

Y P S I L A N T I



D O W N T O W N
D E V E L O P M E N T
A U T H O R I T Y

Amended and Restated
TAX INCREMENT FINANCING AND
DEVELOPMENT PLAN
for the
MICHIGAN AVENUE DEVELOPMENT AREA

YPSILANTI DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF YPSILANTI, MICHIGAN

JULY 17, 2003

TAX INCREMENT FINANCING AND DEVELOPMENT PLAN CHRONOLOGY

Ypsilanti Downtown Development Authority
City of Ypsilanti, Michigan

The following represents a chronology of the adoption of the original Tax Increment Financing (TIF) and Development Plan for the Michigan Avenue Downtown Development Area of the Ypsilanti Downtown Development Authority (YDDA) and all subsequent amendments to that Plan.

Plan Adopted by YDDA
Plan Approved by Ypsilanti City Council

January 26, 1983
March 21, 1983

Amendments to Plan Adopted by YDDA
Amendments to Plan Approved by Ypsilanti City Council

July 12, 1984
September 10, 1984

Amended and Restated Plan Adopted by YDDA
Amended and Restated Plan Approved by Ypsilanti City Council

June 2, 1993
June 28, 1993

2001 Amendment to Plan Adopted by YDDA
2001 Amendment to Plan Approved by Ypsilanti City Council

January 18, 2001
May 1, 2001

Amended and Restated Plan Adopted by YDDA
Amended and Restated Plan Adopted by Ypsilanti City Council

July 17, 2003

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HISTORY OF THE YPSILANTI DOWNTOWN DEVELOPMENT AUTHORITY AND PURPOSE OF THE TAX INCREMENT FINANCING AND DEVELOPMENT PLAN

The Ypsilanti Downtown Development Authority (YDDA) was established by Ordinance No. 472 adopted by the Ypsilanti City Council on March 1, 1976. As authorized by P.A. 197 of 1975 (the "Act"), a DDA District was defined and a Board of Directors appointed to carry out the purposes of the enabling legislation. After assisting with the construction of an initial streetscape project, the Washington Promenade, the YDDA became inactive in 1979. In the fall of 1980, interest was rekindled and the YDDA Board began the process of establishing goals and preparing a Master Development Study. The Master Development Study, prepared by City staff, was completed in June 1981 and included a proposed development program to meet identified needs and goals. In March of 1981, the City Council authorized the YDDA to levy two mills on real and personal property in the DDA District as authorized by the Act to be used for operating expenses.

In the fall of 1982, the YDDA received a proposal for the development of a commercial center within the District. Spurred by this prospective project, the YDDA Board decided to move ahead with the preparation of a Tax Increment Financing and Development Plan (the "Original Plan") to provide assistance to this project and to undertake other public improvements within the downtown. The Original Plan was adopted in 1983 by Ordinance No. 590. In the fall of 1984 (Ordinance No. 623) and again in the spring of 1993 (Ordinance No. 791), the YDDA Board decided to amend the Original Plan to extend its term and to incorporate additional public improvement projects for the District. In 1994 the YDDA initiated efforts to complete the Michigan Avenue Streetscape Enhancement project, including a façade renovation of Ypsilanti City Hall, and this project was completed in 1996.

In May 2001, the Plan was amended by Ordinance No. 936 to remove one property located east of the Huron River from the Development Area and Plan to enable the parcel's inclusion in a new Tax Increment Financing and Development Plan for the Water Street Development Area that focuses on those properties in the Downtown Development Authority District east of the Huron River.

In fall 2002, the YDDA initiated efforts to update its long-range and comprehensive streetscape improvement plan for the Michigan Avenue Development Area within its District. The YDDA hired the urban design and landscape architecture firm Beckett and Raeder to assist the Board in defining design concepts, cost estimates and phasing plans for future streetscape improvements for the Michigan Avenue Development Area. The Board's intent is to position the YDDA to secure bonds or other financing to implement the remainder of streetscape enhancements and public improvements necessary to successfully facilitate and implement its downtown revitalization initiatives and support City of Ypsilanti redevelopment goals such as the Water Street Neighborhood redevelopment project.

It is the purpose of this Amended and Restated Tax Increment Financing and Development Plan (the "Plan") to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with the Act for the purpose of stimulating and encouraging private investment in the downtown through the provision of public improvements. Further, this Plan provides an updated description of project priorities, cost estimates, phasing plans, and projections of available tax increment financing revenues to accomplish its goals.

DEVELOPMENT PLAN FOR THE MICHIGAN AVENUE DEVELOPMENT AREA

1. DESIGNATION OF BOUNDARIES FOR THE DEVELOPMENT AREA *(Section 17(2) of P.A. of 1975, as amended.)*

The boundaries of the Ypsilanti Downtown Development Authority District are shown on Map 1. The District is bounded generally by Pearl Street and Washtenaw Avenue to the north, Ferris and Catherine Streets and the Huron River to the south, River and Park Streets and the Huron River to the east, and the Michigan-Congress intersection to the west. Most of the area is within a designated Historic District.

The boundaries of the Michigan Avenue Development Area, approved in the Original Plan and amended by this Plan, are also shown on Map 1. This area encompasses all or portions of a 12-block area and is the commercial core of the downtown. The Development Area includes the blocks immediately north and south of Michigan Avenue between the east limit of the Huron River and Hamilton Street. It also includes the commercial frontage on the north side of Michigan Avenue between Hamilton and Ballard Streets and the triangular parcel located west of the intersection merge of Michigan Avenue and Congress Street. The Development Area also includes a majority of the property in the two blocks between Pearl Street and Washtenaw Avenue and between Huron and Adams Streets.

In addition, the Development Area encompasses Eastern Michigan University's College of Business building, the Huron River bridge, and the southern portion of Riverside Park.

The Michigan Avenue Development Area is expanded in this Plan to include the following properties that are all included within the boundaries of the existing District:

Bancsites Property - 11-11-39-103-010

This property is located at the southeast corner of Michigan Avenue and Hamilton Street and encompasses the entire block with the Bancsites office building and parking lot. The building leases space to Keybank and a variety of professional offices and has been contemplated as a site for future office or parking development. It is proposed for inclusion in the Development Area to provide streetscape improvements along Michigan Avenue and adjacent side streets.

Michigan Avenue/Congress Street Intersection - 11-11-40-463-001

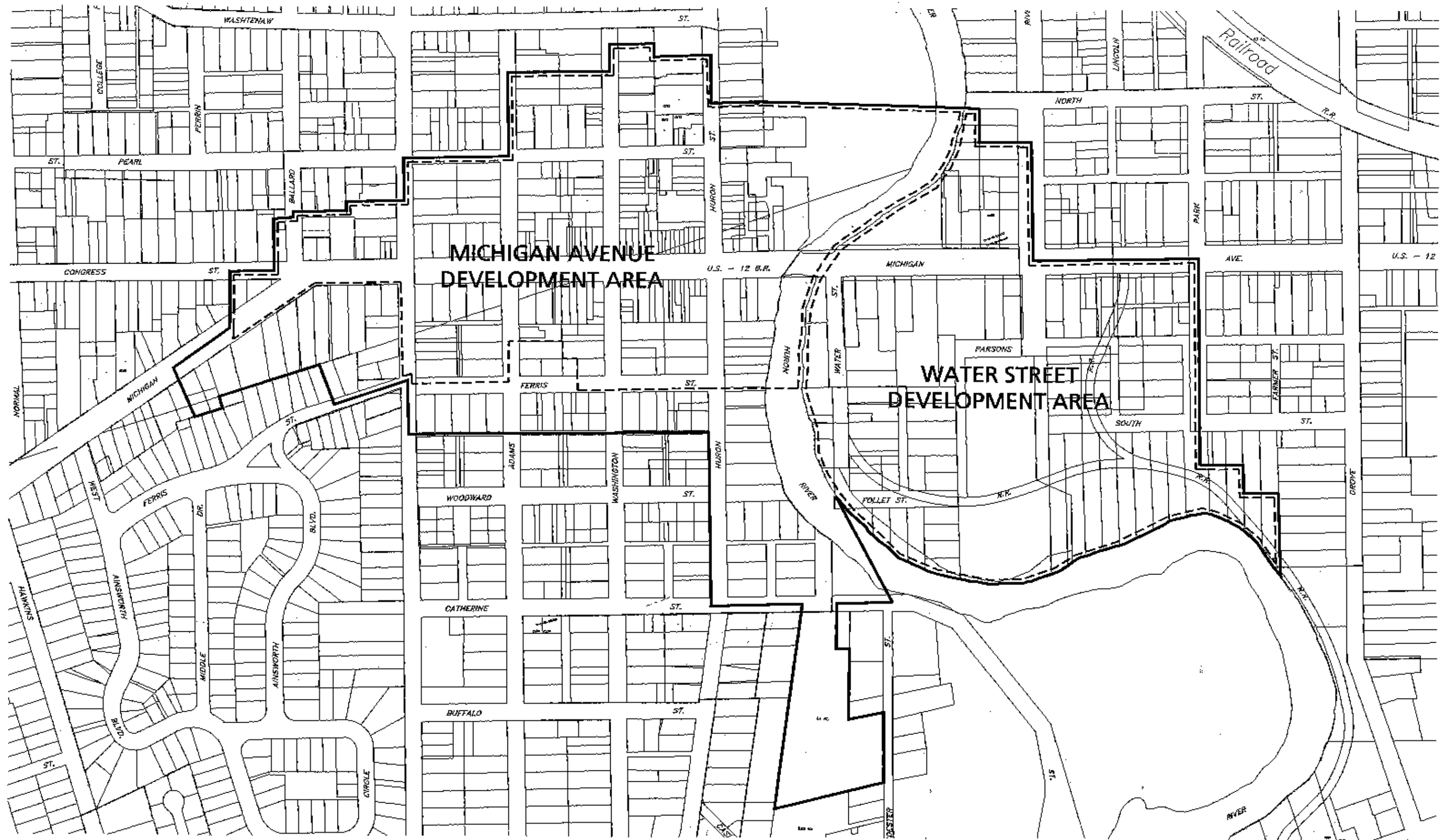
This property is a triangular shaped parcel located on the west portion of the Michigan Avenue and N. Congress Street intersection in front of the Family Fried Chicken property. It is proposed for inclusion in the Development Area to provide streetscape improvements at this gateway to the Downtown district.

Abe's Coney Island Commercial Block - 11-11-40-480-005 through 11-11-40-480-015

This property includes the commercial frontage on the northwest corner of Michigan Avenue and Hamilton Street that currently encompasses a number of small retail businesses including Abe's Coney Island restaurant. The right-of-way in front of this property is proposed for streetscape design enhancements at this prominent entrance to the Downtown and is a prime location for future redevelopment for commercial uses and parking facilities.

2. LOCATION AND EXTENT OF EXISTING PUBLIC AND PRIVATE USES
(Section 17(2) of P.A. of 1975, as amended.)

Existing public and private land uses in the Development Area are shown on Maps 2 and 3 and are described below. Attachment A also provides a land use inventory for all properties located within the Development Area.



Map 1 Ypsilanti DDA District and Development Boundaries

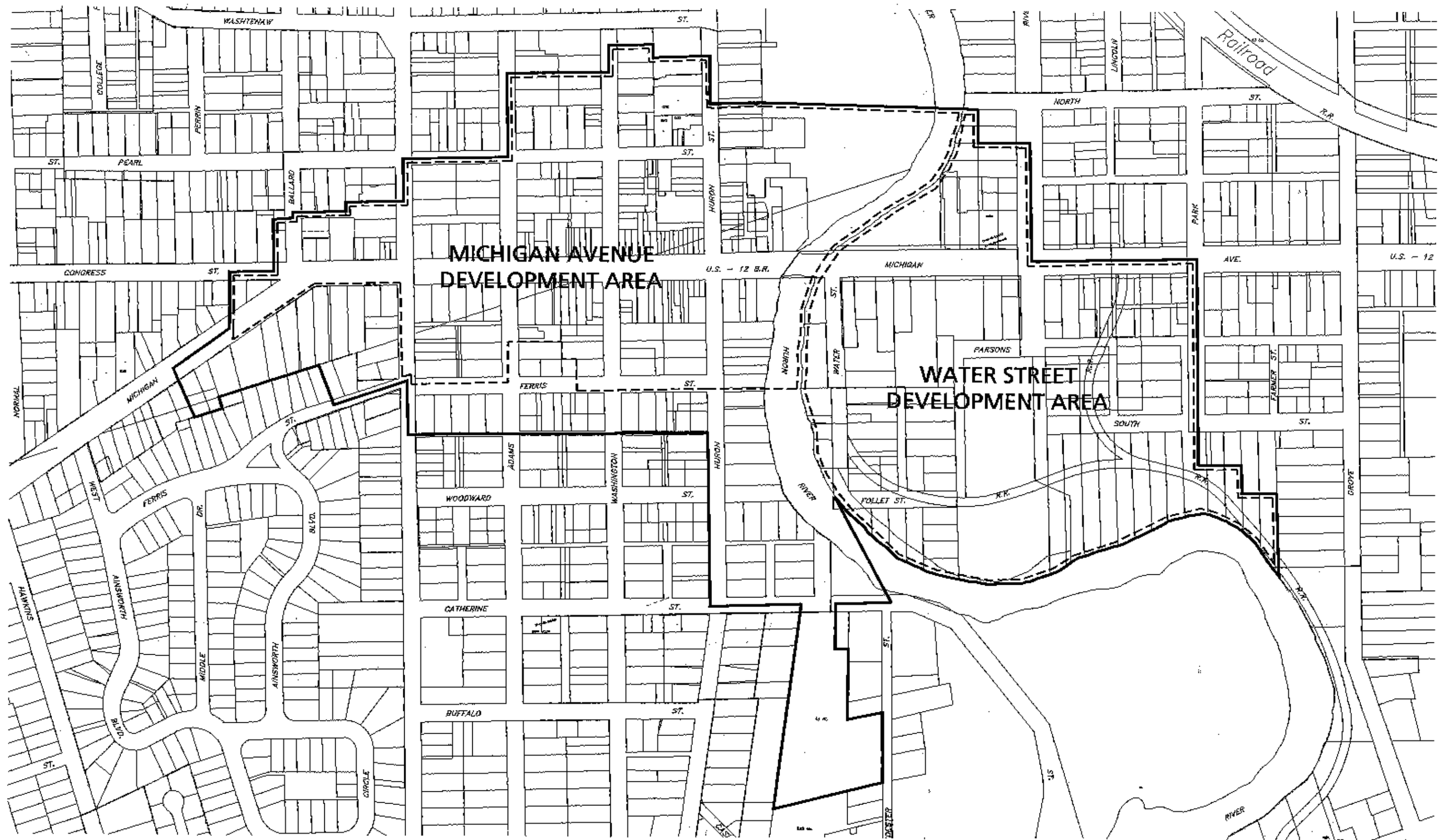
Ypsilanti DDA TIF and Development Plan

2003

LEGEND

- Ypsilanti Downtown Development Authority District Boundary
- Development Area Boundaries





Map 1 Ypsilanti DDA District and Development Boundaries

Ypsilanti DDA TIF and Development Plan

2003

LEGEND

- Ypsilanti Downtown Development Authority District Boundary
- Development Area Boundaries





Map 2 Michigan Ave. Development Area--Existing Land Uses

Ypsilanti DDA TIF and Development Plan

2003

LEGEND

- | | | | | |
|-----------------------|--------------|-------------------------------------|-------------|-----------|
| Open Space/Recreation | Educational | Mixed Commercial-Office-Residential | Residential | Utility |
| Public | Cultural/Art | | Health Care | P Parking |



Bancsites building located at the southeast corner of Michigan Avenue and Hamilton Street.

