating and encouraging private investment in the Development Area through the provision of public improvements. The initial captured assessment is based upon 1995 tax year as the Plan is being adopted by the Westland City Council on May 20, 1996.

The two components of the Plan - development and financing - are both required by Act 197, as amended, and are presented herein as one document. Common elements are contained in appendices and are referenced in both plans.

THE DEVELOPMENT PLAN

A. DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA.

Map I indicates the boundaries of the Development Area. The Development Area and the Authority District are identical.



Edward H. McNamara
County Executive

May 3, 1996

The Honorable Robert Thomas, Mayor
The Honorable Sandra Cicirelli, Council President
City of Westland
36601 Ford Rd.
Westland, MI 48185

Dear Mayor Thomas and Council President Cicirelli:

We are in receipt of the proposed Development Plan and Tax Increment Financing Plan of the Downtown Development Authority of the City of Westland. We have discussed the proposed Plan with your staff and offer the following comments:

1. We are pleased that the focus of the Plan is to implement public expenditures to encourage private redevelopment and growth. Your work to solicit input and priorities from area businesses is important. We understand that a more detailed definition of the actual projects to be funded is still underway.

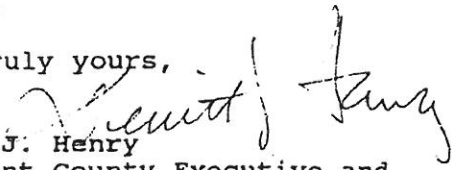
2. We understand from discussions with staff that the City is planning to leverage tax increment funds with grants and other sources of revenue. The County is appreciative of your efforts to maximize other resources to get the greatest return from the County's and City's captured tax dollars.

3. We encourage the DDA to maximize the amount of funding that goes into actual improvements and minimize those for administration. Currently, the budget shows \$1.145 million for administration on top of \$300,000 in professional services in support of physical development projects. That appears to us to be excessive. The City has an excellent staff already, and their expertise should be utilized in support of this program.

Pursuant to the agreement between the Charter County of Wayne and the City of Westland, we hereby give our approval of the Plan, but we strongly urge the City and DDA to reduce the administrative budget before implementation. *

COUNCIL 5-5-96

We again would like to express our appreciation for the cooperation and professionalism of the City of Westland elected officials and staff in our joint development activities.

Very truly yours, 

Dewitt J. Henry
Assistant County Executive and
Director, Jobs and Economic
Development

cc; The Honorable Kay Beard, County Commissioner

a:wlddadm.14



2. *Explain the importance of the following:*

1000
2-20-96

CITY OF WESTLAND
COUNCIL PROCEEDINGS
MEETING NO. 5 - REGULAR
February 20, 1996

A regular meeting of the Westland City Council was held on Tuesday, February 20, 1996, in the Council Chambers of Westland City Hall, 36601 Ford Road, Westland, Michigan.

The meeting was called to order at 7:00 p.m. by Council President Sandra A. Cicirelli with roll call showing as follows:

PRESENT

Glenn S. Anderson, Pro Tem
Justine Barns
Sandra A. Cicirelli
Charles T. (Trav) Griffin
Richard LeBlanc
Charles W. Pickering
Sharon P. Scott

ABSENT

Also present were Mayor Robert J. Thomas, Executive Assistant George Gillies, Assessor Jim Elrod, City Attorney Angelo Plakas, Budget Director Ron Hocking, Building Director Robert Fritz, Cable Consultant Diane Abbott, City Clerk Diane J. Fritz, Community Development Director Jay Gilbert (8:17 p.m.), Economic Development Director Scott Veldhuis, Finance Director Mike Gorman, Fire Chief Mike Reddy, Parks and Recreation Director Chuck Skene, Police Chief Emery Price, Public Service Director Carl Clark, Purchasing Agent Richard Dittmar, Senior Resource Director Sylvia Kozorosky-Wiacek, Superintendent C&M Bruce Guertin, Superintendent - W&S Robert Tolliver and Legislative Assistant Joseph Benyo

96-2-48 Motion by LeBlanc, supported by Scott

RESOLVED that the Consent Calendar be approved as follows:

- approval of minutes of regular meeting held February 5, 1996
 - request from Muscular Dystrophy Association to conduct its annual house-to-house campaign from May 4 through May 26, 1996.
 - adoption of Budget Amendment 96-15: Increasing Engineering Budget for overtime and professional services:
- General Fund
- | | |
|---|-----------|
| Increase Revenues: | |
| Engineering Inspections (101-000-631-000) | \$ 35,000 |
| Increase Expenditures: | |
| Overtime (101-449-702-000) | \$ 10,000 |
| Professional Services (101-449-801-000) | \$ 25,000 |
- adoption of Ordinance No. 242 - An ordinance creating a Downtown Development Authority for the City of Westland, designating boundaries of the downtown district and providing for other matters related thereto.
 - approval of agreement between Wayne County and City of Westland on Downtown Development Authority.
 - approval of contract extension between Michigan Department of Natural Resources and City of Westland for the Hix Road Park Phase I project.
 - adoption of prepared resolution to obtain permit for construction and maintenance of a storm sewer connection in Holiday Park in the Tonquish Creek drainage area to serve the proposed Norris Farms Subdivision, WCDPS Plan Review No. S93-028.
 - adoption of prepared resolution to waive \$5.00 per day fee for buyers of real property who failed to file the Michigan Department of Treasury form L-4260.
 - approval of Bid for Motorpool Ventilation System to Air Engineering Co. for a bid price of \$9,985.
 - approval of Bid for Magnesium-Calcium Chloride to Michigan Chloride Sales, Inc. at \$0.28 per gallon for a total amount of \$36,400.
 - approval of Bid to Newburgh Road Sidewalks and Bridge to the low bidder, Posen Construction, Inc. for a bid price of \$312,357

