



2025-2050

DDA
DEVELOPMENT
& TIF PLAN

GROSSE ILE TOWNSHIP

Acknowledgments

Thank you to the steering committee members, stakeholders, community members, staff, and officials who invested their time and expertise in the development of this DDA and TIF Plan Amendment for Grosse Ile Township.

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01

Introduction & Purpose

01

Introduction & Purpose

PURPOSE OF THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

The enabling ordinance, by which the Township Board of the Township of Grosse Ile created a Downtown Development Authority (DDA), is Ordinance No.189, adopted on July 27, 1992. The ordinance authorizes the creation of the DDA and sets forth the district boundaries within which the Authority has jurisdiction.

In compliance with P.A. 197 of 1975 and the enabling Ordinance, the Township Board appointed a Downtown Development Authority Board as the managing entity for development and financing activities within this district. In 2012, the DDA Board updated the plan to reflect new projects in the district and updated TIF figures.

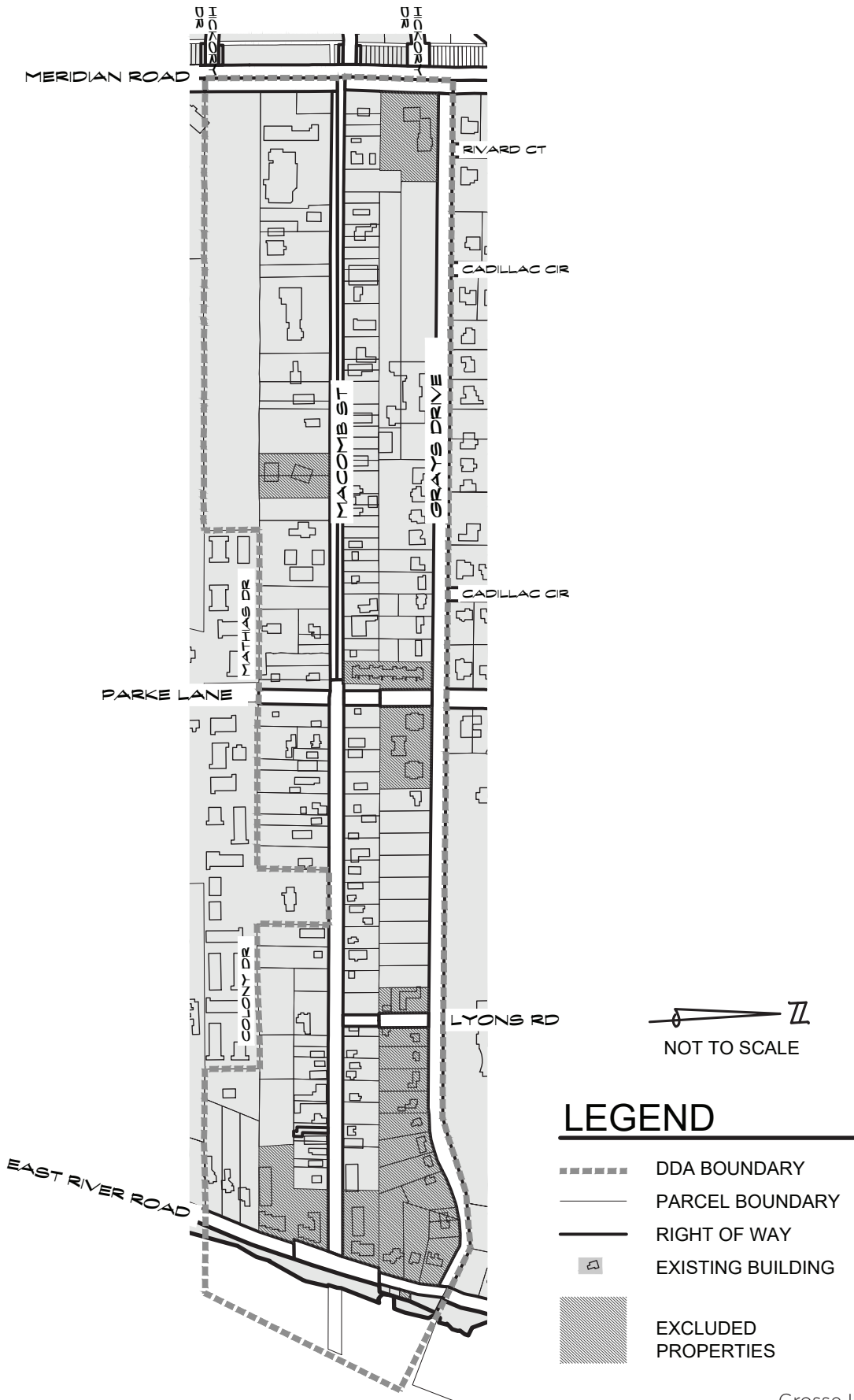
It is the purpose of the Development Plan and the Tax Increment Financing Plan to establish a legal basis for the capture and expenditure of tax increment revenues in accordance with P.A. 57 of 2018, as amended, for the purpose of stimulating and encouraging private investment in specific development areas through the provision of public improvements. The tax increment revenues are used for the financing of public improvements identified as necessary to accomplish the objectives of the Grosse Ile Township's DDA.