(3) Industrial

There are no industrial uses in the Development Area.

C. Recreational and Open Space Uses

The Development Area is complemented by a number of recreational and open space properties in the downtown district. First, the Development Area encompasses the southern portion of Riverside Park on the Huron River. This park is owned by the City of Ypsilanti and part of the Huron River Corridor Master Plan adopted by the City Council in 1998. The Development Area also includes a portion of the Huron River adjacent to Riverside Park. Other recreational facilities include the Riverside Park West Link Plaza adjacent to the Riverside Arts Center with its stairway link to Riverside Park, and the Ypsilanti District Library plaza slated for redevelopment in 2004.

D. Quasi-Public Uses

A number of quasi-public uses are located in the Development Area including St. Joseph Mercy Hospital Haab Medical Clinic, Corner Health Center, Hope Dental Clinic, SOS Crisis Community Center, and Ozone House. A number of other small non-profit organizations lease offices throughout the Development Area and predominantly in upper floor spaces. In addition, DTE owns a storefront property on N. Huron Street once used as a service center but now vacant and providing space for electrical equipment and maintenance activities.

E. Vacant

While efforts to redevelop and fill vacant storefront and other spaces in the downtown have continued to move forward, some vacant spaces still remain available for compatible downtown uses and activities. The largest vacant property is the Smith Furniture building on S. Washington Street. Other vacant properties, such as the Kresge Building, Centennial Center, and Renaissance Building, have recently been acquired and are in various stages of redevelopment and leasing. A few vacant storefronts remain

available on Michigan Avenue, N. Huron Street, and Washington Street and the YDDA works with property owners to provide lease or sale information on these properties to potential investors or tenants. Vacant spaces are more common on upper floors of downtown properties and are suitable for renovation for residential or office uses.

3. LOCATION AND EXTENT OF PROPOSED PUBLIC/PRIVATE LAND USES
(Section 17(2) of P.A. of 1975, as amended.)

Proposed development of the Development Area is shown on Map 3 that also depicts the proposed streetscape enhancement projects for the Development Area. The development pattern and land uses are anticipated to remain generally consistent with the existing development pattern. However, as deteriorated properties become available the YDDA reserves the right to acquire and redevelop such property for public uses, such as parking or recreational/cultural facilities, or for sale to private entities to spur additional redevelopment investment.

4. LEGAL DESCRIPTION OF THE DEVELOPMENT AREA
(Section 17(2) of P.A. of 1975, as amended.)

Commencing on the South line of Ferris Street at a point 106 feet West of Washington Street thence North 132 feet thence West 59 feet thence North to the Southerly property line of 9-11 South Adams Street thence West to the centerline of Adams Street thence South to the center of the Adams Street and Ferris Street intersection thence West to the West line of South Hamilton Street thence North to the South line of Michigan Avenue thence West to the along the South line of Michigan Avenue to the Northwest corner of Lot 11-11-40-125-004 thence North across Michigan Avenue along the West line of Lot 11-11-40-463-001 to the centerline of North Congress Street thence East to the center point of the intersection of North Congress Street and Ballard Street thence North to a point commensurate with the North line of Lot 11-11-40-480-015 thence East along the North line of said Lot and Lot 11-11-40-480-012 to the Northeast corner of said Lot thence South to the Northwest corner of Lot 11-11-40-480-005 thence East along the North line of said Lot to the East line of North Hamilton Street thence East along the centerline of Old Pearson Street (now the North side of the Eastern Michigan University College of Business building) to the centerline of North Adams Street thence North to a point 231 feet South of the South line of Washtenaw Avenue thence East to the centerline of Washington Street thence North to a point 66 feet South of the South line of Washtenaw Avenue thence East 206.25 feet thence South 82.5 feet thence East to the centerline of Huron Street thence South approximately 165 feet to a point commensurate with the North line of Lot 11-11-40-401-019 thence East to the East line of the Huron River thence Southerly along the East line of the Huron River to the North side of the

Michigan Avenue Bridge thence East to the East end of the bridge thence South to the South side of the Michigan Avenue Bridge to the East line of the Huron River thence Southerly along the East line of the Huron River to the Southwest corner of Lot 11-11-39-160-002 thence West to the Southwest corner of Lot 11-11-39-182-005 thence South to a point where the South line of Ferris Street intersects if that line is extended thence West along the south line of Ferris Street to the point of beginning.

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

(Section 17(2) of P.A. of 1975, as amended.)

In fall 2002, the YDDA hired Beckett and Raeder, Inc., urban designers and landscape architects, to prepare an updated long-range streetscape design and improvement plan for the Development Area. Two public workshops were held to solicit community input on project goals, priorities and issues to ensure that the YDDA plan was responsive to community needs and desires for the downtown district. This conceptual plan was completed in summer 2003 and included the identification of public improvement priorities and phasing for the Development Area projects. In general, the YDDA intends to coordinate the implementation of streetscape design, parking and other related public facility improvements to improve the appearance, image, convenience and safety of the Development Area.

As part of these efforts, the YDDA proposes to alter public sidewalk, crosswalks, and curb areas to accommodate decorative paving and repairs, landscaping, lighting, signage and street furnishings intended to create a more aesthetically pleasing and functional pedestrian and vehicular environment. The YDDA also proposes to redevelop its public parking lots and to improve pedestrian and vehicular linkages within the Development Area and with other adjacent community attractions and destinations. Some demolition is anticipated as part of the Ypsilanti District Library plaza redevelopment programmed for initiation in 2004 and this Plan includes a commitment to utilize a portion of available tax increment revenues to support this project.

In addition, as deteriorated properties become available the YDDA reserves the right to acquire and renovate that property for public use such as parking or recreational facilities,

or for sale to private entities to facilitate new development. Alterations and a time schedule are described in the following section.

Map 3 highlights the various project priorities in the Development Area where alterations to existing improvements will be necessary.

6. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF IMPROVEMENTS CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.
(Section 17(2) of P.A. of 1975, as amended.)

Map 3 identifies the locations of the YDDA project sites in the Development Area that are proposed to be improved either through rehabilitation or new construction through the public improvement program of this Plan. In addition, public improvements as may be required to support currently proposed or future private development will be scheduled as such projects reach the final planning stages.

Table 1 outlines the list of projects that the YDDA has established as project priorities for the Michigan Avenue Development Area and the project numbers correspond to the project locations on Map 3. This table also includes an estimated project cost and phasing to assist the YDDA in programming its implementation activities. It should be noted that these cost estimates are based on conceptual project plans, as prepared by Beckett and Raeder, Inc. in consultation with the YDDA in 2003. Additional detailed design planning and engineering will be necessary to finalize the scope, extent and final costs of these projects.

In general, these improvements will include the installation of decorative street and pedestrian lighting; enhancement of public parking lots, pedestrian/alleyways and crosswalks with decorative paving, sidewalk and curbing repairs, landscaping and irrigation, signage, common dumpsters, street furnishings; and other related improvements to the public rights-of-way and facilities within the Michigan Avenue Development Area.

The proposed improvement program also includes a commitment from the YDDA to support the enhancement and redevelopment of recreational sites in the Development Area such as those projects proposed for the Ypsilanti District Library plaza and for Riverside Park as part of the Huron River Corridor Master Plan. In addition, the plan includes support for improving pedestrian and vehicular linkages within the Development Area such as those needed along the south entry to Riverside Park and the Riverside Arts Center from Michigan Avenue or pedestrian/alleyway connections between streets and public parking lots.

The plan anticipates the redevelopment or development of parking facilities throughout the Development Area including the redevelopment of the City's N. Huron, S. Huron and Adams Street parking lots. The plan also supports proposed improvements to the Riverside Park lot at the south end of the park, as well as opportunities for other parking redevelopment and new parking lot development. This might include the development of parking behind businesses on the south 200 or north 400 blocks of W. Michigan Avenue or improvements to the N. Washington Street lot currently operated by Eastern Michigan University. Such projects would be subject to private property investment interest and other funding. In addition, this Plan would support the use of YDDA tax increment revenues to support the future development of a parking structure or deck to address long-range parking demands as the Downtown district continues to revitalize.

Other project priorities include the provision of additional lighting or streetscape improvements on the Huron River Bridge on Michigan Avenue, slope improvements along the Huron River banks on public property or where appropriate easements can be secured, and barrier free access improvements in eligible public facilities such as City Hall or the Riverside Arts Center. The YDDA also reserves the right to acquire and renovate that property for public use such as parking or recreational facilities, or for sale to private entities to facilitate new development. The Plan also supports the related repair, maintenance and upgrading activities that will be necessary on an ongoing basis to ensure that the public improvements are properly maintained.

TABLE 1
Proposed Public Improvement Project Priorities
Michigan Avenue Development Area

Proposed Project Priorities		Estimated Costs	Estimated Schedule
1	Michigan Avenue Streetscape Phase 1 (Remaining debt obligation on existing bonds)	\$990,000	2003 to 2014
2	Parking Lot Redevelopment	\$1,070,000	2004 to 2008
	N. Huron Street Lot	\$320,000	
	S. Huron Street Lot	\$450,000	
	Adams Street Lot	\$300,000	
3	S. Huron Street Streetscape (Between Ferris Street and Michigan Avenue)	\$490,000	2004 to 2008
4	N. Huron Street Streetscape (Between Michigan Avenue and Pearl Street)	\$340,000	2004 to 2008
5	S. Washington Street Streetscape (Between Ferris Street and Michigan Avenue)	\$500,000	2004 to 2008
6	Comprehensive Signage Project	\$100,000	2004 to 2008
7	N. Washington Street Streetscape and East/West Pedestrian Alley Linkages (Between Michigan Avenue and Pearl Street)	\$650,000	2004 to 2008
8	Ypsilanti District Library Plaza Redevelopment	\$40,000	2004 to 2008
9	Riverside Park/Riverside Arts Center South Entry from Michigan Avenue and Parking Lot Improvements	\$350,000	2009 to 2013
10	Michigan Avenue Streetscape (Between Adams and Hamilton Streets)	\$670,000	2009 to 2013
11	Michigan Avenue Streetscape (Between Hamilton and Ballard/Congress Streets)	\$470,000	2009 to 2013
12	S. Adams Street Parking Lot Development	\$250,000	2014 to 2028
13	N. Hamilton Street Parking Lot Development	\$250,000	2014 to 2028
14	Barrier Free Access Improvements in Public Facilities	\$150,000	2004 to 2013
15	Riverside Park Improvements (To support Huron River Corridor Master Plan)	\$150,000	2009 to 2013
16	Parking Facility Development/Redevelopment	\$500,000	2014 to 2028
17	Huron River Bridge Streetscape/Lighting	\$250,000	2014 to 2028
18	Huron River Slope Improvements	\$100,000	2004 to 2028
19	Burial of Utilities	\$1,000,000	2004 to 2028
20	Acquisition of Deteriorated Sites and Renovation or Rehabilitation for Public Use or Sale for Private Development	\$500,000	2003 to 2028
21	Repair, Maintenance and Upgrade of Public Improvements and Facilities	\$2,500,000	2003 to 2028
22	Annual Operating Subsidy for TIF Project Coordination	\$990,000	2003 to 2028
TOTAL PROJECTED PROJECT COST		\$11,820,490	

The total estimated cost of the public improvement priorities of this Plan is \$11,820,490. However, it should be re-emphasized that these estimates are subject to change through the detailed design engineering, bidding and construction phases of the project. It is further anticipated that the YDDA will contribute its projected and actual tax increment revenues over the 25-year timeframe of this Plan, a total of \$10,252,591, to support these projects. In addition, it is proposed that these alterations and subsequent improvements will be implemented in a phased approach, as funding is available, over the 25-year period from 2003 to 2028. The YDDA reserves the right to adjust the project priorities and phasing to maximize available funding resources, partnerships, investor interest, and other opportunities that will assist in accomplishing the public purposes of this Plan.

With the projected cost estimates exceeding the projected available revenues, it will be important for the YDDA and City to explore all possible funding resources, including grants, loans, and other partnerships, to complement the available tax increment revenues for implementation.

7. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION
(Section 17(2) of P.A. of 1975, as amended.)

The estimated phasing plan for construction of the public improvement program for the Development Area is outlined on Table 1 and will occur in the 25-year timeframe of this Plan from 2003 to 2028. If opportunities arise due to additional redevelopment in the Development Area or other financial resources become available, the YDDA reserves the right to adjust its project priorities, phasing and project scopes to maximize the use of its tax increment revenues to accomplish the goals of this Plan. If necessary, some projects may be postponed to be undertaken at later dates, to accommodate development needs as they arise.

8. PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND CONTEMPLATED USE
(Section 17(2) of P.A. of 1975, as amended.)

Riverside Park, owned by the City of Ypsilanti and partially located in the Development Area, will remain as open space and will continue to be used for recreational activities. The Riverside Park West Link plaza, owned by the YDDA and leased to the City of Ypsilanti, will also remain as an open space area for use by Riverside Arts Center users and patrons and other downtown visitors.

In addition, the plaza adjacent to the Ypsilanti District Library will remain as open space and is slated for redevelopment in 2004 based on design plans completed in 2003 and funding availability. The plaza will serve as a multi-purpose gathering space that can accommodate story telling, concerts, receptions, and other community activities while also offering space for quiet reflection and reading.

While there are no immediate plans, the YDDA may acquire deteriorating sites, as available, within the Development Area and renovate such property for other recreational or open space facilities.

9. PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS
(Section 17(2) of P.A. of 1975, as amended.)

The Authority has no plans at the present time to sell, donate, exchange, or lease any property in the Development Area to or from the City of Ypsilanti.

10. DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES.
(Section 17(2) of P.A. of 1975, as amended.)

The Development Area is currently designated B-3 Central Business District and no zoning changes are contemplated at this time. The City of Ypsilanti is currently pursuing the conversion of Pearl Street between Huron and Hamilton Street, and Adams Street between Ferris Street and Michigan Avenue to two-way traffic.

The YDDA does not anticipate requesting any additional modifications to any streets, street levels or intersections. However, should such changes be necessary to fulfill project goals, such changes would be coordinated with the City of Ypsilanti and the Michigan Department of Transportation and the necessary permit approvals would be secured.

The YDDA will also coordinate with the Ypsilanti Community Utility Authority, DTE, Ameritech, Comcast Cable and other affected utilities to coordinate any necessary repairs or improvements within the Development Area as it prepared detailed design and engineering plans for streetscape improvements and other projects.

11. AN ESTIMATE OF THE COST OF THE DEVELOPMENT, PROPOSED METHOD OF FINANCING AND ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.
(Section 17(2) of P.A. of 1975, as amended.)

The estimated cost of the public improvement program as outlined in Table 1 is approximately \$11,820,490. This includes the remaining \$990,000 that has been pledged to satisfy existing bond obligations for the Michigan Avenue Streetscape Phase I. The YDDA anticipates phasing its implementation of this Plan, as funding permits, beginning with a maximum of \$1,500,000 to be financed through bonds issued by the City on behalf of the DDA in 2004 for parking lot redevelopment and streetscape improvements.

It is anticipated that these projects will be paid for with tax increment financing revenues and such other funds that might be made available to the YDDA and the City of Ypsilanti for the improvements. Under P.A. 197 of 1975, as amended, the YDDA has the authority to carry out a public improvement program utilizing tax increment financing, may receive donations for the performance of the functions, and may also finance its activities from money provided from other sources approved by the City Council. The YDDA also contemplates coordinating with the City of Ypsilanti in pursuing available state and federal grants and other financial resources that may be available to assist in financing needs for the implementation of this Plan. Given the extent of public project priorities of

this Plan, it will be essential for the City and YDDA to utilize partnerships to effectively secure sufficient funding to successfully implement the identified projects.