Unanimously carried

RESOLUTION

No. 96-84

By Commissioner Beard

*capture not to
exceed 15 years!*

RESOLVED, by the Wayne County Commission this 15th day of February, 1996, that approval be, and is hereby granted, authorizing the capture of Wayne County property tax revenue by the Downtown Development Authority of the City of Westland within the boundaries of the designated District for a period not to exceed 15 years, subject to the conditions described in that certain Tax Increment Financing Agreement between the County of Wayne and the City of Westland; and be it further

RESOLVED, that the Chief Executive Officer be, and is hereby, duly authorized to execute the aforementioned documents on behalf of the County of Wayne.

(District Description and Tax Increment Financing Agreement Attached)

(96-23-002)

TAX INCREMENT FINANCING AGREEMENT

THIS AGREEMENT is entered into by and between the Charter County of Wayne (the "County") and the City of Westland ("Westland") as of this 15th day of February, 1996.

WITNESSETH:

WHEREAS, Westland desires to establish a Downtown Development Authority ("DDA") pursuant to Public Act 197 of 1975 (the "Act");

WHEREAS, pursuant to Section (3) of the Act, the County may exempt its taxes from capture by the DDA if it adopts a resolution to that effect within 60 days after a public hearing by the municipality seeking to establish a DDA;

WHEREAS, Section 14(4) of the Act allows the municipality establishing the DDA to enter into an agreement with the County to share tax revenues within the DDA district;

WHEREAS, the County and Westland both desire to enter into such an agreement in order to allow the DDA to capture a portion of the taxes within the DDA district in order to best maximize both the economic development potential of the DDA and the tax revenue to the County;

NOW, THEREFORE, BE IT AGREED BY THE PARTIES HERETO AS FOLLOWS:

1. The County shall allow the taxes to become due and owing to the County from within the DDA District to be captured by the DDA so long as prior to committing any County tax dollars in the DDA, Westland shall submit to the County's Department of Jobs and Economic Development ("JED"), for its input and written approval, Westland's proposed tax increment financing plan (the "Plan") or any amendments to any existing plan for the DDA as described in Section 14 of the Act. This submission shall also include projections as to the economic benefits of the Plan, including the number of jobs to be created by the Plan.

County
must
provide
written
approval
to Plan
Amendments

2. If Westland has not implemented the approved Plan as scheduled, the County may, at any time prior to such implementation, terminate this agreement and require an immediate repayment of such taxes to the County.

3. Westland shall also be required to submit to the County, in a timely manner, any and all reports required to be submitted by the DDA to Westland and to the State of Michigan as described in Section 15(3) of the Act.

4. Any amendments to this agreement shall be in writing and signed by both parties hereto.

5. If any provision of this Agreement, or the application to any person or circumstance shall, to any extent, be judicially determined to be invalid or unenforceable, the remainder of the Agreement shall not be affected, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

CITY OF WESTLAND

By: *Robert H. Cline*

11 APRIL 17, 1996

Date:

CHARTER COUNTY OF WAYNE

Edward H. Miyamura
County Executive

FEBRUARY 22, 1996

Date:

By: *James J. Fritz*

11 APRIL 17, 1996

Date:

Approved by Wayne County Commission,
Resolution No. 96-84, Feb. 15, 1996

CITY OF WESTLAND

INTER-OFFICE CORRESPONDENCE

TO: Robert J. Thomas, Mayor
Diane J. Fritz, City Clerk

DATE: March 4, 1996

SUBJECT: DDA Agreement Between
City of Westland and
Wayne County

FROM: Scott Veldhuis, Director
Economic Development Dept.

Tod J. Kilroy, AICP
Planning Director

Dear Mayor Thomas and Ms. Fritz:

Please find attached an agreement between the City and Wayne County relative to the DDA for your signature, and letter from Angelo Plakas dated February 19, 1996. This agreement was approved by Westland City Council on February 20, 1996. *

Let me know when the agreement is executed and we will forward the copy to Wayne County.

Sincerely,



Tod J. Kilroy, AICP
Planning Director



Scott Veldhuis, Director
Economic Development Dept.

jz

LAW OFFICES

ANGELO A. PLAKAS AND ASSOCIATES, P.C.

NANKIN BOULEVARD PROFESSIONAL CENTER
35330 NANKIN BOULEVARD, SUITE 702
WESTLAND, MICHIGAN 48185-7223

FAX (313) 421-6740
(313) 421-5510

ANGELO A. PLAKAS
KRISTINE MADDEN
JOANNA R. BENNETT
JAMES A. PLAKAS
MARK A. McCONNELL

OF COUNSEL
JOSEPH C. COSTANZO
DONALD E. VANDERSLOOT

THE CARRIAGE HOUSE
340 N. MAIN STREET
SUITE G-0
PLYMOUTH, MICHIGAN 48170

FAX (313) 416-8467
(313) 459-0300

February 19, 1996

Mr. Scott Veldhuis
Director, Economic Development Dept.
Mr. Tod J. Kilroy AICP
Planning Director
City of Westland
37095 Marquette
Westland, MI. 48185

**Re: Proposed Tax Increment Agreement
Between Wayne County and Westland/DDA**

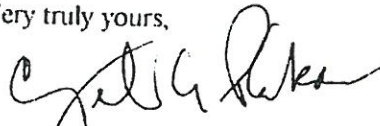
Dear Scott and Tod:

Please be advised that we have reviewed the proposed Agreement between Wayne County and the City setting forth the terms and conditions under which the County is allowing the City/DDA to capture taxes to become due and owing to the County from within the DDA District.