The Downtown Development Authority Area District, in general, includes the commercial area on the north and south side of Macomb Street between East River Road and Meridian Road, with a few parcel exclusions. The boundary of the DDA also extends to include the property along the south side of Grays Drive between East River Road and Meridian Road. A formal legal description of the district is provided in the appropriate section, and Map 1 illustrates the district and its boundaries.

In compliance with Public Act 57 of 2018, as amended, the Grosse Ile Township Downtown Development Authority is the managing entity for development and financing activities within the established district. The Community Development/Downtown Development Authority Director is responsible for coordinating daily DDA activities.

The Development Plan and the Tax Increment Financing Plan are presented here as a single document. Information shared between each plan, such as the legal description for the district, are contained in the appendices and are appropriately referenced in the plans. Both plans were prepared with extensive involvement by the Board of the Downtown Development Authority, the Township Board of Trustees, the Planning Commission, and Township staff. Furthermore, throughout the process of preparing these instruments, the general public, Township officials, and others were provided the opportunity to offer comment and input.

Map 1: DDA District



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DDA Goals

02

DDA Goals

This plan is created to implement projects that are designed to meet certain goals established for the Downtown Development area of Grosse Ile Township. The goals are described as follows:

Economic & Business Development Goals:

- » Improve the Downtown Development Area through effective planning and implementation of public improvement projects and enact strategies that attract and retain businesses, fostering economic stability and job creation.
- » Promote and coordinate activities aimed at improving the business climate within the District, and strengthen relationships and networks between regional and local leadership and organizations.
- » Retain existing businesses and attract new operations that complement the existing commercial offerings.
- » Improve the economic vitality of the Downtown Area by providing a balanced mix of commercial uses consistent with market demands.
- » Foster development, redevelopment and expansion within the Downtown District, thus creating new employment and business opportunities.

Land Use Goals:

- » Conserve and revitalize existing private operations by phasing out incompatible uses of land or structures.
- » Encourage the appropriate development of vacant parcels and redevelopment of other parcels as necessary to more efficiently utilize land so as to minimize potential land use conflicts.
- » Protect the residential neighborhoods adjacent to the commercial area through adequate screening.

Streetscape and Infrastructure Goals:

- » Enhance streetscapes and roadways while establishing a vibrant and welcoming downtown destination.
- » Provide for safe, efficient, and convenient traffic movement, parking, and access for vehicles, goods and people in a manner that minimizes vehicular and pedestrian conflicts, yet supplies appropriate amenities.

Public Buildings and Spaces Goals:

- » Provide useable, pedestrian oriented open spaces to complement the existing and future developments within the district.
- » Support a compatibility and continuity of design between new and existing developments.

Private Infrastructure Goals:

- » Support and activate local businesses through grants and incentives for private infrastructure.
- » Continue to seek grants and other funding programs for facade, signage, and lighting improvements.

Operational Goals:

- » Foster a spirit of cooperation between the DDA, Township staff and officials, residents, and the school district.
- » Proactively attract desired uses to the district.
- » Support and promote a favorable image of the district.