Section 6 of the Development Plan and Section 5(B) of the Tax Increment Financing Plan provide a detailed description of each proposed project along with projected costs and phasing. These sections also describe the extent of tax increment revenues that the YDDA anticipates designating to support each project.

12. 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.

(Section 17(2) of P.A. of 1975, as amended.)

All public improvement projects undertaken as part of this Plan will remain in public ownership for the public benefit.

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

(Section 17(2) of P.A. of 1975, as amended.)

The only property that the YDDA owns is the Riverside Arts Center and the adjacent Riverside Park West Link plaza and parking. The YDDA currently leases the plaza property and stairway to the City of Ypsilanti for \$1 per year. However, the YDDA has no plans to lease, sell or otherwise convey any other property or development at this time. In the event the Authority purchases, receives a donation of, or otherwise comes to own property in the Development Area, the YDDA would utilize those procedures established by the City of Ypsilanti for the bidding, leasing, purchasing, or conveying or any property or development. These procedures are described in Chapter 2, Article VI of the Ypsilanti City Code. The YDDA reserves the right to otherwise establish its own procedures for such activities.

14. **ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.**
(Section 17(2) of P.A. of 1975, as amended.)

It is estimated that less than 100 persons permanently reside in the Development Area. No families or individuals are to be displaced and the YDDA does not anticipate the acquisition or clearance of any occupied residences in the Development Area.

15. **PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA; PROVISION FOR COSTS OF RELOCATING DISPLACED PERSONS; PLAN FOR COMPLIANCE WITH ACT NO. 227 OF P.A. OF 1972 MICHIGAN COMPILED LAWS.**
(Section 17(2) of P.A. of 1975, as amended.)

Not applicable.

TAX INCREMENT FINANCING PLAN FOR THE MICHIGAN AVENUE DOWNTOWN DEVELOPMENT AREA

1. EXPLANATION OF THE TAX INCREMENT PROCEDURE

(Section 14(2) of P.A. 197 of 1975, as amended.)

As provided for in P.A. 197 of 1975, as amended, tax increment financing (TIF) is a financing tool for the redevelopment of downtown business districts in which a Development Authority has been established. The TIF concept provides that tax dollars generated from new private property development and improvements within a designated tax increment district or development area can be "captured" by the Authority. These funds can be utilized by the Authority to finance public improvements within the TIF District or Development Area, which further supports and encourages continued private investment within the area. This is the process that the YDDA intends to utilize to finance the proposed public improvements within the Michigan Avenue Development Area.

To utilize TIF revenues, the YDDA must prepare and submit to the City governing body a TIF and Development Plan that the City Council must approve by ordinance. Following the adoption of the ordinance, municipal and county treasurers must, according to the Act, transfer to the YDDA that portion of the tax levy of all taxing bodies paid each year on real and personal property in the development area on the captured assessed value, including that portion of a commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion of an industrial facilities tax levied pursuant to P.A. 198 of 1974, attributable to the captured assessed value. Such funds transmitted are termed "tax increment revenues."

"Captured assessed value" is defined in the Act as the amount, in any one year, by which the current assessed value in the development area exceeds the initial assessed value. The 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 TIF and Development Plan is approved. The Authority may not capture tax revenues from State,

local and intermediate school district tax levies unless authorized to satisfy existing debt obligations.

Increases in assessed values within a development area that result in the generation of TIF revenues can be generated by any of the following actions:

- Construction of new developments occurring after the date establishing the "initial assessed value".
- Construction of new rehabilitation, remodeling alterations, or additions accruing after the date establishing the "initial assessed value".
- Increases in property values that occur for any other reason.

TIF revenues transmitted to the YDDA can be used as they accrue annually, can be held to accumulate amounts necessary to make the improvements described in this Plan, or can be pledged for debt service on general obligation tax increment bonds issued by the municipality.

For this Plan, the initial assessed value of the Original Development Area is the 1983 assessed value of all taxable real and personal property in the development area as set December 31, 1982, and equalized by the State in May 1983, which is \$5,322,100. The initial assessed value of the additional Development Area properties amended into the Plan in 1993 is the 1992 assessed value of all taxable real and personal property in the Additional Development Area as finally equalized in May 1993, which is \$7,150. In addition, it is necessary to establish the initial assessed value for the properties to be added into the Development Area by this Amended and Restated Plan. These properties include:

Bancsites Property

11-11-39-103-010

Michigan Avenue/Congress Street Intersection

11-11-40-463-001

Abe's Coney Island Commercial Block Frontage

11-11-40-480-005 through 11-11-40-480-015

The initial assessed value of these additional properties is the 2002 assessed value of all taxable real and personal property as finally equalized by the State in May 2003 or \$1,823,154. (See Attachment A.)

Thus the initial assessed value of the Development Area is the sum of the initial assessed value of the Original Development Area, the additional Development Areas amended into the Plan in 1993 and in this Amended and Restated Plan, or \$7,152,404. This total valuation in the Development Area represents less than 2 percent of the total assessed valuation for the City for 2002.

The tax levy of all taxing jurisdictions for operating purposes is currently 62.8901 mills as shown in Attachment B. Several of the taxing units within the Development Area levy additional millage to pay the debt service on voted debt. The YDDA will not capture and use the tax increment revenues derived from the debt millage levied on captured assessed value. Under this Plan the tax levy on the entire captured assessed valuation, except as noted above, is to be utilized by the YDDA in the manner as hereinafter set forth.

2. MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED
(Section 14(1) of P.A. 197 of 1975, as amended.)

The YDDA is currently using its TIF revenues to satisfy existing bond debt obligations that supported the Michigan Avenue Streetscape Improvement Project Phase I. At this time, \$990,000 remains to be paid on this existing debt obligation. To support the next phase of parking lot and streetscape improvements, it is anticipated that the YDDA and the City will incur a maximum of \$1,500,000 in bond indebtedness to finance the improvement program. Future bond financing is contemplated and may be pursued as TIF revenues become available to be used to fulfill the project goals of the Development Plan. Improvements will also be implemented on a "pay-as-you-go" basis as tax increment revenues are transmitted to the YDDA. The YDDA intends to create a project

fund to deposit captured tax increment revenues to be used to finance the projects described in the Development Plan as sufficient funds become available.

3. DURATION OF THE PROGRAM.
(Section 14(1) of P.A. 197 of 1975, as amended.)

The duration of this Plan is 25 years, commencing upon its adoption by the City Council in October 2003 and ending on December 31, 2028, unless this Plan is amended to extend or shorten its duration.

4. STATEMENTS OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON ALL TAXING JURISDICTIONS.
(Section 14(1) of P.A. 197 of 1975, as amended.)

Adoption of this Plan will result in the use of all revenues derived from increases in assessed value of the real and personal property in the Development Area for purposes of the Development Plan. Table 2 demonstrates the anticipated capture of tax increment revenues by the YDDA on each taxing jurisdiction that has jurisdiction within the Development Area based on the 2002 millage rates for the 25-year timeframe of this Plan.

Taxing jurisdictions in which the Development Area is located will continue to levy and collect taxes from property within the Development Area, based on the 1982 assessed valuation of the property or the 1993 and 2003 assessed valuations for areas added into the Development Area. This assessed valuation of the property upon which taxes are levied will remain constant over the life of this Plan. The YDDA only captures tax increment revenues from any increase in the assessed valuation of the property since its base year assessments.

It is anticipated that the public improvements proposed for the Development Area and the private investment such projects induce will provide long-term stability and growth in the Michigan Avenue Development Area and Downtown district. This will greatly benefit all taxing jurisdictions that to a significant degree are dependent upon the well being of the Downtown district for stability and growth. This benefit will result from increases in

property valuations surrounding the Development Area; increases in property valuations in the Development Area once the goals of this Plan are accomplished; and increases in property valuation throughout the Ypsilanti community.

TABLE 2
MICHIGAN AVENUE DEVELOPMENT AREA
REPORT OF IMPACT ON TAXING JURISDICTIONS

Fiscal Year Ended 6-30	Captured Assessed Valuation	City of Ypsilanti 23.66 mills	Ypsilanti DDA 1.89 mills	Washtenaw Community College 3.46 mills	Ypsilanti District Library 1.53 mills	Huron-Clinton Metropolitan Authority 0.22 mills	Washtenaw County 5.40 mills	Washtenaw Intermediate School District 3.07 mills	Ypsilanti Public Schools 17.66 mills	State Education Tax 6.00 mills	Total Estimated Captured Revenue 62.89 mills
2002	2,796,266	65,924	5,262	8,629	4,273	805	15,050	8,089	46,528	15,808	171,178
2003	3,558,640	84,198	6,720	12,298	5,458	772	19,222	7,906	45,418	15,431	197,425
2004	4,607,200	109,008	8,701	15,922	7,066	1,000	24,886	8,284	47,591	16,170	238,628
2005	4,959,774	117,350	9,367	17,140	7,807	1,076	26,791	8,625	49,553	16,896	254,346
2006	5,322,924	125,842	10,052	18,395	8,164	1,155	28,762	8,354	47,994	16,307	265,116
2007	5,696,970	134,792	10,759	19,668	8,737	1,236	30,773	8,653	49,712	16,890	281,240
2008	6,062,237	143,908	11,486	21,020	9,329	1,320	32,854	8,812	51,201	17,386	297,425
2009	6,479,061	153,297	12,238	22,391	9,937	1,406	34,997	8,556	49,154	16,701	308,673
2010	6,887,791	162,967	13,008	23,804	10,564	1,495	37,205	8,768	50,376	17,116	325,302
2011	7,308,782	172,928	13,803	25,266	11,209	1,586	39,479	8,945	51,390	17,460	342,059
2012	7,742,403	183,186	14,622	26,757	11,875	1,660	41,821	8,085	52,196	17,734	358,957
2013	8,189,033	193,755	15,495	28,300	12,560	1,777	44,234	9,764	56,098	19,060	381,011
2014	8,649,061	204,638	16,334	29,890	13,265	1,877	46,719	9,787	56,228	19,104	397,844
2015	9,122,891	215,850	17,229	31,528	13,992	1,980	49,278	0	0	0	329,650
2016	9,610,935	227,398	18,150	33,214	14,740	2,086	51,914	0	0	0	347,503
2017	10,113,621	239,291	19,100	34,952	15,511	2,195	54,630	0	0	0	365,678
2018	10,631,387	251,642	20,077	36,741	16,305	2,307	57,427	0	0	0	384,399
2019	11,164,886	264,160	21,065	38,584	17,123	2,423	60,307	0	0	0	403,682
2020	11,713,985	277,158	22,122	40,482	17,966	2,542	63,274	0	0	0	423,543
2021	12,279,762	290,543	23,190	42,438	18,833	2,666	66,330	0	0	0	443,999
2022	12,862,512	304,331	24,291	44,452	19,727	2,791	69,478	0	0	0	465,070
2023	13,462,745	318,533	25,424	46,528	20,648	2,921	72,720	0	0	0	486,772
2024	14,080,985	333,160	26,592	48,662	21,596	3,056	76,060	0	0	0	509,128
2025	14,717,772	348,227	27,795	50,863	22,573	3,194	79,500	0	0	0	532,150
2026	16,373,663	363,745	29,033	53,130	23,579	3,336	83,042	0	0	0	555,866
2027	16,049,231	379,730	30,309	55,465	24,616	3,493	86,692	0	0	0	580,292
2028	16,745,065	395,193	31,623	57,869	25,882	3,634	90,450	0	0	0	605,451
Totals		\$6,061,754	\$463,833	\$885,399	\$392,993	\$55,696	\$1,383,687	\$113,738	\$953,437	\$222,015	\$10,252,691

SOURCE: Stauder, Barch & Associates, Inc., Municipal Financial Consultants, Ann Arbor, Michigan, 2003.

It should be emphasized that at the expiration of this Plan, all taxing jurisdictions will benefit substantially from the new private development and from a tax base that has been stabilized and enhanced as a result of the public improvement program.

5. PLAN FOR THE EXPENDITURE OF CAPTURED ASSESSED VALUATION BY THE YDDA.

(Section 14(1) of P.A. 197 of 1975, as amended.)

A. Estimate of Tax Increment Revenues

Tax increment revenues from 1983 through adoption of this Plan in 2003 were spent in accordance with the Plan in existence during that period.

The YDDA estimates that from 2003 through 2028 it will receive an average of \$410,104 in tax increment revenues per year for a projected tax increment revenue capture of \$10,252,591 during this 25-year period. This is based on a growth rate of 3 percent each year in property valuations. However, this ranges from a total of \$197,425 in 2003 to \$605,451 in 2028.

The YDDA anticipates that additional increases in the assessed valuations for the Development Area will result from other rehabilitation, property transfers, appreciation, and inflation. These increases are beyond those projected in this Plan, but if such increases result, the tax increment revenues will be spent according to this Plan in order to accelerate the implementation of the proposed public improvement program outlined in this Plan.

Table 3 provides the projected TIF revenues for the Michigan Avenue Development Area from 2003 through 2028. It should be noted that Table 3 also incorporates the YDDA's current debt obligations for the Michigan Avenue Streetscape Improvement Project Phase I, payments on a proposed \$1,000,000 bond issue for the next phase of parking lot and streetscape improvements, and other project obligations currently in place. The projection also allows for an annual operating subsidy using tax increment revenues to support operational costs of administering tax increment projects. In order to maximize its ability to devote its tax increment revenues to projects identified in this Plan, the YDDA may elect to modify its current commitments for maintenance and other related projects to reserve funding for priority projects in this Plan.

B. Expenditure of Tax Increment Revenues

Table 1 of the Development Plan contains a list of projects, cost estimates and phasing for the expenditure of tax increment revenues to accomplish the proposed public improvements for the Development Area.

The projected costs do not include fees for design, engineering, or other professional services and additional detailed design work will be necessary to finalize both the scope and costs of projects. In addition, the proposed project expenses exceed the projected tax increment financing revenues for the Development Area. It is the YDDA intention to partner with the City of Ypsilanti and other sources to pursue additional funding sources, including state and federal grant or loan programs, private foundations, and other partnerships to fully implement the proposed development program. The proposed project priorities, cost estimates and phasing are provided for general planning purposes. The YDDA reserves the right to alter the project priorities and project scopes to best utilize available funds, within the parameters of this Plan, while satisfying public goals for improvement and revitalization of the Development Area.