It is my understanding that you have clarified the meaning of "repayment" as it appears in paragraph 2 of the Agreement with the County, and that you will be receiving a letter confirming that the word "repayment" as used in the Agreement will have no retroactive effect, and what is meant is that from the point the City fails or neglects to implement the approved Plan, the City will no longer be allowed to capture taxes that would otherwise be due the County.

It is with that understanding, that the City Attorney's office has approved the Agreement as to legal form and substance for execution by the Mayor and the City Clerk, upon approval of the City Council.

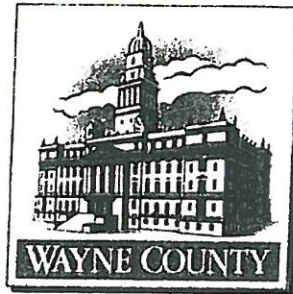
Very truly yours,



Angelo A. Plakas
Westland City Attorney

cc: Robert J. Thomas, Mayor
Michael Gorman, Finance Director
Sandra A. Cicirelli, Council President and City Council

AAP/idp



Edward H. McNamara
County Executive

February 22, 1996

The Honorable Robert Thomas, Mayor
City of Westland
36601 Ford Road
Westland, MI 48185

Dear Mayor Thomas:

Enclosed please find a copy of a resolution from the Wayne County Board of Commissioners that approves the capture of County taxes by the Westland Downtown Development Authority (DDA) for up to 15 years, pursuant to the Tax Increment Financing Agreement (Agreement), which is also enclosed. *

I would like to clarify the intent of paragraph 2. of the Agreement. It states that "if Westland has not implemented the approved Plan as scheduled, the County may, at any time prior to such implementation, terminate this agreement and require an immediate repayment of such taxes to the County." The intent of that section is to prevent the capture taxes by the DDA, if, and only if, the DDA is not proceeding in a timely manner to implement the Plan. If, for example, the Plan stated that taxes would be captured for four years to fund a project, which would be implemented after year four when sufficient funds were available, that would be according to the Plan and therefore considered timely implementation of the Plan.

Scott Veldhuis, Director of Economic Development, and Todd Kilroy, Director of Planning, worked cooperatively with County staff to prepare a presentation to the County Commission on Westland's tax increment efforts to date and your initial plans for the DDA. Your staff was very effective in presenting the City's progress and plans. Your County Commissioner, Vice-Chair Kay Beard, played the leadership role in stating the City's case in a compelling manner and securing overwhelming approval for the resolution from the Commission.

We at the County look forward to working with the City cooperatively as you move forward with the DDA to improve and strengthen the DDA area.

DEPARTMENT OF JOBS & ECONOMIC DEVELOPMENT, ADMINISTRATION
515 WAYNE COUNTY BUILDING • 600 RANDOLPH • DETROIT, MI 48226 • (313) 224-0410 • FAX (313) 224-8458

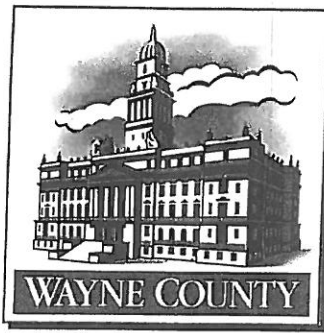
Please return one executed copy of the Agreement to:

Dewitt J. Henry, Director
Department of Jobs and Economic Development
Wayne County Building
600 Randolph
Detroit, MI 48226

Very truly yours,

Edward H. McNamara
Edward H. McNamara
County Executive

cc:D. Henry
a:wlnddda.132



Edward H. McNamara
County Executive

February 22, 1996

The Honorable Robert Thomas, Mayor
City of Westland
36601 Ford Road
Westland, MI 48185

Dear Mayor Thomas:

Enclosed please find a copy of a resolution from the Wayne County Board of Commissioners that approves the capture of County taxes by the Westland Downtown Development Authority (DDA) for up to 15 years, pursuant to the Tax Increment Financing Agreement (Agreement), which is also enclosed.

I would like to clarify the intent of paragraph 2. of the Agreement. It states that "if Westland has not implemented the approved Plan as scheduled, the County may, at any time prior to such implementation, terminate this agreement and require an immediate repayment of such taxes to the County." The intent of that section is to prevent the capture taxes by the DDA, if, and only if, the DDA is not proceeding in a timely manner to implement the Plan. If, for example, the Plan stated that taxes would be captured for four years to fund a project, which would be implemented after year four when sufficient funds were available, that would be according to the Plan and therefore considered timely implementation of the Plan.

Scott Veldhuis, Director of Economic Development, and Todd Kilroy, Director of Planning, worked cooperatively with County staff to prepare a presentation to the County Commission on Westland's tax increment efforts to date and your initial plans for the DDA. Your staff was very effective in presenting the City's progress and plans. Your County Commissioner, Vice-Chair Kay Beard, played the leadership role in stating the City's case in a compelling manner and securing overwhelming approval for the resolution from the Commission.