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DDA Development Plan Requirements

Section 217 indicates that the development plan shall contain all the following:

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

The DDA district encompasses the core commercial strip along Macomb Street from Meridian Road to East River Road, and runs in an east-west direction, with the western boundary near Meridian Road. The eastern boundary extends down to East River Road, curving slightly at the bottom. The central corridor primarily follows a linear corridor along Macomb Street, which is the main commercial area. Cross streets include intersections with Parke Lane and Lyon's Road. The dark shaded areas within the boundary indicate parcels excluded in the DDA district, mostly concentrated along Macomb Street and adjacent side streets.

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

The Grosse Ile Township Downtown Development Authority is centered on Macomb Street, which functions as the township's primary commercial corridor and de facto downtown. The DDA district encompasses properties along Macomb Street and immediately adjacent parcels that collectively form the Island's traditional village center and business district.

Dominant Land Use Categories:

1. Commercial and Mixed Commercial Uses: The predominant land use within the DDA boundary is small-scale commercial, including

restaurants, cafés, personal services, retail shops, professional offices, and neighborhood-serving businesses. These uses are generally located in one- and two-story buildings, many of which have historic or residential-scale architectural characteristics. Commercial buildings are frequently oriented toward Macomb Street with parking located to the side or rear of structures.

2. Mixed-Use and Residential-Adjacent Uses: Portions of the DDA include residential uses integrated with or adjacent to commercial properties, particularly in areas where former single-family homes have been converted to offices or small businesses. Some properties include residential units above or behind commercial space, while others remain detached housing within walking distance of the commercial core. This pattern reflects a transition zone between downtown commercial activity and surrounding neighborhoods.

3. Multi-Unit Residential and Waterfront-Influenced Uses: At the eastern edge of the DDA and near connections to the riverfront and historic areas, land use shifts toward multi-unit residential buildings and larger residential sites. These areas typically feature buildings set farther back from the roadway with greater landscaping and tree cover, contributing to a softer visual edge to the downtown district.

4. Public, Civic, and Open Space Uses:

- Utility Substation
- VFW Hall
- U.S. Post Office
- Fire Department
- Grosse Ile Recreation Department
- Lyons Park
- Macomb Commons

A legal description of the property contained in the development area is presented in the Appendix.

- C. A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.**

Estimated time frames for the implementation of the public improvements are presented within the various projects as noted in the project list further along in this chapter.

- D. The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.**

It is the intent of this development plan to utilize captured tax increment for projects

that will implement the long-term vision for the district. The proposed project categories provide descriptions of proposed improvements and general locations. Project priorities and implementation timelines are organized into three planning horizons: high priority (anticipated within 1–5 years), medium priority (anticipated within 5–10 years), and low priority (anticipated beyond 10 years). These priorities and sequencing have been informed by extensive public input and guidance from the Downtown Development Authority Steering Committee. Estimated project category budgets are reflective of anticipated tax increment revenues over the full term of the Plan and are further shaped by community-identified priorities and the relative importance of proposed improvements.

DISTRICT IMPROVEMENTS

Based on the goals listed on the previous pages, the following is a listing of the improvement projects organized into 14 categories and are in no particular order. Each project listed includes a general description of the extent, character, and location of the project.

Project Categories

1. Business Development
2. Public Buildings and Spaces
3. DDA Marketing/Development Studies and Promotional Events/Materials
4. Building Facade and Sign Improvement Program
5. DDA Property Acquisition
6. Special District and Urban Design Plans
7. Demolition
8. Streetscape and Public Infrastructure Improvements
9. Private Infrastructure Improvements
10. Site Preparation
11. Environmental Activities
12. Project-Specific Gap Funding
13. Consultation and Operational Expenditures
14. Bond Repayments

1. Business Development

The DDA will assist the Township Board of Trustees, Planning Commission, local officials, business owners, and entrepreneurs in providing an acceptable climate for business investment. Efforts will focus on assisting existing businesses and promoting new businesses that benefit the community. This will likely involve the following projects:

- » Continuation of the DDA's building rehabilitation grant program to provide funding assistance to qualifying applicants for building improvements.
- » Encouraging property owners and developers to create mixed-use developments, in keeping with District zoning requirements.

2. Public Buildings and Spaces

To better create a sense of place at strategic locations in the DDA District, the DDA will support the development and enhancement of public buildings and spaces including pedestrian plazas, parks, open spaces, gardens, gazebos, performance areas, walkways, sculptures, art, supporting site amenities, construction of public restrooms, or other similar structures identified as development occurs.