ATTACHMENT A
Existing Land Use Inventory and
2003 Taxable Values for Properties
in the Development Area

**EXISTING LAND USE AND 2003 TAXABLE VALUE
MICHIGAN AVENUE DEVELOPMENT AREA
July 2003**

Parcel Number	Property Owner	Property Address	Taxable Value	Land Use
11-11-39-101-001	BREED HEDGER C & COLIN A	101 W MICHIGAN	43,067	RETAIL-LOFT
11-11-39-101-002	MCALLISTER JAMES C	103 W MICHIGAN	38,093	RETAIL-APT
11-11-39-101-003	J GATSBY, LTD, LLC	105 W MICHIGAN	64,655	RETAIL-APT
11-11-39-101-004	CAMPBELL JAMES A, TRUST	107 W MICHIGAN	34,244	RETAIL-APT
11-11-39-101-005	HITCHINS PETER B	109 W MICHIGAN	25,033	RETAIL-LOFT
11-11-39-101-006	WILLIAMS ERIC & TANDRA	111 W MICHIGAN	35,888	RETAIL
11-11-39-101-007	WILLIAMS ERIC & TANDRA	113 W MICHIGAN	57,278	RETAIL-LOFT
11-11-39-101-008	FRENCH LINDA, TRUST	116 W MICHIGAN	65,711	RETAIL-LOFT
11-11-39-101-009	SWANSON MARK & DEBRA ANNE &	119 W MICHIGAN	65,721	RETAIL-LOFT
11-11-39-101-010	WILLOUGHBY THOMAS & LOIS	121 W MICHIGAN	42,178	RETAIL-LOFT
11-11-39-101-011	CHARTER ONE BANK FSB	123 W MICHIGAN	147,682	BANK
11-11-39-101-014	LAWRENCE JOSEPH D	5 S WASHINGTON	32,635	OFFICE
11-11-39-101-015	LAWRENCE JOSEPH D	7 S WASHINGTON	34,132	OFFICE
11-11-39-101-016	DEFOREST-LADD, INC	8 S WASHINGTON	56,517	OFFICE
11-11-39-101-017	PATE JAMES	15 S WASHINGTON	208,079	VACANT BLDG
11-11-39-101-018	CITY OF YPSILANTI	0 S HURON	-	PARKING LOT
11-11-39-101-019	KUHNS JEFF	10 S HURON	73,973	RETAIL-APT
11-11-39-101-020	MEKAS NECHOLAS	133 W MICHIGAN	228,290	OFFICE-BANK
11-11-39-102-001	BRICKLEY PROPERTIES, LLC	201 W MICHIGAN	84,208	RESTAURANT-LOFT
11-11-39-102-002	ROUMANIS LOUIS	205 W MICHIGAN	72,518	RESTAURANT-APT
11-11-39-102-003	KDC, LLC	207 W MICHIGAN	58,431	RESTAURANT-APT
11-11-39-102-006	RUMFORD THOMAS & MARTHA	217 W MICHIGAN	97,440	RETAIL-APT
11-11-39-102-007	YPSILANTI DISTRICT LIBRARY	229 W MICHIGAN	-	LIBRARY
11-11-39-102-013	SHIKWANA BILL, INC	20 S WASHINGTON	83,869	MARKET
11-11-39-102-014	CHARTER ONE BANK FSB	16 S WASHINGTON	61,813	BANK
11-11-39-102-015	THRIFT SHOP	14 S WASHINGTON	-	RETAIL
11-11-39-102-016	CLIFTON MARTHA	12 S WASHINGTON	29,655	RESTAURANT-LOFT
11-11-39-102-017	CLIFTON MARTHA	6 S WASHINGTON	45,381	RESTAURANT-LOFT
11-11-39-102-018	LIEDING GLENN & FAIRMAN ROBER	213 W MICHIGAN	282,300	RETAIL-APT
11-11-39-102-019	MORRISSEY MICHAEL	11 S ADAMS	46,185	RESIDENTIAL
11-11-39-102-020	HOPE CLINIC	9 S ADAMS	-	MEDICAL
11-11-39-182-005	TRI COUNTY INVESTMENTS, LLC	35 S HURON	47,034	APT
11-11-39-182-006	DOMAS BELYNDA	31 S HURON	74,500	OFFICE
11-11-39-182-007	MURPHY & NELSON	27 S HURON	81,536	OFFICE-APT
11-11-39-182-008	FLETCHER PETER B, TRUSTEE	25 S HURON	63,336	OFFICE-APT
11-11-39-182-009	CITY OF YPSILANTI	1 S HURON	-	CITY HALL
11-11-39-182-010	HUA JIN WANG & HONG BAO LI	15 W MICHIGAN	41,615	RESTAURANT
11-11-39-182-011	PHOENIX 11, LLC	11 W MICHIGAN	341,700	BANK-RETAIL-APT
11-11-40-401-001	LOWE REYNOLD, TRUST	2 W MICHIGAN	76,338	RETAIL
11-11-40-401-002	MAYNARD MICHAEL J & JUDITH L	6 W MICHIGAN	71,788	RESTAURANT
11-11-40-401-003	THOMSON MEHRAN	8 W MICHIGAN	49,457	RETAIL-APT
11-11-40-401-004	THOMSON MEHRAN	0 W MICHIGAN	2,951	PARKING LOT
11-11-40-401-005	JACKSON CLEANERS INC	0 N HURON	5,615	SHED
11-11-40-401-006	GARDNER P & C/ARNOLD M & K	12 W MICHIGAN	46,049	RETAIL-APT
11-11-40-401-007	KABAT GLAZE, REAL ESTATE	10 W MICHIGAN	81,381	RESTAURANT-APT
11-11-40-401-008	BRYANT WAYNE J, TRUST	2 N HURON	82,540	RETAIL-APT
11-11-40-401-009	PAPPAS PETE	12 N HURON	47,800	RESTAURANT-OFF
11-11-40-401-010	FABROS CHARLES A	22 N HURON	68,823	RETAIL-APT
11-11-40-401-011	JACKSON CLEANERS INC	24 N HURON	31,171	RETAIL-LOFT
11-11-40-401-012	FOX GEORGE & RENEE L	28 N HURON	58,707	RETAIL-APT
11-11-40-401-013	32-34 N HURON, LLC	32 N HURON	200,482	RETAIL-APT
11-11-40-401-014	DUPUIS LAWRENCE R	46 N HURON	55,581	RETAIL-APT
11-11-40-401-016	VINCENT MICHAEL J & PAMELA A	56 N HURON	24,615	RETAIL-APT
11-11-40-401-016	DTE	64 N HURON	120,247	VACANT BLDG
11-11-40-401-017	YPSILANTI DDA	78 N HURON	-	THEATER
11-11-40-401-019	PENET EDWARD & BONITA	108 N HURON	48,954	RESIDENTIAL
11-11-40-401-031	CITY OF YPSILANTI	0 N HURON	-	PARKING LOT
11-11-40-401-032	CITY OF YPSILANTI	1 N HURON	-	PARKING LOT
11-11-40-481-018	EASTERN MICHIGAN UNIVERSITY	300 W MICHIGAN	-	COLLEGE
11-11-40-483-004	EASTERN MICHIGAN UNIVERSITY	0 N ADAMS	-	PARKING LOT
11-11-40-483-005	CITY OF YPSILANTI	0 N WASHINGTON	-	PARKING LOT
11-11-40-483-006	106 N. ADAMS STREET, LLC	106 N ADAMS	76,023	02 APT

**EXISTING LAND USE AND 2003 TAXABLE VALUE
MICHIGAN AVENUE DEVELOPMENT AREA
July 2003**

11-11-40-483-007	ANN ARBOR TRANSPORTATION	220	N	PEARL	-	BUS STATION
11-11-40-483-008	CITY OF YPSILANTI	0	N	WASHINGTON	-	PARKING LOT
11-11-40-483-011	COTTON GLENN M-D PLC	128	N	WASHINGTON	20,426	OFFICE
11-11-40-483-012	BALOGH, KUHN & WILBANKS JR	127	N	WASHINGTON	39,483	OFFICE
11-11-40-483-017	EASTERN MICHIGAN UNIVERSITY	137	N	WASHINGTON	-	PARKING LOT
11-11-40-483-018	MASCHARKA RANDALL J	121	N	WASHINGTON	11,492	VACANT BLDG
11-11-40-483-019	ANN ARBOR TRANSPORTATION	0	N	PEARL	-	PARKING LOT
11-11-40-484-001	DE JA VUE ENTERPRISES, LTD	28	N	WASHINGTON	220,248	NIGHT CLUB
11-11-40-484-002	HAYS KENNETH & DIANE	208	N	PEARL	100,037	OFFICE-APT
11-11-40-484-003	CHRIST TEMPLE APOSTOLIC	213	N	PEARL	-	CHURCH
11-11-40-484-004	MOON SUNG KWON & BYUNG KI	20	N	ADAMS	37,927	CLEANERS
11-11-40-484-005	CITY OF YPSILANTI	0	N	ADAMS	-	PARKING LOT
11-11-40-484-006	PATE JAMES B	10	N	ADAMS	26,985	OFFICE
11-11-40-484-007	BATIANIS GREGORY	232	W	MICHIGAN	77,331	RETAIL-APT
11-11-40-484-008	FARRES JOHN	230	W	MICHIGAN	39,829	RETAIL-APT
11-11-40-484-009	BATIANIS GREGORY	228	W	MICHIGAN	43,729	RESTAURANT-APT
11-11-40-484-010	STAHOLD CORPORATION, INC	224	W	MICHIGAN	74,086	RETAIL-APT
11-11-40-484-011	BLACKHAWK INVESTMENT GROUP	218	W	MICHIGAN	175,892	RETAIL-APT
11-11-40-484-012	STAHOLD CORPORATION, INC	212	W	MICHIGAN	50,668	RETAIL-APT
11-11-40-484-013	FREEMAN WARD D & RAMSEY JOY	210	W	MICHIGAN	130,100	RETAIL-APT
11-11-40-484-014	CITY OF YPSILANTI	208	W	MICHIGAN	-	RETAIL-LOFT
11-11-40-484-015	FOTIADIS GEORGE	208	W	MICHIGAN	35,677	RETAIL-LOFT
11-11-40-484-016	MAURER ERIC V, KAREN R, & WAL	204	W	MICHIGAN	85,000	RETAIL-LOFT
11-11-40-484-017	MAURER ERIC V, KAREN R, & WAL	200	W	MICHIGAN	125,100	RETAIL-LOFT
11-11-40-484-018	13 N WASHINGTON, LLC	13	N	WASHINGTON	112,500	RESTAURANT-CLUB
11-11-40-484-021	HAMILTON DAVID	25	N	WASHINGTON	138,900	OFFICE-APT
11-11-40-484-022	MIDWEST REALTY, LLC	17	N	WASHINGTON	342,436	NIGHT CLUB
11-11-40-485-004	AHMAD SYED A	26	N	WASHINGTON	61,440	RETAIL-APT
11-11-40-485-006	HOPE CLINIC	18	N	WASHINGTON	78,603	RESTAURANT-APT
11-11-40-485-007	AHMAD SYED A	16	N	WASHINGTON	51,991	VACANT BLDG
11-11-40-485-008	PETRU GHEORGHE	12	N	WASHINGTON	46,272	RETAIL-APT
11-11-40-485-009	ALLEN GREEN & MARY ANN	10	N	WASHINGTON	40,287	OFFICE
11-11-40-485-010	J GATSBY, LTD, LLC	130	W	MICHIGAN	98,400	RETAIL-APT
11-11-40-485-011	J GATSBY, LTD, LLC	128	W	MICHIGAN	98,400	RETAIL-APT
11-11-40-485-012	LAWRENCE JOSEPH D	126	W	MICHIGAN	31,486	RETAIL-LOFT
11-11-40-485-013	B & K PROPERTY MANAGEMENT	124	W	MICHIGAN	68,266	RETAIL-OFFICE
11-11-40-485-014	NASIBEH ABED & ZAHIDA	122	W	MICHIGAN	40,340	RETAIL-LOFT
11-11-40-485-015	NASIBEH ABED & ZAHIDA	120	W	MICHIGAN	37,670	RETAIL-LOFT
11-11-40-485-016	ELLIS RALPH & BAAS VALERIE	118	W	MICHIGAN	48,156	RETAIL-APT
11-11-40-485-017	ELLIS RALPH & BAAS VALARIE	116	W	MICHIGAN	34,804	RETAIL-LOFT
11-11-40-485-018	PEELMAN JEFFERY	114	W	MICHIGAN	68,682	RETAIL-APT
11-11-40-485-019	DJM LAND CO, LLC	112	W	MICHIGAN	38,497	RETAIL-APT
11-11-40-485-020	BROOKS THERESA L	110	W	MICHIGAN	52,800	RETAIL-LOFT
11-11-40-485-021	LEE SANG WOONG & KYUNG SOO	108	W	MICHIGAN	67,903	RETAIL-APT
11-11-40-485-022	MAXTON USA LTD	106	W	MICHIGAN	47,756	RETAIL-APT
11-11-40-485-023	MAXTON USA LTD	104	W	MICHIGAN	53,048	RETAIL-APT
11-11-40-485-024	LE HOANH VAN & BUI LANG THI	102	W	MICHIGAN	75,024	RESTAURANT-LOFT
11-11-40-485-026	LE HOANH VAN & BUI LANG THI	100	W	MICHIGAN	81,448	RESTAURANT-LOFT
11-11-40-485-026	CITY OF YPSILANTI	0	N	HURON	-	PARKING LOT
11-11-40-485-028	MARSTON KELVIN & DE ANN	87	N	HURON	63,100	RETAIL-APT
11-11-40-485-030	OWEN DOUGLAS INVESTMENTS, P	61	N	HURON	112,476	OFFICE
11-11-40-485-031	BARR JOHN M	105	N	PEARL	60,121	OFFICE
11-11-40-485-032	CONGDON'S ACE HARDWARE	111	N	PEARL	60,449	RETAIL
11-11-40-485-033	HINTON F ALFRED & SHINOHARA S	115	N	PEARL	51,861	RETAIL-APT
11-11-40-485-034	BREED COLIN	117	N	PEARL	34,467	OFFICE-APT
11-11-40-485-036	E & B CORPORATION, INC	24	N	WASHINGTON	70,390	RETAIL-APT
11-11-40-485-036	DJM LAND CO, LLC	22	N	WASHINGTON	71,437	RETAIL-LOFT
11-11-40-485-037	MAXTON USA LIMITED	21	N	HURON	17,002	GARAGE-APT
11-11-40-485-038	KINLEY WILLIAM	32	N	WASHINGTON	221,256	OFFICE
11-11-40-485-039	CORNER HEALTH CENTER	47	N	HURON	-	MEDICAL
11-11-40-486-002	MCKELVEY JOHN C & NICOLE	172	N	WASHINGTON	83,300	04 APT
11-11-40-486-003	MAURER ERIC V & KAREN	160	N	WASHINGTON	68,896	05 APT
11-11-40-486-004	ROMAIN LOREN	148	N	WASHINGTON	57,934	04 APT