We at the County look forward to working with the City cooperatively as you move forward with the DDA to improve and strengthen the DDA area.

Please return one executed copy of the Agreement to:

Dewitt J. Henry, Director
Department of Jobs and Economic Development
Wayne County Building
600 Randolph
Detroit, MI 48226

Very truly yours,

Edward H. McNamara

Edward H. McNamara
County Executive

cc:D. Henry
a:wlnddda.132

RESOLUTION

No. 96-84

By Commissioner Beard

RESOLVED, by the Wayne County Commission this 15th day of February, 1996, that approval be, and is hereby granted, authorizing the capture of Wayne County property tax revenue by the Downtown Development Authority of the City of Westland within the boundaries of the designated District for a period not to exceed 15 years, subject to the conditions described in that certain Tax Increment Financing Agreement between the County of Wayne and the City of Westland; and be it further

RESOLVED, that the Chief Executive Officer be, and is hereby, duly authorized to execute the aforementioned documents on behalf of the County of Wayne.

(District Description and Tax Increment Financing Agreement Attached)

(96-23-002)

CITY OF WESTLAND
County of Wayne, Michigan

ON THE FORMATION OF A DOWNTOWN DEVELOPMENT AUTHORITY AND
DESIGNATION OF DOWNTOWN DISTRICT BOUNDARIES

TO ALL INTERESTED PERSONS IN THE CITY OF WESTLAND:

PLEASE TAKE NOTICE that the City Council of the City of Westland, Michigan, will hold a public hearing on the formation of a Downtown Development Authority and designation of Downtown District boundaries, the 18th day of December, 1995, at 7:00 o'clock, p.m., Eastern Standard Time in the Council Chambers, City Hall, 36601 Ford Road, Westland, Michigan, to consider the adoption of an ordinance establishing a downtown development authority for the City of Westland and designating the boundaries of a downtown district in connection therewith, pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

PROPOSED BOUNDARIES

The boundaries of the proposed downtown district within which the downtown development authority shall exercise its powers are as follows:

DESCRIPTION OF DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT
CITY OF WESTLAND, MICHIGAN

The NW corner of NW 1/4 of Section 18, T. 2 S., R. 9 E., City of Westland, Wayne County, Michigan beginning at the intersection of the centerline of Ford Road with the west section line of Section 18, thence north 2,110 feet to a point at the intersection of the westerly boundary of Lot 33, Tonguish Industrial Park Subdivision No. 2, thence southeasterly 1,380 feet to the southwest corner of Lot 8, Westland Commerce Park South Subdivision, thence northeast 241 feet to the south right-of-way line of Commerce Drive, thence east 560 feet to the northeast corner of Lot 4 Westland Commerce Park South Subdivision, thence south 264 feet to the southwest corner of said Lot 4, thence east 1,480 feet to the east right-of-way line of Hix Road, thence south 286 feet to the southwest corner of Lot 48 Ford Hix Westland Industrial Subdivision, thence east 1,250 feet to the northeast corner of Lot 37, Ford Hix Westland Industrial Subdivision, thence south 235 feet to a point on the easterly line of Lot 38, Ford Hix Industrial Subdivision No. 3, thence east 433 feet to the northeast corner of Lot 21, Warren Junction Subdivision, thence south 188 feet to the north right-of-way line of Ford Road, thence east 1,075 feet to the northeast corner of Lot 21, Warren Junction Subdivision, thence north 110 feet along the westerly property line of Lot 44 of Ford Road Electric Railway Subdivision to the center of the east-west vacated alley, thence east 1,050 feet to the east property line of Lot 1 of the Ford Road Electric Railway Subdivision, thence south 110 feet to the north right-of-way line of Ford Road, thence east 1,460 feet along the north right-of-way line of Ford Road, thence north 110 feet along the westerly property line of Lot 228 of Krike Neal Co's Waynelford Townsite Subdivision to the center of the east-west vacated alley, thence east 1,080 feet to the southwest corner of Lot 748, Krike Neal Co's Waynelford Townsite No. 2 Subdivision, thence north 50 feet to the northwest corner of Lot 748 Krike Neal Co's Waynelford Townsite No. 2 Subdivision, thence east 130 feet to the center of the north-south vacated alley, thence south 50 feet to the center of the vacated east-west alley, thence east 260 feet to the center of the vacated east-west alley to the easterly right-of-way line of Wayne Road, thence northeast 240 feet to the northwest corner of Parcel 56-35-090012001, thence east 360 feet to the northeast corner of Parcel 56-35-090012001, thence north 250 feet to the northwest corner of Lot 30 of Warner's Ford Manor Subdivision, thence east 390 feet in the center of the vacated street to the northeast corner of Lot 30 of Hawthorn Woods Subdivision, thence east 400 feet to the east right-of-way line of Christine Avenue, thence southeast 225 feet to the center of a vacated street comprising the northwest corner of Parcel 56-35-090015, thence northeast 800 feet to a point at the center of the southerly lot line of Lot 20 of Stacy Little Farms Subdivision, thence east 650 feet to the easterly right-of-way line of Wildwood Avenue, thence east 272 feet to the northeast corner of Parcel 56-36-090001001, thence south 720 feet to the north right-of-way line of Ford Road, thence east 1,150 feet to Radcliffe Avenue, thence north 110 feet to a point adjoining the northwest corner of Lot 1 of Vincent Manor Subdivision, thence east 1,163 feet in the center of the vacated alley, thence north 320 feet to the northwest corner of Parcel 56-36-090010, thence east 116 feet to the westerly right-of-way line of Farrington Road, thence north 180 feet to the north right-of-way line of Beechwood Avenue, thence east 1,330 feet to the center line of Venoey Road, thence south 680 feet to the center line of Ford Road, thence west 2,640 feet to the center line of Radcliffe Avenue, thence south 210 feet, thence west 188 feet, thence south 100 feet to the southeast corner of Lot 645 Supervisor's Nankin Plat No. 17, thence west 880 feet to the southwest corner of Lot 842a1a1 Supervisor's Nankin Plat No. 17, thence south 180 feet to the southeast corner of Lot 841a2 Supervisor's Nankin Plat No. 17, thence west 270 feet to the westerly right-of-way line of Wildwood Avenue, thence north 320 feet to the center of the vacated east-west alley adjacent to Lot 31 of Ford-Wayne Subdivision, thence west 1,240 feet to the easterly right-of-way line of vacated Christine Avenue, thence south 100 feet to the north right-of-way line of Pardo Avenue, thence west 610 feet to the easterly right-of-way line of Hambleton Avenue, thence north 145 feet to the center of the vacated east-west alley comprising the northwest corner of Lot 412 of Ford-Wayne Subdivision No. 1, thence west 400 feet to the west right-of-way line of Arthur Avenue, thence south 1,150 feet to the north right-of-way line of Back Road, thence east 180 feet to a point on the center line of Back Road, thence south 150 feet along the westerly property line of Lot 1 of Pratt Farm Subdivision, thence east 840 feet to the northeast corner of Lot 885 of Supervisor's Nankin Plat No. 18, thence south 164 feet to the southeast corner of Lot 885 of Supervisor's Nankin Plat No. 18, thence west 1,263 feet to the northeast corner of Lot 882a of Supervisor's Nankin Plat No. 18, thence south 340 feet to the southeast corner of Lot 887a of Supervisor's Nankin Plat No. 18, thence east 260 feet to the northeast corner of Lot 886 Parcel 61c of Supervisor's Nankin Plat No. 18, thence south 630 feet to the north right-of-way line of Marquette Avenue, thence west 220 feet along said right-of-way to a point, thence south 120 feet on the easterly property line of Lot 50 of Wayne-Marquette Subdivision, thence east 20 feet in the center of the vacated east-west alley to the easterly lot line of Lot 67, Wayne-Marquette Subdivision, thence south 210 feet to the southerly right-of-way line of Barton Avenue, thence west 90 feet to the center of the vacated north-south alley comprising the northwest corner of Lot 117, Wayne-Marquette Subdivision, thence south 800 feet to the southwest corner of Lot 246 of Wayne-Marquette Subdivision, thence east 180 feet to the southwest corner of Lot 244, Wayne-Marquette Subdivision, thence south 610 feet to the northwest corner of Lot 245, Wayne Highlands No. 3 Subdivision, thence east 120 feet to the northeast corner of Parcel 56-43-090003, thence south 180 feet to the south right-of-way line of College Avenue, thence west 60 feet to the northwest corner of Lot 245 of Wayne Highlands No. 3 Subdivision, thence south 350 feet to the south right-of-way line of School Street, thence west 65 feet to the northeast corner of Lot 276 of Wayne Highlands No. 3 Subdivision, thence south 365 feet to the south right-of-way line of Cherry Hill Road, thence east 820 feet on the southerly right-of-way line of Cherry Hill Road to a point, thence south 600 feet to the southeast corner of Lot 168-a2 of Supervisor's Nankin Plat No. 4, thence west 575 feet to the northeast corner of Lot 169-a1-a of Supervisor's Nankin Plat No. 4, thence south 663 feet to the southeast corner of Lot 172-a1 of Supervisor's Nankin Plat No. 4, thence east 380 feet to the northeast corner of Parcel 56-62-090009001, thence south 430 feet to the southerly right-of-way line of Bayview Street, thence west 240 feet along said south line of Bayview Street, thence south 880 feet to the southeast corner of Parcel 56-62-090015, thence west 250 feet to the center of the vacated north-south alley comprising the northwest corner of Lot 28 of Maplewood Estates Subdivision, thence south 188 feet to the southerly right-of-way line of Avondale Avenue, thence east 100 feet to the northeast corner of Lot 112 of Maplewood Estates Subdivision, thence south to the northerly right-of-way line of Fairchild Avenue, thence west along said northerly right-of-way line 100 feet to the center of the vacated north-south alley, thence south 850 feet along the center of the north right-of-way line of Palmer Road, thence south 76 feet to the northeast corner of Lot 8, DeClement's Subdivision, thence south 1,300 feet to the vacated north-south alley, thence south 600 feet to the northerly right-of-way line of Wallace Avenue, thence west 110 feet to the center of the vacated Washington Avenue Heights Subdivision, thence south 240 feet to the southeast corner of Lot 137 Supervisor's Nankin Plat No. 3, thence west 60 feet to the center of the vacated north-south alley at the northwest corner of Lot 36 of B.D. Wright's Subdivision, thence southeasterly 330 feet in the center of the vacated north-south alley, thence east 100 feet to the northeast corner of Lot 11, B.D. Wright's Subdivision, thence south 110 feet to the center of the vacated east 100 feet along said center line to a point, thence south 160 feet along the easterly lot line of Lot 5, Markey's Washington Avenue Subdivision, thence east 70 feet along the north property line of Parcel 56-75-090006001, thence east 200 feet to the north east corner of Parcel 56-75-09007001, thence north 30 feet to the northwest corner of Lot 30, Markey's Washington Avenue Subdivision, thence east 43 feet to the northeast corner of Lot 30, Markey's Washington Avenue

