

City of Westland

Downtown Development Authority

Amendment to Development Plan and Tax Increment Financing Plan

Plan Approved February 20, 1996

PLAN AMENDED October 5, 2009

Introduction

The City of Westland Downtown Development Authority (the “Authority”) and the City Council of Westland (the “City”) approved and adopted the original Development Plan and Tax Increment Financing Plan (the “Original Plan”) of the Authority in 1996.

The Authority and the City are ready to proceed with new projects not outlined in the Original Plan. The primary purpose of this 2009 Amendment is to extend the life of the Original Plan to 2025, to raise the bonding limit to an amount not to exceed \$20,000,000.00 and to authorize additional improvements. Improvements include the redevelopment of Ford Road and the Ford Road overpass, improvements to city park property, and marketing of the downtown district. This 2009 Amendment is an update and addition to the Original Plan and must be read in concert with the Original Plan. The 2009 Amendment refers to sections of the Original Plan but does not repeal or abrogate any provision of the Original Plan unless expressly stated. (The Original Plan as amended by the 2009 Amendment is referred to herein as the “2009 Amended Plan.”)

Amendment to the Development Plan

The Location, Extent, Character and Estimated Costs of Improvements Contemplated for the Development Area and an Estimate of Time Required for Completion

The Authority and the City propose to continue to implement the general development program outlined in the Original Plan. In addition, the Authority and the City propose to undertake various other public improvements described generally as follows, as necessary to fulfill the 2009 Amended Plan objectives of preventing further deterioration of the downtown business district, stimulating the downtown economy and encouraging investment in the downtown. The specific improvements proposed for the 2009 Amended Plan, along with estimated costs and times of completion, are listed in Appendix A.

2009 Amended Projects Descriptions

FORD ROAD REDEVELOPMENT PROJECT

The proposed redevelopment area within the Central Ford Road Corridor is a half-mile commercial district on Ford Road between Central City Parkway and Wayne Road. Projects would include: the relocation of utilities; landscaping and beautification projects, including fountains; irrigation system improvements; façade improvements; construction of public gathering areas; parks; installation of directional signs; the construction, repair, and reconstruction of new and existing streets, including all related storm drainage, curb and gutter, water mains, sewer mains, and sidewalks; the acquisition, construction, and reconstruction of various parking facilities; easement acquisition; the installation of new street lighting; installation of bench seating; tree planting and sign improvements.

FORD ROAD OVERPASS BEAUTIFICATION PROJECT

The project shall consist of improvements to overpass structure, replacement of the cobra style lights and placement of new decorative lighting, entry way signage, landscaping and irrigation and the placement of banners.

FORD ROAD LIGHTING / ENHANCEMENT PROJECT

It would be desirable to continue the decorative lighting project on Ford Road west from Central City Parkway to the Ford Road Overpass. These projects would include easement acquisition; removal of cobra style lighting and placement of decorative lighting; landscaping; irrigation system improvements; installation of identification signs, entry way signs and street signs; traffic signals; and related intersection improvements.

WAYNE ROAD LIGHTING/ENHANCE PROJECT

It would be desirable to start a lighting and enhancement project on Wayne Road from Ford Rd. South to Marquette. These projects would include easement acquisition; removal of cobra style lighting and placement of decorative lighting; landscaping; irrigation system improvements; installation of identification signs, street signs; traffic signals and related intersection improvements.

MARKETING OF DISTRICT

A strategic marketing campaign will take place to attract people and economic activity to the downtown district, including but not limited to the placement of banners on street lights throughout the district, outdoor concerts, farmers markets and other public activities.

PARK AND PUBLIC AREA IMPROVEMENTS

The DDA intends to finance public portions of a proposed Municipal Complex including public parking areas related pedestrian walkways and open spaces and related public infrastructure. Improvements to park property would include sidewalk improvements; infrastructure improvements the addition of equipment, structures and outdoor furniture.

Statement of the Construction or Stages of Construction Planned and the Estimated Time of Completion and Estimate

The time schedule for construction of the public improvements for the Development Area is outlined in Appendix A.

Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange or Lease to or from the Municipality and the Proposed Terms

Land may be acquired by the Authority by purchase or otherwise for the purpose of redevelopment. Land assembly for the redevelopment generally involves the acquisition of a number of parcels to provide an area of sufficient size to attract proposals for redevelopment. The Authority has not identified a specific site or sites for land assembly and redevelopment at the time of approval of the 2009 Amended Plan. Acquisition may be undertaken by the Authority, by the City or by private developer(s).

The Authority may also acquire properties on a piecemeal basis in order to accomplish the purposes of the Authority. This may include property acquisition of blighted or contaminated property or property that has been used for purposes inconsistent with the Original Plan .

Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing

The estimated costs of the improvement program are outlined in Appendix A. Financing of the development projects as described in the 2009 Amended Plan will be carried out in accordance with requirements of P.A. 197 of 1975. The Authority may pay all or part of the costs of the development program described in the 2009 Amended Plan with tax increment revenues collected during the duration of the 2009 Amended Plan. In addition, the Authority may issue bonds or request the City to issue bonds on behalf of the Authority in order to pay part of the costs of the development program. If bonds are issued, tax increment revenues will be used to pay principal of and interest on the bonds as well as related costs.

Maximum Amount of Bonded Indebtedness to be Incurred

The maximum bonded indebtedness to be incurred under the original plan was set at \$3,000,000.00. That bonding limit is repealed by the 2009 Amended Plan. The maximum bonded indebtedness to be incurred under the 2009 Amended Plan to finance the projects set forth therein shall not exceed \$20,000,000.00. Capital projects may be financed from tax increment revenues received by the DDA, proceeds of various types of bond issues and other sources approved by the City and in accordance with P.A. 197 of 1995.

Duration of the Development Program

The maximum duration of the Plan at its inception was fifteen years (through June 30, 2010) The 2009 Amended Plan extends the original duration by fifteen additional years and will terminate upon the collection of the last taxes levied for the year 2025, unless this 2009 Amended Plan is amended to extend or shorten its duration.