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11-11-40-486-006	CENTENNIAL PLAZA LLC	0	N	WASHINGTON	19,285	PARKING LOT
11-11-40-486-006	CENTENNIAL PLAZA, LLC	124		PEARL	299,425	RESTAURANT-OFF
11-11-40-486-007	CENTENNIAL PLAZA, LLC	120		PEARL	20,198	OFFICE
11-11-40-486-009	MAXTON GAR E & CHRISTINE K	110		PEARL	38,622	RETAIL-APT
11-11-40-486-010	MAXTON GAR E & CHRISTINE	108		PEARL	27,083	RETAIL-APT
11-11-40-486-024	ST JOSEPH MERCY HEALTH SYSTE	109	N	HURON	24,011	PARKING LOT
11-11-40-486-025	ST JOSEPH MERCY HEALTH SYSTE	0		PEARL	12,243	PARKING LOT
11-11-40-486-027	ST JOSEPH MERCY HEALTH SYSTE	111	N	HURON	242,889	MEDICAL
11-11-40-486-029	NORMAN CHRISTOPHER S	105	N	HURON	35,405	RESIDENTIAL
11-11-40-487-004	BREDELL JOHN H & LYNN M	119	N	HURON	86,700	OFFICE
11-99-01-080-104	AVENUE JEWELERS	112	W	MICHIGAN	4,200	PP-LEASE
11-99-01-090-010	SILVER BIRCH ENGINEERING	114	W	MICHIGAN	700	PP-LEASE
11-99-01-101-103	ALLSTATE INSURANCE COMPANY	27	S	HURON	-	PP-LEASE
11-99-01-200-210	COLONIAL PACIFIC LEASING	124		PEARL	1,000	PP-LEASE
11-99-01-200-225	MASTERLEASE DIVISION	111	N	HURON	1,000	PP-LEASE
11-99-01-202-203	MELLON FIRST UNITED LEASING	106	W	MICHIGAN	5,000	PP-LEASE
11-99-01-400-800	LEASECOMM CORPORATION	25	S	HURON	-	PP-LEASE
11-99-01-502-801	ERVIN LEASING	105		PEARL	47,500	PP-LEASE
11-99-01-900-105	ICEE USA CO	31	N	WASHINGTON	8,200	PP-LEASE
11-99-01-900-800	INTERNATIONAL AMUSEMENT LTD	31	N	WASHINGTON	23,300	PP-LEASE
11-99-01-973-900	REIFF ENTERPRISES, INC	218	W	MICHIGAN	1,900	PP-LEASE
11-99-01-981-000	WORLD SPAN L P	14	S	HURON	700	PP-LEASE
11-99-02-200-200	BAILEY'S LOC & SAFE	57	N	HURON	4,300	PP-RETAIL
11-99-02-400-160	DALAT RESTAURANT INC.	102	W	MICHIGAN	10,300	PP-RESTAURANT
11-99-08-021-004	TIMBERFIELD ROOF TRUSSES	32	N	WASHINGTON	3,500	PP-RETAIL
11-99-08-021-008	COTTON GLENN, ATTY	123	N	WASHINGTON	2,700	PP-ATTY
11-99-08-021-009	HERITAGE APPRAISAL	127	N	WASHINGTON	6,600	PP-OFFICE
11-99-08-021-010	NAACP	126	W	MICHIGAN	-	PP-EXEMPT
11-99-08-021-013	POPULIST CONTRACTOR, INC.	22	N	WASHINGTON	2,300	PP-OFFICE
11-99-08-100-000	ART OF AFRICA	213	W	MICHIGAN	500	PP-RETAIL
11-99-08-100-360	DCP COMPUTER RESOURCES	124	W	MICHIGAN	-	PP-OFFICE
11-99-08-101-000	AICHA AFRICAN STORE	20	N	HURON	3,200	PP-SALON
11-99-08-102-002	AREA AGENCY ON AGING	32	N	WASHINGTON	-	PP-EXEMPT
11-99-08-102-900	ANGEL FOOD CATERING, INC	6	W	MICHIGAN	10,300	PP-RESTAURANT
11-99-08-104-838	AVENUE JEWELERS	112	W	MICHIGAN	9,800	PP-RETAIL
11-99-08-150-157	BWB 3 GRILL & PUB	124		PEARL	128,400	PP-BAR
11-99-08-200-887	BARR JOHN & ASSOCIATES	105		PEARL	8,800	PP-ATTY
11-99-08-201-801	BEER COOLER INC	20	S	WASHINGTON	11,300	PP-MARKET
11-99-08-304-002	CHEMICAL CONCEPTS CORP	32	N	WASHINGTON	600	PP-OFFICE
11-99-08-306-807	COMPLETE TAX	10	N	ADAMS	600	PP-OFFICE
11-99-08-307-101	A. R. CONGDONS & SON	111		PEARL	15,000	PP-RETAIL
11-99-08-308-505	COURIER NEWSPAPER	133	W	MICHIGAN	2,100	PP-NEWSPAPR
11-99-08-308-900	CREDIT BUREAU OF YPSILANTI	25	S	HURON	2,800	PP-OFFICE
11-99-08-400-600	DE JA VUE-YPILART THEATRE	31	N	WASHINGTON	103,800	PP-NIGHT CLUB
11-99-08-401-101	DTE	0			64,800	PP-UTILITY
11-99-08-501-116	ELBOW ROOM	6	S	WASHINGTON	8,300	PP-BAR
11-99-08-600-150	FAST EDDIES MUSIC	203	W	MICHIGAN	8,800	PP-MUSIC
11-99-08-600-906	FIRST OF AMERICA	236	W	MICHIGAN	-	PP-EXEMPT
11-99-08-602-301	FORTNEY EYECARE ASSOCIATES	2	N	HURON	1,800	PP-MEDICAL
11-99-08-602-305	FREEMAN & BUNTING INC	107	W	MICHIGAN	8,500	PP-INSURANCE
11-99-08-602-316	FRANKS DRUGS	204	W	MICHIGAN	2,100	PP-PHARMACY
11-99-08-700-200	G & T UNLIMITED	46	N	HURON	400	PP-RETAIL
11-99-08-725-902	GLEMP'S INC	133	W	MICHIGAN	1,200	PP-OFFICE
11-99-08-735-002	GOOD AS GOLD INVESTMENTS	124		PEARL	8,800	PP-RETAIL
11-99-08-750-200	GREEN FINANCIAL GROUP	10	N	WASHINGTON	900	PP-OFFICE
11-99-08-800-300	HAAB BROS RESTAURANT	18	W	MICHIGAN	53,400	PP-RESTAURANT
11-99-08-800-400	H & B BOOKKEEPING & TAX SERV	33	S	HURON	2,500	PP-OFFICE
11-99-08-900-501	INK FOR LIFE	50	N	HURON	2,600	PP-TATTOOS
11-99-08-902-100	JACKSON CLEANERS INC.	24	N	HURON	7,200	PP-CLEANERS
11-99-08-910-620	LOUIE'S CAFE	205	W	MICHIGAN	9,600	PP-RESTAURANT
11-99-08-912-135	MAGIC SHEARS	109	W	MICHIGAN	6,200	PP-SALON
11-99-08-918-167	MAXTON LIMITED	108		PEARL	-	PP-OFFICE
11-99-08-918-790	MATERIALS UNLIMITED	2	W	MICHIGAN	10,800	PP-RETAIL

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11-99-08-920-165	MCLAIN & WINTERS	61	N	HURON	7,800	PP-ATTY
11-99-08-920-167	MEDICAL MANUFACTURING TECH	40	N	HURON	3,300	PP-OFFICE
11-99-08-923-102	MICHIGAN FILM & VIDEO SERVICE	56	N	HURON	67,400	PP-FILMVID
11-99-08-926-200	DTE	0			41,400	PP-UTILITY
11-99-08-926-885	MINORITY BUSINESS OWNERS	32	N	WASHINGTON	-	PP-EXEMPT
11-99-08-927-000	MOVIES 4 SALE	212	W	MICHIGAN	800	PP-RETAIL
11-99-08-928-599	MUGSHIDEOUT	211	W	MICHIGAN	1,300	PP-STUDIO
11-99-08-930-165	MULLINS RAYMOND ATTORNEY	32	N	WASHINGTON	500	PP-ATTY
11-99-08-931-180	MURPHY & NELSON	27	S	HURON	5,700	PP-ATTY
11-99-08-932-208	NOBLES CUSTOM TAILORS	122	W	MICHIGAN	3,000	PP-TAILOR
11-99-08-935-902	OZONE HOUSE DROP IN CENTER	30	N	HURON	-	PP-EXEMPT
11-99-08-936-000	PAGING PLUS BEEPERS	226	W	MICHIGAN	700	PP-RETAIL
11-99-08-938-227	PHOENIX CONTRACTORS	121		PEARL	14,100	PP-OFFICE
11-99-08-941-002	QUEEN AICHA HAIR BRAIDING	230	W	MICHIGAN	1,000	PP-SALON
11-99-08-945-200	RAPID SHOE FIX	116		PEARL	2,000	PP-REPAIR
11-99-08-945-238	REDEEM AFRICAN HAIR GALLERY	130	W	MICHIGAN	3,200	PP-SALON
11-99-08-946-245	PUFFER RED'S	113	W	MICHIGAN	8,800	PP-RETAIL
11-99-08-954-300	KINGSTON FAMILY DENTIST	32	N	WASHINGTON	400	PP-MEDICAL
11-99-08-960-298	STYLE NAILS	224	W	MICHIGAN	900	PP-SALON
11-99-08-962-002	SWEET SHOP	119	W	MICHIGAN	9,800	PP-BAKERY
11-99-08-966-100	TC'S SPEAK EASY	207	W	MICHIGAN	28,200	PP-BAR
11-99-08-967-270	TAP ROOM	201	W	MICHIGAN	17,000	PP-BAR
11-99-08-970-100	TROJAN DRY CLEANERS	20	N	ADAMS	-	PP-CLEANERS
11-99-08-975-100	VILLAGE MART	224	W	MICHIGAN	7,400	PP-MARKET
11-99-08-975-802	VON SCHWARZ ASSOCIATES	14	N	WASHINGTON	400	PP-OFFICE
11-99-08-976-002	WHITE RAVEN BOOKS	101	W	MICHIGAN	900	PP-BOOKS
11-99-08-978-688	WORLD-K-9 PROTECTION/TRAININ	10	W	MICHIGAN	-	PP-RETAIL
11-99-08-978-700	WOLVERINE RESTAURANT	228	W	MICHIGAN	8,200	PP-RESTAURANT
11-99-08-982-700	WRIGHT GRIFFIN DAVIS	7	S	WASHINGTON	5,300	PP-OFFICE
11-99-08-982-701	X-PRESS PRINTING	24	N	WASHINGTON	14,000	PP-PRINTING
11-99-08-982-703	ZAYED'S TAILOR	6	N	HURON	3,000	PP-TAILOR
11-99-08-982-704	YOUTH DROP IN CENTER	28	N	HURON	-	PP-EXEMPT
11-99-09-021-010	SILVER BIRCH ENGINEERING	114	W	MICHIGAN	1,600	PP-OFFICE
11-99-09-550-188	ENCORE ASSOCIATES REAL ESTA	133	W	MICHIGAN	2,100	PP-REALTY
11-99-09-807-100	JACKSON & FINN P.C.	110		PEARL	700	PP-ATTY
11-99-09-974-007	VISITORS & CONVENTION BUREAU	106	W	MICHIGAN	8,300	PP-OFFICE
11-99-21-100-025	HIDDEN DRAGON	15	W	MICHIGAN	7,200	PP-RESTAURANT
11-99-22-000-016	ALFREDO MARTINI	16	N	HURON	10,300	PP-RESTAURANT
11-99-22-000-028	A & F GALLERY	32	N	HURON	1,000	PP-RETAIL
11-99-22-000-029	INTERIOR DESIGN CRAFTERS	6	N	HURON	500	PP-RETAIL
11-99-22-000-030	CORNER HEALTH CENTER	47	N	HURON	-	PP-EXEMPT
11-99-22-000-031	DRESS FOR SUCESS MICHIGAN, IN	64	N	HURON	-	PP-EXEMPT
11-99-22-000-032	US GOV'T MARINE CORP DEPT	61	N	HURON	-	PP-EXEMPT
11-99-22-000-033	US GOV'T NAVY DEPT	61	N	HURON	-	PP-EXEMPT
11-99-22-000-034	LEGRIS MICHAEL, ATTY	61	N	HURON	10,100	PP-ATTY
11-99-22-000-041	WORLD OF ROCKS	40	N	HURON	4,600	PP-RETAIL
11-99-22-000-058	RIVERS FOR CONGRESS	129	E	MICHIGAN	-	PP-EXEMPT
11-99-22-000-069	VG KIDS!	117		PEARL	6,800	PP-RETAIL
11-99-22-000-078	ILLUMINART	108		PEARL	15,000	PP-OFFICE
11-99-22-000-087	FRIENDS IN DEED	30	N	WASHINGTON	-	PP-EXEMPT
11-99-22-005-105	FIRST PENTECOSTAL SCHOOL OF	22	N	WASHINGTON	-	PP-EXEMPT
11-99-22-005-275	MICHNA, INC	32	N	WASHINGTON	4,200	PP-OFFICE
11-99-22-005-325	ED TUCKER & ASSOCIATES	32	N	WASHINGTON	-	PP-OFFICE
11-99-22-005-378	ELIZABETH WARREN EDDINS ATT	32	N	WASHINGTON	3,300	PP-OFFICE
11-99-22-005-525	RAMMOS' DELUXE	24	N	WASHINGTON	3,200	PP-SALON
11-99-22-005-850	ICARD/EMU	34	N	WASHINGTON	-	PP-EXEMPT
11-99-22-005-895	RODDY STAFFING SERVICE	133	W	MICHIGAN	4,400	PP-OFFICE
11-99-22-005-955	FAITH MANAGEMENT	133	W	MICHIGAN	4,400	PP-OFFICE
11-99-22-982-850	BICYCLES IN TOWN	118	W	MICHIGAN	-	PP-RETAIL
11-99-23-000-025	MANAGEMENT & LEASING	124		PEARL	-	PP-OFFICE
11-99-23-000-100	RUBBER SOUL	115	W	MICHIGAN	-	PP-CAFE
11-99-23-005-500	CLUB DIVINE	17	N	WASHINGTON	74,800	PP-NIGHT CLUB
11-99-23-101-006	PR'S OUTLET	111	W	MICHIGAN	-	PP-RETAIL