Subdivision, thence south 116 feet to the center of the vacated east-west alley, thence west 250 feet to the alley, thence southeasterly 450 feet in the north-south alley east of Lots 1-4 and 31-34 of George Handyside's Washington Avenue Subdivision, thence east 565 feet to the easterly right-of-way line of Christine Avenue, thence south 510 feet to the centerline of Glenwood Avenue, thence west 1,340 feet to the southwest corner of Lot 524, Supervisor's Nankin Plat No. 7, thence north 570 feet to the southwest corner of Lot 48, George Handyside's Washington Avenue Subdivision No. 1, thence east 200 feet to the southeast corner of Lot 45, George Handyside's Washington Avenue Subdivision No. 1, thence north 210 feet to the northerly right-of-way line of Farragut Avenue, thence east 66 feet to the southwest corner of Lot 40, George Handyside's Washington Avenue Subdivision No. 1, thence northwest 410 feet to the northerly right-of-way line of Schley Avenue, thence west 120 feet to the southwest corner of Parcel 28K529a, thence north 480 feet to the southeast corner of Lot 201, Wayne Ford Subdivision No. 1, thence west 269 feet to the southeast corner of Lot 292, Wayne Ford Subdivision No. 1, thence north 1,055 feet to the northerly right-of-way line of Palmer Road, thence north 1,920 feet in the center of the vacated north-south alley to a point at the northeast corner of Lot 13, Glenhaven Subdivision, thence west 30 feet to the southeast corner of outlot 82, Florane Woods Subdivision, thence north 61 feet to the northeast corner of outlot 85, Florane Woods Subdivision, thence west to the southeast corner of Lot 41, Florane Woods Subdivision, thence north 1,110 feet to the northeast corner of Lot 219, Florane Woods Subdivision, thence west 150 feet to the southwest corner of Parcel 56-57-990028, thence north 165 feet to the southwest corner of Parcel 56-57-990026, thence east 250 feet to the southeast corner of Parcel 56-57-990027, thence north 1,340 feet to the northwest corner of Parcel 56-57-990001, thence west 75 feet to the southwest corner of Lot 179a1a, Supervisor's Nankin Plat No. 5, thence north 150 feet to the northeast corner of Lot 179a1b Supervisor's Nankin Plat No. 5, thence west 140 feet to the southeast corner of Lot 20, Dodson Subdivision, thence north 437 feet to the southerly right-of-way line of Cherry Hill Road, thence east 200 feet to a point on the Cherry Hill southerly right-of-way line, thence north 750 feet to the northerly right-of-way line of College Avenue, thence east 140 feet to the southeast corner of Lot 99, J.F. Key's Wayne Acres Subdivision, thence north 1,010 feet to the southeast corner of Lot 91, J.F. Key's Wayne Acres Subdivision, thence west 140 feet along the southerly property line of Lot 91 J.F. Key's Wayne Acres Subdivision, thence north 132 feet to the northwest corner of Lot 91, J.F. Key's Wayne Acres Subdivision, thence west 450 feet to a point on the northerly line of Lot 60b, J. F. Key's Wayne Acres Subdivision, thence north 160 feet to the northeast corner of Parcel 56-48-990040-001, thence west 565 feet to the northwest corner of Parcel 56-48-990037, thence north 610 feet to the southerly right-of-way line of Marquette Avenue, thence west 1,435 feet to a point, thence north 375 feet to the northwest corner of Lot 432, Hawthorne Bungalow Subdivision, thence west 650 feet to the southeast corner of Lot 210, Hawthorne Bungalow Subdivision, thence southerly to the south right-of-way line of Marquette Avenue, thence west 500 feet to a point along the southerly right-of-way line of Marquette Avenue, thence north 1,810 feet in the center of the vacated Dowling Avenue, thence west 625 feet on the southerly right-of-way line of Theresa Avenue to the easterly right-of-way of Wilmer Boulevard, thence north 700 feet to the center of the vacated east-west alley, thence west 650 feet to the easterly right-of-way line of Newburgh Road, thence south 75 feet along the easterly right-of-way line of Newburgh Road, thence west 970 feet to the northwest corner of Lot 16, Nankin Little Farms Subdivision, thence south 80 feet to the southwest corner of Lot 16, Nankin Little Farms Subdivision, thence west 1,050 feet to the southwest corner of Lot 965a Supervisor's Nankin Plat No. 21, thence north 25 feet to the southeast corner of Parcel 56-45-99000363, thence west 525 feet to the southwest corner of Parcel 56-45-990001, thence south 25 feet to the southeast corner of Parcel 56-48-990002001, thence west 410 feet to the west right-of-way line of Hix Road, thence north 80 feet to the southeast corner of Lot 12, Zacharias Subdivision, thence west 980 feet to the westerly right-of-way line of Marie Avenue, thence south 80 feet to the southeast corner of Lot 211, Ford Park Boulevard Subdivision, thence west 415 feet to a point on the easterly property line of Parcel 56-50-990001001, thence south 100 feet to a point on the easterly right-of-way line of the CSX Railroad tracks, thence northwest 1,020 feet to the westerly right-of-way of Superior Parkway, thence south 350 feet along the westerly right-of-way of Superior Parkway to a point, thence west 350 feet to the southwest corner of Parcel 56-50-990005006, thence north 665 feet along the westerly property line of said Parcel to the point of beginning.