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11-99-23-101-050	UPSCALE HAIR SPOT	8 S	HURON	-	PP-SALON
11-99-23-200-500	DAVID'S BOOKS	216 W	MICHIGAN	-	PP-BOOK STORE
11-99-23-280-010	ADVANCE CREDIT CORPORATION	27 N	WASHINGTON	1,300	PP-OFFICE
11-99-23-480-004	DAWN DME & SUPPLIES, INC	26 N	WASHINGTON	700	PP-RETAIL
11-99-23-480-006	HURON CAPITAL REALTY CO	22 N	WASHINGTON	-	PP-OFFICE
11-99-23-480-009	WASHTENAW HOMEBUYERS PRO	110	PEARL	-	PP-EXEMPT
11-99-23-480-018	CAD ANYWHERE, LLC	114 W	MICHIGAN	-	PP-OFFICE
11-99-23-480-050	PROFESSIONALS AT HOME	27 N	WASHINGTON	-	PP-OFFICE
11-99-23-484-007	NEDS BOOKSTORE	4 N	ADAMS	-	PP-BOOKSTORE
11-99-23-484-018	PUB 13	13 N	WASHINGTON	32,200	PP-NIGHT CLUB
11-99-23-484-020	WISE STEWARD MINISTRIES	27 N	WASHINGTON	3,300	PP-HOME
11-99-23-486-006	CENTENNIAL PLAZA, LLC	124	PEARL	1,400	NEW PARCEL
11-99-23-500-026	A & S CONSTRUCTION	124	PEARL	-	PP-OFFICE
11-99-23-500-050	HENRIETTA FAHRENHEIT	126 W	MICHIGAN	3,900	PP-RETAIL
11-99-23-500-100	MSHDA	123 N	WASHINGTON	-	PP-EXEMPT
11-99-23-500-125	BAILEY TELECOMMUNICATIONS, L	124	PEARL	3,300	PP-OFFICE
11-99-23-500-300	CHARTER ONE BANK	123 W	MICHIGAN	-	PP-EXEMPT
11-99-23-526-000	LOUIS ROME, ATTY	133 W	MICHIGAN	3,900	PP-ATTY
11-99-23-526-050	RENT-A-CENTER # R0017	133 W	MICHIGAN	3,300	PP-OFFICE
11-99-23-600-010	H & R BLOCK	121 W	MICHIGAN	3,300	PP-OFFICE
11-99-23-800-200	MOTHER FLETCHER'S TOO	206 W	MICHIGAN	4,600	PP-RETAIL
11-99-23-900-030	BRILLIANTS IT GROUP, INC	301 W	MICHIGAN	3,300	PP-OFFICE
11-99-23-920-165	KING ANGELA, ATTY	61 N	HURON	-	PP-ATTY
11-99-23-950-200	CAMPUS BARBER	33 N	WASHINGTON	2,800	PP-SALON
11-99-24-000-000	ELEVEN WEST SALON & SPA	11 W	MICHIGAN	-	PP-SALON
11-99-24-100-000	JACOBIES UPTOWN SALON	11 S	WASHINGTON	-	PP-SALON
11-99-24-100-025	AMERICAN SATELLITE	124	PEARL	-	PP-BUSINESS
11-99-24-100-075	PEI FU INC	9 S	WASHINGTON	3,300	PP-OFFICE
11-99-24-200-000	NEXXUS HOMES, LLC	124	PEARL	-	PP-OFFICE
11-99-24-400-000	BACKSTAGE THEATRE, THE	200 W	MICHIGAN	-	PP-BUSINESS
11-99-24-495-001	JERRY WYSCAVER	124	PEARL	-	PP-OFFICE
11-99-24-495-002	BONDS ELECTRIC	124	PEARL	-	PP-OFFICE
11-99-24-830-185	GLENN & LAURA MULLINS CMMNT	32 N	WASHINGTON	-	PP-EXEMPT
11-99-40-484-011	BLACKHAWK INVESTMENT	216 W	MICHIGAN	1,200	PP-APTS
TOTAL TAXABLE VALUE EXISTING DEVELOPMENT AREA				\$9,928,300	
11-11-39-103-010	BANCITES, INC	301 W	MICHIGAN	1,154,605	OFFICE
11-11-40-463-001	V INVESTMENT	510 W	MICHIGAN	64,859	FAST FOOD
11-11-40-480-005	ANT DEVELOPMENT INC	0 N	HAMILTON	18,911	PARKING LOT
11-11-40-480-006	AZIMI MOHAMMED	5 N	HAMILTON	30,621	VACANT BLDG
11-11-40-480-007	ASANI, ABRAHAM & KEFSER	402 W	MICHIGAN	48,466	RESTAURANT
11-11-40-480-008	MOON HAROLD & DOROTHY	404 W	MICHIGAN	23,671	RETAIL
11-11-40-480-009	BHAYSAR DINESH	406 W	MICHIGAN	35,583	VACANT BLDG
11-11-40-480-010	ASANI ABRAHAM	410 W	MICHIGAN	83,494	LAUNDRY
11-11-40-480-011	ASANI, ABRAHAM & KEFSER	418 W	MICHIGAN	34,918	OFFICE
11-11-40-480-012	ANT DEVELOPMENT INC	0 W	MICHIGAN	34,365	PARKING LOT
11-11-40-480-013	WAGNER JOSEPH	432 W	MICHIGAN	47,895	OFFICE-APT
11-11-40-480-014	THOMAS AUSTIN MALLORY	474 W	MICHIGAN	9,236	VACANT LAND
11-11-40-480-015	GUBERINICH DEJAN	8	BALLARD	69,152	02 APT
11-99-01-021-009	KELLER WILLIAMS	301 W	MICHIGAN	44,600	PP-LEASE
11-99-01-200-500	CANNON FINANCIAL SERVICES, INC	301 W	MICHIGAN	2,500	PP-LEASE
11-99-01-200-760	CANON FINANCIAL SERVICES, INC	301 W	MICHIGAN	2,400	PP-LEASE
11-99-02-500-900	SMALL BUSINESS DEVELOPMENT	301 W	MICHIGAN	-	PP-EXEMPT
11-99-08-102-908	ANN ARBOR NEWS	301 W	MICHIGAN	25,200	PP-NEWSPAPER
11-99-09-021-002	CURTIS, BAILEY, EXELBY & SPOSITO	301 W	MICHIGAN	1,600	PP-ATTY
11-99-09-021-003	ANAND PERMAILAPALLI	301 W	MICHIGAN	10,100	PP-ATTY
11-99-09-021-005	LAVISON	301 W	MICHIGAN	5,100	PP-OFFICE
11-99-09-021-009	KELLER WILLIAMS	301 W	MICHIGAN	1,000	PP-OFFICE
11-99-09-021-020	BATTELLE MEMORIAL INSTITUTE	301 W	MICHIGAN	-	PP-OFFICE
11-99-09-100-326	ABE'S CONEY ISLAND	402 W	MICHIGAN	3,600	PP-RESTAURANT
11-99-09-100-401	KAUTH AUTOMOTIVE U.S. LLC	301 W	MICHIGAN	1,800	PP-AUTO-REPAIR
11-99-09-206-096	BROOKS COIN LAUNDRY	410 W	MICHIGAN	-	PP-LAUNDRY
11-99-09-290-107	CAMPBELL TITLE	301 W	MICHIGAN	4,100	PP-OFFICE

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11-88-08-600-188	FASTEMPS	418 W	MICHIGAN	7,500	PP-OFFICE
11-89-08-605-006	FRANKLIN REALTY INC.	301 W	MICHIGAN	2,100	PP-REALTY
11-88-08-702-035	Q M COIN & JEWELRY CO	404 W	MICHIGAN	-	PP-RETAIL
11-88-09-830-480	KOMBLEVITZ ANDREW	301 W	MICHIGAN	1,500	PP-ATTY
11-88-09-850-110	MUTH, SHAPIRO, ATTY	301 W	MICHIGAN	22,000	PP-ATTY
11-89-09-850-798	SCERBAK MATTHEW	301 W	MICHIGAN	10,100	PP-ATTY
11-89-09-975-200	WAGNER JOSEPH H. ATTY	432 W	MICHIGAN	3,900	PP-ATTY
11-88-22-000-061	LYNN RIVERS	301 W	MICHIGAN	-	PP-EXEMPT
11-88-22-005-175	PALMER DAVID	301 W	MICHIGAN	4,400	PP-OFFICE
11-89-22-005-300	LINDA PHILLIPS ATTY	301 W	MICHIGAN	-	PP-OFFICE
11-89-22-005-350	PLATO USA	301 W	MICHIGAN	-	PP-OFFICE
11-89-23-000-000	CLEAR IMAGE JANITORIAL SERVIC	301 W	MICHIGAN	4,400	PP-OFFICE
11-89-23-000-015	DAVID SPITZLEY	301 W	MICHIGAN	-	PP-OFFICE
11-89-23-000-075	SAVAGE CORPORATION	301 W	MICHIGAN	15,000	PP-OFFICE
11-89-23-480-001	Y&I KOREAN MARKET	412 W	MICHIGAN	-	PP-RETAIL
11-89-23-800-005	ALLSTATE INSURANCE	301 W	MICHIGAN	1,400	PP-INSURANCE
11-89-23-900-020	DELINEATE	301 W	MICHIGAN	-	PP-OFFICE
11-89-23-900-025	DYRONIX CONCEPTS	301 W	MICHIGAN	3,300	PP-OFFICE
TOTAL TAXABLE VALUE IN ADDITIONAL DEVELOPMENT AREA				\$1,823,154	

SOURCE: City of Ypsilanti Assessor's Office, July 2003.

ATTACHMENT B
2002 Millage Rates

**Michigan Avenue Development Area
Ypsilanti Downtown Development Authority
2002 Millage Rates**

	<u>Operating or Charter</u>	<u>Voted Debt</u>	<u>Total Millage</u>	<u>Millage Subject to Capture</u>
<u>City</u>				
Operating	19.0109		19.0109	19.0109
Sanitation	2.8332		2.8332	2.8332
Police/Fire Pension	1.8162		1.8162	1.8162
Debt		3.7482	3.7482	0.0000
Sub-total City	<u>23.6603</u>	<u>3.7482</u>	<u>27.4085</u>	<u>23.6603</u>
Ypsilanti DDA	1.8885		1.8885	1.8885
District Library	1.5337	0.8600	2.3937	1.5337
<u>Washtenaw County</u>				
County Operating	4.6683		4.6683	4.6683
County Parks	0.4859		0.4859	0.4859
Drain Assessment	0.2474		0.2474	0.2474
HCMA	0.2170		0.2170	0.2170
Community College	3.4559	0.4000	3.8559	3.4559
Sub-Total Millages	<u>36.1570</u>	<u>5.0082</u>	<u>41.1652</u>	<u>36.1570</u>
<u>School Millages</u>				
Ypsilanti Operating	17.6593		17.6593	17.6593
Ypsilanti Debt		7.0000	7.0000	0.0000
Washtenaw ISD	3.0738		3.0738	3.0738
State Education Tax	6.0000		6.0000	6.0000
Sub Total School Millage	<u>26.7331</u>	<u>7.0000</u>	<u>33.7331</u>	<u>26.7331</u>
<u>Total All Millage</u>	<u><u>62.8901</u></u>	<u><u>12.0082</u></u>	<u><u>74.8983</u></u>	<u><u>62.8901</u></u>
Homestead	45.2308	12.0082	57.2390	
Non-Homestead	62.8901	12.0082	74.8983	

ATTACHMENT C
YDDA Ordinances and Resolutions

ORDINANCE NO. 936

AN ORDINANCE TO ADOPT AND APPROVE THE YPSILANTI DOWNTOWN DEVELOPMENT AUTHORITY AMENDMENTS TO THE TAX INCREMENT FINANCING AND DEVELOPMENT PLAN OF THE DOWNTOWN DEVELOPMENT AREA PURSUANT TO THE PROVISIONS OF ACT 197, PUBLIC ACTS OF MICHIGAN OF 1975, AS AMENDED, AND TO PROVIDE FOR ALL MATTERS RELATED THERETO:

WHEREAS, the Ypsilanti Downtown Development Authority (the "Authority") has prepared and recommended for approval amendments to the Amended and Restated Tax Increment Financing and Development Plan for the Downtown Development Area (the "Plan") on file with the City Clerk for the Water Street Development Area in the Downtown District within the City; and

WHEREAS, on April 4, 2001 the City Council held a public hearing on the Plan pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act"); and

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

WHEREAS, after consideration of the Plan, the City Council has determined to approve the Plan.

NOW, THEREFORE, THE CITY OF YPSILANTI ORDAINS:

1. Findings.

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

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to proceed with the Plan in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District.

4. Approval and Adoption of Plan. The Plan is hereby approved and adopted. A copy of the Plan and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. Preparation of Annual Tax Increment Assessment Roll. Each year within 15 days following the final equalization of property in the Development Area, the City Assessor shall prepare the tax increment assessment roll. The tax increment assessment roll shall show the initial assessed value of each parcel of property within the Development Area, the amount by which the current assessed value as finally equalized for all taxable property in the Development Area exceeds the initial assessed value of the property as shown on the base year assessment roll (the "captured assessed value"). Copies of the annual tax increment assessment roll shall be transmitted by the Assessor to the City Treasurer, the County Treasurer, the Authority and the treasurer of each taxing jurisdiction within the Development Area, together with a notice that it has been prepared in accordance with this Ordinance and the Plan.

6. Establishment of Project Fund; Approval of Depositary. The Treasurer of the Authority shall establish a separate fund which shall be kept in a depositary bank account or accounts in a bank or banks approved by the Treasurer of the City, to be designated Downtown Development Authority Project Fund. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan.

7. Payment of Tax Increments to Authority. The City Treasurer, and the County Treasurer shall, as ad valorem and specific taxes are collected on the property in the Development Area, pay that proportion of the taxes, except for penalties and collection fees, that the captured assessed value bears to the initial assessed value to the Treasurer of the Authority for deposit in the Project Fund. The payments shall be made on the date or dates on which the City Treasurer and the County Treasurer are required to remit taxes to each of the taxing jurisdictions.

8. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually in the following manner and following order of priority:

First, to pay into the debt retirement fund, or funds, for all outstanding series of bonds issued pursuant to the Plan an amount equal to the interest and principal coming due (in the case

of principal whether by maturity or mandatory redemption) prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.

Second, to establish a reserve account for payment of principal of and interest on bonds issued pursuant to the Plan to the extent required by any resolution authorizing bonds.

Third, to pay the administrative, auditing and operating costs of the Authority and the City pertaining to the Downtown District, including planning and promotion, to the extent provided in the annual budget of the Authority.

Fourth, to repay amounts advanced by the City for project costs, including costs of preliminary plans, and fees for other professional services.

Fifth, to pay the cost of completing the remaining public improvements, if any, as set forth in the Plan to the extent those costs are not financed from other sources.

Sixth, to pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act.

9. Annual Report. Within 90 days after the end of each fiscal year, the Authority shall submit to the City Council, with copies to each taxing jurisdiction, a report on the status of the Project Fund. The report shall include the amount and source of revenue in the account, the amount and purpose of expenditures from the account, the amount of principal and interest on any outstanding indebtedness, the amount in any bond reserve account, the initial assessed value of the Development Area, the captured assessed value of the Development Area and the amount of captured assessed value retained by the Authority, the tax increments received and the amount of any surplus from the prior year, and any additional information requested by the City Council or deemed appropriate by the Authority. The secretary of the Authority shall cause a copy of the report to be published once in full in a newspaper of general circulation in the City.

10. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.

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

12. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in The Ypsilanti Courier, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.

14. Effective Date. The Ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect from and after its passage and publication as required by law.

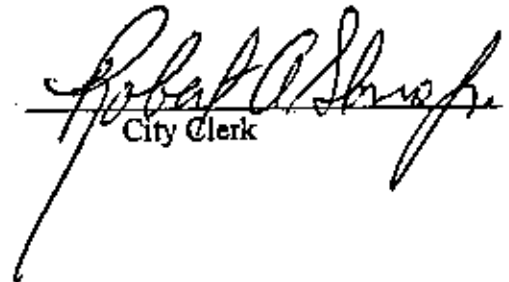
CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance No. 936, duly adopted by the City Council of the City of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on May 1, 2001, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such Act.

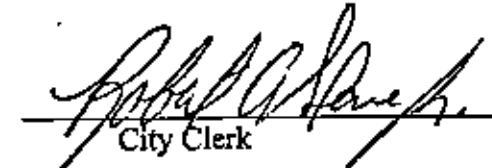
I further certify that the following Members were present at said meeting Farmer, Swanson, Gawlas, LaRue, Nickels, Schulze, Richardson and that the following Members were absent None.

I further certify that Member LaRue moved adoption of said Ordinance and Member Gawlas supported said motion.

I further certify that the following Members voted for adoption of said Ordinance Farmer, Swanson, Gawlas, LaRue, Nickels, Schulze, and that the following Members voted against Richardson adoption of said Ordinance None.


City Clerk

I hereby certify that the foregoing ordinance received legal publication in the Ypsilanti Courier on MAY 10, 2001 and that a certified copy of the foregoing ordinance was filed with the Michigan Secretary of State on _____, 2001.



City Clerk

DELIB-2214017.1\099368-00008

Ordinance No. 791

AN ORDINANCE TO APPROVE AMENDMENTS TO TAX INCREMENT FINANCING AND DEVELOPMENT PLAN FOR THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF YPSILANTI AND AMENDING ORDINANCE NO. 590.

WHEREAS the City council of the City of Ypsilanti adopted Ordinance No. 590 approving the Tax Increment Financing and Development Plan of the Downtown Development Authority of the City of Ypsilanti; and

WHEREAS the Authority has prepared and recommended for approval amendments to the said Plan, attached as Exhibit A and incorporated by reference herein, for the development area in the Downtown district within the city; and

WHEREAS on June 21, 1993, the Ypsilanti City Council held a public hearing on the Plan Amendments pursuant to Act 197, Public Acts of Michigan 1975, as amended (The "Act"); and

WHEREAS the City Council has given the taxing jurisdiction in which the development area is located an opportunity to meet with the city council and to express their views and recommendations regarding the original Plan as amended by the plan amendments, as required by the Act; and

WHEREAS after consideration of the original plan and the amendments thereto, the City Council has determined to approve the said amendments to the original Plan;

NOW THEREFORE THE CITY OF YPSILANTI ORDAINS:

1. Findings.

a. The Plan as amended meets the requirements of Act 197, Public Acts of Michigan 1975.

b. The Plan as amended is reasonable and necessary to carry out the purposes of Act 197, Public Acts of Michigan 1975.

2. Public Purpose. The City Council hereby determines that the amended Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to proceed with the Amended Plan in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of deterioration of property values, and to promote growth in the Downtown District.

4. Approval and Adoption of Plan. The plan as amended is hereby approved and adopted. A copy of the Plan, as amended, and all later amendments thereto, shall be maintained on file in the City Clerk's office.

5. Amendment of Ordinance No. 590; Conflict and Severability. Ordinance No. 590 is hereby amended to incorporate the changes to the original Plan as amended by the Plan Amendments, and is otherwise ratified and confirmed as being in full force and

effect. All other ordinances, resolutions, and orders, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed. Each section or subsection of the Ordinance is hereby declared to be independent and the finding or holding of any section or subdivision to be invalid or void shall not be deemed or held to effect the validity of any other section or subsection of the Ordinance.

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

7. Publication and Recordation. This Ordinance shall be published in full promptly after its adoption in the Ypsilanti Press, a newspaper in general circulation in the City qualified under the state law to publish legal notices, and shall be recorded in the ordinance records of the City, which recording shall be authenticated by the signature of the city clerk.

8. Effective Date. This Ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect from and after its passage and publication as required by law.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 6th DAY OF July, 1993.

MICHAEL HOMEL, Mayor

Robert A. Slone, Jr., City Clerk

Attest

I do hereby confirm that the above Ordinance No. 791 was published in the Ypsilanti Press on the 15th day of July, 1993.

Robert A. Slone, Jr., City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the 6th day of July, 1993.

Robert A. Slone, Jr., City Clerk

AN ORDINANCE TO AMEND THE TAX INCREMENT FINANCING AND DEVELOPMENT PLAN FOR DEVELOPMENT AREA WITHIN DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT.

THE CITY OF YPSILANTI ORDAINS:

WHEREAS a tax increment financing plan and a development plan for a development area within the Downtown District established pursuant to Act 197 of the Public Acts of 1975, as amended, and pursuant to Ypsilanti City Ordinance 472, has been prepared by the City of Ypsilanti Downtown Development Authority with the assistance of Christopher Wzacny and Associates-Detroit, Inc., and submitted to the Ypsilanti City council; and

WHEREAS a public hearing thereon was held before the Ypsilanti City Council on Tuesday, September 4, 1984, at 7:30 p.m. in the council chambers, Ypsilanti City Hall, One South Huron Street, Ypsilanti, Michigan; and

WHEREAS Notice of said public hearing has heretofore been given in accordance with Section 18 of said Act 197, and the Ypsilanti City Council so determines and finds; and

WHEREAS The Ypsilanti City Council now determines that the amendment to the tax increment financing plan and the development plan constitute a public purpose; and

WHEREAS After careful consideration of the tax increment financing plan and the development plan as so amended and after careful consideration of the statements and ideas expressed at the said public hearing, and after due deliberation, it appears and the Council expressly finds that:

a. The amendment to the tax increment financing plan meets the requirements set forth in Section 14 and 15 of said Act 197;

b. The amendment to the development plan meets the requirement set forth in Section 17(2) of said Act 197;

c. Both the tax increment financing plan and the development plan amendments meet all other requirements as set forth in said Act 197;

d. The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing;

e. The amended development is reasonable and necessary to carry out the purposes of said Act 197;

f. The amended development plan is in reasonable accord with the master plan of the City;

g. Public services such as fire and police protection and utilities are, or will be, adequate to service the project area;

h. Changes in zoning are reasonably necessary for the project and for the City.

NOW THEREFORE;

Section 1. Amendment to the tax increment financing plan and development plan approved. The amended tax increment financing plan and the development plan for the development area within the downtown district established pursuant to act 197 of the Public Acts of 1975, as amended, as prepared by the City of Ypsilanti Downtown Development Authority with the assistance of Christopher Wzacny and Associates-Detroit, Inc., and submitted to the City Council, are hereby approved by the City Council.

Section 2. Effective Date. This Ordinance shall take immediate effect.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS
10th DAY OF September, 1984.

PETER J. MURDOCK, Mayor

JANE M. TAIT, Acting City Clerk

Attest

I do hereby confirm that the above Ordinance No. 623
was published in the Ypsilanti Press on the 16th day of
September, 1984.

JANE M. TAIT, Acting City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the 10th day of September, 1984.

JANE M. TAIT, Acting City Clerk





CITY OF YPSILANTI, MICHIGAN

OFFICE OF THE CITY CLERK
ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197-5433

TELEPHONE (313) 483-1100
FAX (313) 483-7200

ROBERT A. SLONE, JR.
CITY CLERK

I do hereby certify that the foregoing is a true copy of City of Ypsilanti Ordinance No. 623 entitled "An Ordinance to Amend the Tax Increment Financing and Development Plan for Development Area Within Downtown Development Authority District" approved by the Ypsilanti City Council on September 10th and published in the Ypsilanti Press on the 16th day of September, 1984.



Robert A. Slone, Jr.

City Clerk

September 12, 1994



AMENDMENT TO TAX INCREMENT FINANCING PLAN
AND DEVELOPMENT PLAN FOR
DOWNTOWN DISTRICT OF CITY OF YPSILANTI

September 4, 1984

CHART I

PRIVATE AND PUBLIC IMPROVEMENT PROJECTS FOR THE DEVELOPMENT AREA

PRIVATE IMPROVEMENT PROJECTS	ESTIMATED COST	ESTIMATED CONSTRUCTION DATE
1. Bridal Shop Rehabilitation	\$ 30,000.	1983
2. New Retail/Office Development	2,000,000	1983-84
3. Party Store Rehabilitation	15,000	1983
4. 28-54 N. Huron Rehabilitation	52,000	1983
5. Spaghetti Bender Expansion	25,000	1983
6. TC'S Speakeasy Rehabilitation	20,308	1983
7. National Bank of Ypsilanti	350,000	1983
8. Durants Flowers Rehabilitation	28,548	1983
9. Industrial Rehabilitation	<u>500,000</u>	1983
TOTAL	\$3,020,856	
PUBLIC IMPROVEMENT PROJECTS		
A. Improved street lighting/TIF District	10,000	1984
B. Michigan Avenue/Huron River Gateway	10,000	1986
C. Michigan Avenue/Hamilton Street Gateway	10,000	1988
D. Ferris Street/Huron Street Parking Lot Improvement	15,000	1990
E. Ferris Street/Huron Street Gateway	10,000	1992
F. Parking Lot Improvement	<u>10,000</u>	1994
TOTAL	65,000	

Additional increases in the assessed valuation for the development area will result from other rehabilitation, appreciation and inflation. These increases are beyond those projected in this plan, but if such increases result, tax increment revenues will be spent according to this plan to speed up the implementation of the public improvement program.

B. Expenditure of Tax Increment Revenues

Following is a program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the Development Area. Costs noted for the projects do not include fees for design, preparation of construction drawings or other professional services. A separate program is presented for tax increment revenues generated from proposed rehabilitation projects and for the proposed retail/office center, with the rehabilitation project tax increment revenues presented first.

1984
Revenues
\$11,771.00

Project

Improved Street Lighting -
TIF District
Cost - \$10,000

1985
Revenues
\$6265
1771 (carry over)
\$8036

Project

None

1986
Revenues
\$6265
8036 (carry over)
\$14,301

Project

Michigan Avenue/Huron River Entryway
Cost - \$10,000.00

1987
Revenues
\$ 6265
4301 (carry over)
\$10,566

Project

None

1988
Revenues
\$ 6,265
10,566
\$16,831

Project

Michigan Avenue/Hamilton Street
Entryway
Cost - \$10,000.00

1989
Revenues
\$ 6265
6831
\$13,096

Project

None

1990
Revenues

\$ 6265
13,096
19,361

Project

Ferris Street/Huron Street Parking Lot
Improvement

Cost - \$15,000.00

1991
Revenues

\$ 6265
4361
\$10,626

Project

None

1992
Revenues

\$ 6265
10,626
\$16,891

Project

Ferris Street/Huron Street Gateway

Cost - \$10,000.00

1993
Revenues

\$ 6265
6891
13,156

Project

None

1994
Revenues

\$ 6265
13,156
\$19,421

Project

Huron Street Parking Lot Improvement

Cost - \$10,000.00

If the retail/office center is constructed, this project will add \$378,750 to the total tax increment revenues generated over the duration of this plan. These tax increment revenues will be expended in the following priority:

1. To provide public improvements in support of the retail/office project including parking, utility improvements and streetscape improvements.
2. To continue the streetscape improvement program as established for the Washington Promenade throughout the Development Area, including street trees, pedestrian lighting and brick paving.

AN ORDINANCE TO APPROVE TAX INCREMENT FINANCING AND DEVELOPMENT PLAN AND ADDENDUM FOR DEVELOPMENT AREA WITHIN DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT.

THE CITY OF YPSILANTI ORDAINS:

WHEREAS a tax increment financing plan and a development plan for a development area within the Downtown district established pursuant to Act 197 of the Public Acts of 1975, as amended, and pursuant to Ypsilanti City Ordinance 472, has been prepared by the City of Ypsilanti Downtown Development Authority with the assistance of Christopher Wzacny and Associates-Detroit, Inc., and submitted to the Ypsilanti City Council; and

WHEREAS a public hearing thereon was held before the Ypsilanti City Council on Monday, March 7, 1983, at 7:30 p.m. in the Council Chambers, Ypsilanti City Hall, One South Huron Street, Ypsilanti, Michigan; and

WHEREAS notice of said public hearing has heretofore been given in accordance with Section 18 of said Act 197, and the Ypsilanti City Council so determines and finds; and

WHEREAS the Ypsilanti City Council now determines that the tax increment financing plan and the development plan constitute a public purpose; and

WHEREAS after careful consideration of the tax increment financing plan and the development plan and after careful consideration of the statements and ideas expressed at the said public hearing, and after due deliberation, it appears and the Council expressly finds that:

- a. The tax increment financing plan meets the requirements set forth in Section 14 and 15 of said Act 197;
- b. The development plan meets the requirement set forth in Section 17 (2) of said Act 197.
- c. Both the tax increment financing plan and the development plan meet all other requirements as set forth in said Act 197;

d. The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing;

e. The development is reasonable and necessary to carry out the purposes of said Act 197;

f. The development plan is in reasonable accord with the master plan of the City;

g. Public services such as fire and police protection and utilities are, or will be, adequate to service the project area;

h. Changes in zoning are reasonably necessary for the project and for the City;

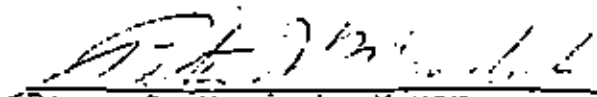
NOW THEREFORE:

Section 1. Tax increment financing plan and development plan approved. The tax increment financing plan and the development plan for the development area within the downtown district established pursuant to Act 197 of the Public Acts of 1975, as amended, as prepared by the City of Ypsilanti Downtown Development Authority with the assistance of Christopher Wzacny and Associates-Detroit, Inc., and submitted to the City Council, are hereby approved by the City Council.

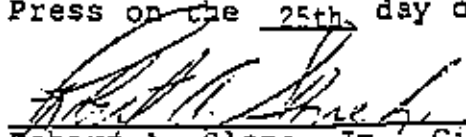
Section 2. Effective Date. This ordinance shall take immediate effect.

Made and passed by the Council of the City of Ypsilanti this 21st day of March, 1983.

Approved this 21st day of March, 1983.


Peter J. Murdock, Mayor

I do hereby certify that the above ordinance No. 509 was published in the Ypsilanti Press on the 25th day of March, 1983.


Robert A. Slone, Jr., City Clerk

Resolution No. 83-71

March 21 19 83

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That proposed ordinance entitled, "An Ordinance to approve Tax Increment Financing and Development Plan and Addendum for development area within Downtown Development Authority District, be placed on

☒ SECOND AND FINAL READING
DECLARED ADOPTED

OR

☐ DENIED

OFFERED BY: Gerald E. Curtis

SUPPORTED BY: David J. Kircher

AYES: 9

NAYS: 2

ABSENT: 0

VOTE: Carried

Murdock
Tate

Ordinance No. 472

AN ORDINANCE TO PROVIDE FOR THE ESTABLISHMENT OF A DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO ACT NO. 197 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1975; TO PRESCRIBE ITS POWERS AND DUTIES: TO CORRECT AND PREVENT DETERIORATION IN THE BUSINESS DISTRICTS AFFECTED; TO ENCOURAGE HISTORIC PRESERVATION; TO AUTHORIZE THE ACQUISITION AND DISPOSAL OF INTERESTS OF REAL AND PERSONAL PROPERTY; AUTHORIZE THE CREATION AND IMPLEMENTATION OF DEVELOPMENT PLANS IN THE AFFECTED DISTRICTS; TO PROMOTE THE ECONOMIC GROWTH OF THE AFFECTED DISTRICTS; TO CREATE A BOARD; AND TO PRESCRIBE ITS POWERS AND DUTIES.

WHEREAS, the City Council of the City of Ypsilanti determines that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the costs of that deterioration and to promote economic growth, and

WHEREAS, the City Council has hereinbefore declared its intention to create and provide for the operation of a Downtown Development Authority, pursuant to the provisions of Public Act No. 197 of 1975, and

WHEREAS, a public hearing has been held upon the said intention and notice has been given pursuant to the requirements of Public Act No. 197 of 1975 and all other requirements of said Public Act having been satisfied.

THE CITY OF YPSILANTI ORDAINS:

1. Pursuant to Public Act No. 197 of the State of Michigan of 1975, there is hereby established an Authority to be known as the Downtown Development Authority, which shall be a public body corporate, having the form, membership, powers and duties, and specifications set forth and established by Public Act No. 197 of 1975, which are hereby adopted and incorporated by reference as if fully set forth herein.

2. The boundaries of the District within which the Authority shall exercise its powers are hereby designated to be as follows:

Commencing at the intersection of the centerline of Ferris and Hamilton Streets and running southwest along the centerline of Ferris Street to the intersection of the west line of Lot 3 of Ainsworth Park; thence north along west line of Lot 3 to the north line of Lot 3; thence west along the north line of Lot 4, 5, 6, 7, 8, 9 to the west line of Lot 10 and including north 43' of Lot 10 Ainsworth Park; thence north along west line of Lot 6 Assessor's Plat #5 to the intersection of the centerline of West Michigan Avenue; thence northeast along the centerline of West Michigan Avenue to the intersection of the west line of Lot 61 Assessor's Plat #10; thence north along the west line of Lot 61 Assessor's

Plat #10 to the intersection of the centerline of Congress
 Street; thence east along centerline of Congress Street to
 the intersection of the centerline of Ballard and including
 a rectangular parcel at the northwest corner of Ballard
 Street and Congress Street with 43' frontage on Congress
 Street and 122.5' frontage on Ballard Street; thence north
 along the centerline of Ballard Street to the intersection
 of the north line of Lot 14 Assessor's Plat #1; thence east
 along the north line of Lot 14 and Lot 11 to the west line
 of Lot 7; thence north along west line of Lot 7 to the north
 line of Lot 7; thence east along north line of Lot 7 Assessor's
 Plat #1 to the intersection of the centerline of Hamilton
 Street; thence north along the centerline of Hamilton Street
 to the intersection of the centerline of Pearl Street; thence
 east along the centerline of Pearl Street to the intersection
 of the centerline of Adams Street; thence north along the center-
 line of Adams Street to the intersection of the north line of
 Lot 96 Original Town; thence east along the north line of Lot
 96 and Lot 97 to the intersection of the centerline of
 Washington Street; thence north along the centerline of
 Washington Street to the intersection of the north line of
 Lot 102; thence east along north line of Lot 102 to the
 east line of Lot 102; thence south along the east line of
 Lot 102 and 103 to the north line of Lot 104; thence east
 along north line of Lot 104 to the intersection of the
 centerline of Huron Street and excluding the north 33' of
 Lot 104 Original Town; thence south along the centerline
 of Huron Street to the intersection of the south line of
 Lot 181 Original Town; thence east along the south line of
 Lot 181 to the east line of Lot 181 and including the south
 1/2 of Lot 181 Original Town; thence easterly to the inter-
 section of the east bank of the Huron River and the center-
 line of North Street; thence east along the centerline of
 North Street to the intersection of the centerline of North
 River Street excluding the east 147.5' of Lots 186 and
 187 Original Town; thence south along the centerline of
 North River Street to the intersection of the centerline
 of Parsons Street; thence west along the centerline of
 Parsons Street to the intersection of the centerline of
 South River Street; thence south along the centerline of
 South River Street to the intersection of the north line
 of Lot 11 Pollett's Addition; thence west along north line
 of Lot 11, 4 and 1 Pollett's Addition to the intersection
 of the centerline of the Huron River; thence south along
 the centerline of the Huron River to the intersection of
 the south line of Lot 165 Original Town; thence west along
 the south line of Lot 165 to the intersection of center-
 line of Huron Street; thence north along the centerline of
 Huron Street to the intersection of the centerline of the
 alley lying immediately south of Lots 130 - 134, Lots
 62 - 66 and Lots 24 - 28 Original Town; thence west along

the centerline of the alley to the intersection of the centerline of Hamilton Street; thence north along centerline of Hamilton Street to the intersection of the centerline of Ferris Street which is the point of beginning.