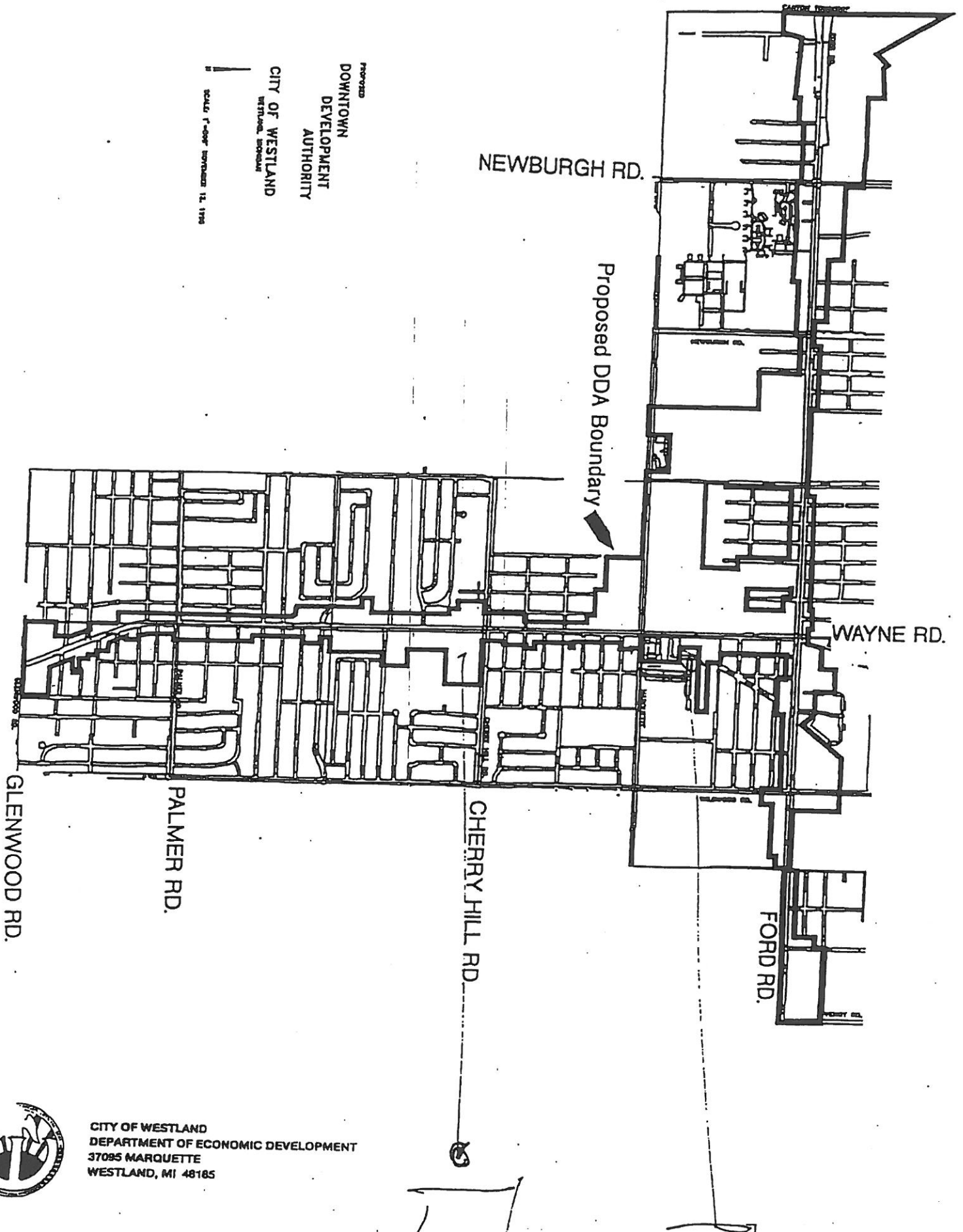
The following lots and parcels are not included within the Downtown Development Authority boundary: Lots 318 through 430, Wayne Highlands Subdivision No. 4; Parcels 56-45-990028, 56-45-99-0029, 56-45-99-030001, 56-45-99-030002, 56-45-99-030-003, 56-45-99-003-2701, 56-45-99-003-2702, 56-45-99-003-2703, 56-45-99-003-3701, 56-45-99-003-3702, 56-45-99-003-3803, 56-45-99-003-3704, 56-45-99-003-3701, 56-45-99-003-3702, 56-45-003-3703, 56-45-99-003-3704, 56-01-99-0034; Lots 4 through 18, Lainer Subdivision. Refer to attached map.

At the public hearing, all citizens, taxpayers, and property owners of the City of Westland desiring to address the City Council shall be afforded an opportunity to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district.

FURTHER INFORMATION may be obtained from the Planning Department (467-3266), Economic Development (467-3165) or the City Clerk's Office.

This notice is given by order of the City Council of the City of Westland, Michigan.

Diane J. Fritz
Diane J. Fritz, City Clerk



PROPOSED
DOWNTOWN
DEVELOPMENT
AUTHORITY
CITY OF WESTLAND
WESTLAND, MICHIGAN

SCALE: 1"=400' (APPROXIMATE 1:1760)



CITY OF WESTLAND
DEPARTMENT OF ECONOMIC DEVELOPMENT
37095 MARQUETTE
WESTLAND, MI 48185

TAX INCREMENT FINANCING AGREEMENT

THIS AGREEMENT is entered into by and between the Charter County of Wayne (the "County") and the City of Westland ("Westland") as of this 15th day of February, 1996.


WITNESSETH:

WHEREAS, Westland desires to establish a Downtown Development Authority ("DDA") pursuant to Public Act 197 of 1975 (the "Act");

WHEREAS, pursuant to Section (3) of the Act, the County may exempt its taxes from capture by the DDA if it adopts a resolution to that effect within 60 days after a public hearing by the municipality seeking to establish a DDA;

WHEREAS, Section 14(4) of the Act allows the municipality establishing the DDA to enter into an agreement with the County to share tax revenues within the DDA district;

WHEREAS, the County and Westland both desire to enter into such an agreement in order to allow the DDA to capture a portion of the taxes within the DDA district in order to best maximize both the economic development potential of the DDA and the tax revenue to the County;

NOW, THEREFORE, BE IT AGREED BY THE PARTIES HERETO AS FOLLOWS:

1. The County shall allow the taxes to become due and owing to the County from within the DDA District to be captured by the DDA so long as prior to committing any County tax dollars in the DDA, Westland shall submit to the County's Department of Jobs and Economic Development ("JED"), for its input and written approval, Westland's proposed tax increment financing plan (the "Plan") or any amendments to any existing plan for the DDA as described in Section 14 of the Act. This submission shall also include projections as to the economic benefits of the Plan, including the number of jobs to be created by the Plan.

2. If Westland has not implemented the approved Plan as scheduled, the County may, at any time prior to such implementation, terminate this agreement and require an immediate repayment of such taxes to the County.

3. Westland shall also be required to submit to the County, in a timely manner, any and all reports required to be submitted by the DDA to Westland and to the State of Michigan as described in Section 15(3) of the Act.

4. Any amendments to this agreement shall be in writing and signed by both parties hereto.

5. If any provision of this Agreement, or the application to any person or circumstance shall, to any extent, be judicially determined to be invalid or unenforceable, the remainder of the Agreement shall not be affected, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

CITY OF WESTLAND

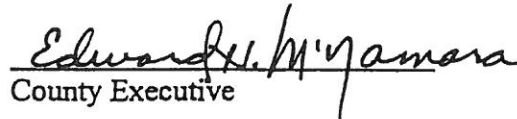
By:

March 7, 1996.

Date:

CHARTER COUNTY OF WAYNE

County Executive

FEBRUARY 22, 1996

Date:

By:

March 7, 1996

Date:

Approved by Wayne County Commission,
Resolution No. 96-84, Feb. 15, 1996

CERTIFICATION

STATE OF MICHIGAN)
)
CHARTER COUNTY OF WAYNE)

I, Alfred N. Montgomery, Clerk of the County Commission for the Charter County of Wayne, State of Michigan, do hereby certify that the attached Resolution No. 96-84, *approving a resolution in support of the capture of County property tax revenues by the Westland Downtown Development Authority for 15 years*, was duly adopted by the Wayne County Commission at the FOURTH DAY of the ORGANIZATION SESSION, held Thursday, the Fifteenth day of February, 1996 by the following vote:

YEAS: Commissioners Boike, Cockrel, Hubbard, McCotter, O'Neil, Patterson, Plawecki, Richner, Ware, Vice-Chair Pro Tempore Bell, Vice-Chair Beard, Chairman Solomon -- 12

NAYS: None


NOT VOTING: Commissioner Parker -- 1

ABSTAIN: None

EXCUSED: Commissioners Blackwell, Cushingberry -- 2

I further certify that the attached Resolution is a true, correct, and complete transcript of the original of said Resolution appearing on file and of record in my office, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Wayne this Sixteenth day of February, 1996 A.D.


ALFRED N. MONTGOMERY
CLERK OF THE COMMISSION
CHARTER COUNTY OF WAYNE, MI

2001.12.01

2001.12.01

1. The first part of the report is about the general situation of the company. It includes the company's name, address, and the main products it produces. The second part is about the company's financial situation. It includes the company's income, expenses, and profits. The third part is about the company's management. It includes the company's board of directors, the company's president, and the company's vice president.

2. The second part of the report is about the company's financial situation. It includes the company's income, expenses, and profits. The third part is about the company's management. It includes the company's board of directors, the company's president, and the company's vice president.

3. The third part of the report is about the company's management. It includes the company's board of directors, the company's president, and the company's vice president. The fourth part is about the company's future plans. It includes the company's goals, objectives, and strategies.

4. The fourth part of the report is about the company's future plans. It includes the company's goals, objectives, and strategies. The fifth part is about the company's conclusion. It includes the company's summary, the company's recommendations, and the company's final remarks.

5. The fifth part of the report is about the company's conclusion. It includes the company's summary, the company's recommendations, and the company's final remarks. The sixth part is about the company's appendix. It includes the company's financial statements, the company's management team, and the company's other documents.

6. The sixth part of the report is about the company's appendix. It includes the company's financial statements, the company's management team, and the company's other documents. The seventh part is about the company's index. It includes the company's index of contents, the company's index of subjects, and the company's index of names.