3. This ordinance shall take effect upon publication in the Press and filing with the Secretary of State.

Made and passed by the Council of the City of Ypsilanti, this 1st Day of March 1976.

Approved by the Mayor George D. Goodman on the 1st Day of March 1976.

George D. Goodman
Mayor

ATTEST:

James E. Ashby
City Clerk

I do hereby certify that the above Ordinance No. 472 was published in the Press on March 8, 1976.

ATTACHMENT D
YDDA Bylaws

YPSILANTI DOWNTOWN DEVELOPMENT AUTHORITY

BYLAWS

Article I Board of Directors

Section 1. The business and property of the Authority shall be managed and directed by the board of directors, consisting of the mayor of the city of Ypsilanti and eight (8) members, appointed by the mayor, subject to approval by the governing body of the municipality, the members of which shall serve for four (4) year terms from the date of their respective appointment except as provided for in the ordinance creating the Authority. An appointment to fill a vacancy shall be made by the mayor of the municipality, subject to approval of the governing body of the municipality, for the unexpired term only.

Section 2. The fiscal year of the Authority shall begin on July 1 of each year and end on the next succeeding June 30. The board shall designate one of its members as chairperson and one of its members as vice chairperson at its annual meeting. The officers so elected shall serve a term of one (1) year or any part thereof as may be determined, and until a successor is designated. No term of office created under this section shall extend beyond the term of the member designated.

Section 3. The board may employ and fix the compensation of a Director, subject to the approval of the Council. The Director shall not be a member of the board. The board may employ and fix the compensation of a secretary and treasurer, who need not be members of the board. The Director, secretary, and treasurer shall serve at the pleasure of the board for no definite term of office. The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the Authority in actions brought by or against the Authority.

Section 4. The board may exercise all powers provided by Act 197, Public Acts of Michigan, 1975, as amended, or otherwise by law including those bestowed by the ordinance establishing the Authority.

Section 5. The board shall have the power to engage and employ such manual, clerical, technical, financial, and professional assistants as in its judgment may be necessary and is incidental to carry out the purposes of the Authority.

Section 6. The board may adopt an official seal.

Section 7. The board shall cause an annual audit of its business to be made and the result thereof shall be submitted to the City Council.

Article II Meetings

Section 1. Meetings of the board shall be held in accordance with the provisions of the Michigan Open Meetings Act, being Act 267 of the Public Acts of Michigan, 1976, as amended and shall be held in the city of Ypsilanti, county of Washtenaw, Michigan.

Section 2. The regular meeting of the board shall be held each month, the date and hour to be set by the board at its annual meeting. Within ten (10) days following the annual meeting a notice shall be posted in a public place setting forth the dates, times, and places of all regular meetings scheduled for the year. Any changes to this schedule, as required, shall be posted in the monthly announcement of the regular meeting.

Section 3. The annual meeting of the board shall be the first regular meeting of the fiscal year, and shall be for the purpose of the election of officers and consideration of such other organizational matters as may be required.

Section 4. Special meetings shall be held whenever called by direction of the chairperson, Director, City Council of the city of Ypsilanti, or any two (2) members of the board provided eighteen (18) hours of notice is given of the time and purpose for which such meeting is called. The announcement of a special meeting at any meeting at which a quorum is present shall be sufficient notice of such meeting. Board members not present at the time of announcement of such special meeting shall be notified by the Secretary. A waiver of notice in writing signed by a member entitled to such notice, whether before or after the time of the meeting, shall be deemed the equivalent to the giving of such notice.

Section 5. Five (5) members of the board shall constitute a quorum. A majority vote of those present shall be necessary for the transaction of any and all business or the passage of any resolution.

Section 6. At meetings of the board, business shall be transacted in such order as from time to time the board may determine.

Article III Officials

Section 1. The chairperson shall preside at meetings of the board and shall do and perform such other duties as may be from time to time assigned by the board. The vice chairperson shall perform the duties of the chairperson in the chairperson's

absence and such other duties as shall from time to time be assigned by the board.

Section 2. (1) The Director shall be the chief executive officer of the Authority. Before entering upon the duties of his/her office, the Director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the penal sum determined in the ordinance establishing the Authority payable to the Authority for use and benefit of the Authority, approved by the board, and filed with the municipal clerk. The premium on the bond shall be deemed an operating expense of the Authority, payable from funds available to the Authority for expenses of operation. Subject to the approval of the board, the Director shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the Authority in the manner authorized by law. The Director shall attend the meetings of the board, and shall render to the board and to the City Council a regular report covering the activities and financial condition of the Authority. If the Director is absent or disabled, the board may designate a qualified person as Acting Director to perform the duties of the office. Before entering upon the duties of the office, the Acting Director shall take and subscribe to the oath, and furnish bond, as required of the Director. The Director shall furnish the board with information or reports governing the operation of the Authority as the board may require from time to time.

(2) The Director annually shall prepare and submit for the approval of the board a budget for the operation of the Authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget of the Authority except those funds authorized by law and by the City Council.

Section 3. The secretary shall maintain custody of the official seal and of records, books, documents, or other papers of the Authority not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings, and shall perform such other duties delegated by the board.

Section 4. The treasurer shall keep the financial records of the Authority and, together with the Director, shall approve all vouchers for the expenditure of funds of the Authority. The treasurer shall perform such other duties as may be delegated by the board and shall furnish bond in an amount as prescribed by the board.

Section 5. All checks shall be signed by any two (2) of the following: Director, chairperson or vice chairperson, or treasurer, except as otherwise provided by the board. All funds of the Authority shall be placed in such banks, trust companies, or other depositories as selected by the board.

**Article IV
Bylaws**

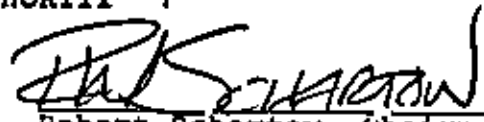
Section 1. The board shall have power to make, alter, or amend the bylaws in whole or in part. Written copies of the proposed changes shall be delivered to the board prior to submission for approval at the next preceding regular or special meeting of the board.

Section 2. These bylaws shall become effective upon approval of the City Council of the city of Ypsilanti. Until such approval, the bylaws shall be temporary bylaws for the authority.

Adopted January 5, 1995.

YPSILANTI DOWNTOWN DEVELOPMENT
AUTHORITY

By:


Robert Schartow, Chairperson

Approved January 23, 19 95,
by the City Council of the city of
Ypsilanti.

ROBERT A. SLONE, JR., City Clerk



CITY OF YPSILANTI, MICHIGAN

CITY COUNCIL
ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197

Resolution No. 95-09

January 23, 1995

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the attached revised Bylaws for the Ypsilanti Downtown Development Authority (DDA) which were adopted on January 5, 1995 by the DDA Board of Directors, be approved.

OFFERED BY: _____

SUPPORTED BY: _____

AYES: 9

NAYS: 0

ABSENT: 1-Ganun

VOTE: Unanimous

ATTACHMENT E
YDDA Resolution Approving the Plan

RESOLUTION APPROVING
AMENDED AND RESTATED TAX INCREMENT FINANCING
AND DEVELOPMENT PLAN FOR THE
MICHIGAN AVENUE DEVELOPMENT AREA

YPSILANTI DOWNTOWN DEVELOPMENT AUTHORITY

Minutes of a regular meeting of the Board of Directors of the Ypsilanti Downtown Development Authority, County of Washtenaw, Michigan, held on the 17th day of July, 2003, at 8:00 a.m., Eastern Standard Time.

PRESENT: Members Rhoshebie Argo, James Campbell, Mayor Cheryl Farmer, James Nelson, Steve Pierce, and Eric Williams.

ABSENT: Members Anna Heater, William Kinley, and Ed McEachern.

The following preamble and resolution were offered by Member James Campbell and supported by Member Cheryl Farmer:

WHEREAS, the City of Ypsilanti, County of Washtenaw, State of Michigan (the "City") has previously established the Ypsilanti Downtown Development Authority (the "Authority") pursuant to the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"); and

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

WHEREAS, in accordance with the provisions of Act 197, the Authority has prepared a Tax Increment Financing and Development Plan ("the Plan") to acquire, construct, furnish, and equip improvements in a portion of the District which was approved by the City Council pursuant to Ordinance No. 590 on March 21, 1983; and

WHEREAS, the Authority has prepared and desires to adopt an Amended and Restated Tax Increment Financing and Development Plan to amend the boundaries of the Michigan Avenue Development Area, and to update its project priorities, cost estimates, phasing plans, tax increment financing revenue projections and anticipated expenditures, and duration; and

WHEREAS, prior to approval of the Amended and Restated Plan, it is necessary for the City Council to conduct a public hearing on the proposed Plan as required by Act 197.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Authority as follows:

1. It is hereby determined that it is in the best interest of the public to halt property value deterioration and increase property tax valuation to eliminate the causes of that deterioration, and promote economic growth, all as authorized by Act 197, and the Authority hereby determines that it is in the best interest of the public to

approve the Amended and Restated Plan to enable the Authority to carry out its purposes more effectively.

2. The Amended and Restated Plan is hereby approved and adopted. The Authority's Director is hereby directed to transmit a copy of the Amended and Restated Plan together with a certified copy of this Resolution to the City Council for further action as contemplated by Act 197 and to request the City Council to call a public hearing on the Amended and Restated Plan.
3. Prior to the public hearing to be held by the City Council with respect to the Amended and Restated Plan, the Authority shall fully inform the members of the City of Ypsilanti, Washtenaw County Board of Commissioners, Washtenaw County Community College, Washtenaw Intermediate School District, Ypsilanti Public Schools, Ypsilanti District Library, and Huron Clinton Metropolitan Authority (being taxing authorities subject to capture pursuant to the Plan) of the fiscal and economic implications of the Amended and Restated Plan, and the Director of the Authority is authorized and directed to mail such information to the members of the aforesaid bodies by certified mail, postage pre-paid.
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be, and the same hereby are, rescinded, but only to the extent of such conflict.

AYES: Members Argo, Campbell, Farmer, Nelson, Pierce, and Williams.

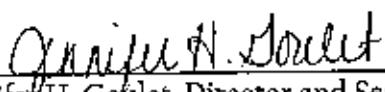
NAYS: None.

RESOLUTION DECLARED ADOPTED.



Jennifer H. Goulet, Director and Secretary
Depot Town Downtown Development Authority

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Board of Directors of the Ypsilanti Downtown Development Authority, County of Washtenaw, State of Michigan, at a regular meeting held on July 17, 2003, 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, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Jennifer H. Goulet, Director and Secretary
Ypsilanti Downtown Development Authority

ATTACHMENT F
City Council Ordinance Approving the Plan

CITY OF YPSILANTI ORDINANCE NO. _____

AN ORDINANCE TO ADOPT AND APPROVE THE YPSILANTI DOWNTOWN DEVELOPMENT AUTHORITY AMENDED AND RESTATED TAX INCREMENT FINANCING AND DEVELOPMENT PLAN FOR THE MICHIGAN AVENUE DEVELOPMENT AREA PURSUANT TO THE PROVISIONS OF ACT 197, PUBLIC ACTS OF MICHIGAN OF 1975, AS AMENDED, AND TO PROVIDE FOR ALL MATTERS RELATED THERETO:

WHEREAS, the Ypsilanti Downtown Development Authority (the "Authority") has previously prepared and approved a Tax Increment Financing and Development Plan (the "Original Plan") which was approved by the City Council of the City of Ypsilanti pursuant to Ordinance No. 590 on March 21, 1983; and

WHEREAS, the Authority has prepared and recommended for approval the Amended and Restated Tax Increment Financing and Development Plan (the "Amended Plan") on file with the City Clerk for the Michigan Avenue Development Area in the Authority's District within the City; and

WHEREAS, on September 16, 2003 the City Council held a duly noticed public hearing on the Amended Plan pursuant to Act 197, Public Acts of Michigan of 1975, as amended (the "Act"); and

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

WHEREAS, after consideration of the Amended Plan, the City Council has determined to approve the Plan.

NOW, THEREFORE, THE CITY OF YPSILANTI ORDAINS:

1. Findings.

- (a) The Amended Plan meets the requirements set forth in the Act.
- (b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (c) The development is reasonable and necessary to carry out the purposes of the Act.
- (d) The land included within the Development Area to be acquired, if any, is reasonably necessary to carry out the purposes of the Amended Plan

and the purposes of the Act in an efficient and economically satisfactory manner.

- (e) The Development Plan is in reasonable accord with the City's Master Plan.
 - (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
 - (g) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, are reasonably necessary for the project and for the City.
- 2. Public Purpose. The City Council hereby determines that the Amended Plan constitutes a public purpose.
- 3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to proceed with the Amended Plan in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the Ypsilanti Downtown Development Authority District.
- 4. Approval and Adoption of the Amended Plan. The Amended Plan is hereby approved and adopted. A copy of the Amended Plan and all later amendments thereto shall be maintained on file in the City Clerk's office.
- 5. Preparation of Base Year Assessment Roll.
 - (a) Within 60 days of the publication of this Ordinance, the City Assessor shall prepare the initial base year assessment roll for the properties added to the Development Area by this Amended Plan. The base year assessment roll shall list each taxing jurisdiction in the Development Area on the effective date of this Ordinance, the initial assessed value of each parcel of property within the Development Area, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on property in the Development Area.
 - (b) The City Assessor shall transmit copies of the base year assessment roll to the City Treasurer, County Treasurer, the Authority and each taxing jurisdiction, together with a notice that the base year assessment roll has been prepared in accordance with this Ordinance and the Tax Increment Financing Plan contained in the Amended Plan approved by this Ordinance.

6. Amendment to Ordinance No. 590; Conflict and Severability. Ordinance No. 590 is hereby amended by this Ordinance. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.
7. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered part of the Ordinance.
8. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the *Ypsilanti Courier*, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.
9. Effective Date. The Ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect from and after its passage and publication as required by law.

CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance No. _____, duly adopted by the City Council of the City of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on October 7, 2003, 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 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such Act.

I further certify that the following City Council Members were present at said meeting

_____ and that the following Members were absent _____.

I further certify that Member _____ moved adoption of said Ordinance and Member _____ supported said motion.

I further certify that the following Members voted for adoption of said Ordinance _____ and that the following Members voted against adoption of said Ordinance _____.

Robert A. Slone, Jr., City Clerk
City of Ypsilanti, Michigan