- » Design and build a Farmers Market pavilion to host seasonal markets and community events.
- » Design and install wayfinding signage to guide visitors to shops, parks, and attractions at designated points within the district.
- » Provide access to power, lighting, and staging areas for festivals and markets.
- » Design and install interactive features including sculptures, musical play elements, historical markers, or digital kiosks with local history.
- » Pocket parks and plazas with seating, shade structures, and public art, and expand on the success of the Community Glass Wall with rotating exhibits along Macomb Street.
- » Design and install educational signage and programming, highlighting local culture and sustainability.

3. DDA Marketing/Development Studies and Promotional Events/Materials

Destination branding and marketing have key relationships with successful districts. It is an important task to complete once the DDA has identified redevelopment goals and has established its identity within the greater region. Marketing and development attraction studies can be used as tools to attract specific development types or specific developers. Marketing materials (online, print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer and real estate firms promoting the community. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc. It is also the Township's desire to create a unified image and market

the DDA as a cohesive business District. To that end, funding can be used for a joint marketing strategy and promotions with involvement of the business community that brings together resources for advertising, special events, and public relations.

- » Marketing Plan: In order to promote the district’s assets and create a regional draw to this area, the DDA can allocate resources to generate and implement a marketing plan for the downtown district.

- » DDA Promotion: In order to promote the DDA and attract more visitors, marketing tactics through social media and print sources can be leveraged. This will help promote the district as a destination and inform the public about planned development, local events and businesses, and recently completed projects.

- » Events and Festivals: Additional events and festivals should be proposed to take place in different areas of the DDA throughout the year. Adequate promotion of these events should take place by publicizing them in local newspapers, social media, radio stations, etc. These events will help generate community involvement and bring additional visitors to the area.

4. Building Facade and Sign Improvement Program

Existing signs and structures in the DDA that are in need of upgrade in terms of design, materials and colors can apply for funding under this program. The DDA can allocate resources to pursue the following efforts toward upgrading the appearance of buildings in the District:

- » Develop design guidelines or requirements for all buildings and signs in the District with corresponding sketches and images.

- » Develop a program to assist business owners in funding these improvements as a method to encourage implementation of the design guidelines or requirements.

5. DDA Property Acquisition

This involves the acquisition of property to accomplish the goals set forth by the DDA. There are times when key

pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.

6. Special District and Urban Design Plans

District plans and urban design help to guide the built environment of the District. Many times, these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have been thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result in the development of design-based guidelines for redevelopment of existing sites or development of new sites.

7. Demolition

Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.

8. Streetscape and Public Infrastructure Improvements

Public improvements cover a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements; electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements, and generally anything else that falls within the public right-of-way, easement, or public realm.

- » District arrival enhancements at the Meridian Road intersection

- » District arrival enhancements from 8999 Macomb Street east to 8841 Macomb Street

- » Enhancements at the Parke Lane Intersection

- » Enhancements at 8173 Macomb Street east to Colony Drive (E.)

- » Improvements and beautification at the Lyons Road intersection
- » Improvements and beautification from 8841 Macomb Street east to 8519-8547 Macomb Street
- » Enhancements at the E. River Road intersection
- » Enhancements at 7780 Macomb Street east to 24360 E River Road
- » Establish public Wi-Fi zones to support remote work and digital engagement.

9. Private Infrastructure Improvements

As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The DDA is able to assist with offsetting these costs, specifically when it comes to utilities, water and sewer tap fees; soft costs, and others that support density in accordance with local zoning, and master plans, but may be cost-prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the Township and DDA. Existing buildings and structures in the DDA where preservation and/or rehabilitation may be of value to the Township could fall under this category.

- » Business Incubator Space: Explore a build-out of a small business incubator space, with the consideration of repurposing vacant buildings for pop-up retail or co-working.

10. Site Preparation

Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing and grubbing; compaction and sub-base preparation; cut and fill operations; dewatering, excavation for unstable material, foundation work (to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.); anything on private property not in a public right-of-way to support density; and prohibitive costs to allow for greater density in accordance with local zoning and master plans.

11. Environmental Activities

Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost-prohibitive environmental costs and insurance needs, etc. This can also include wildlife and habitat preservation, or restoration related to a specific development project or Public Buildings and Spaces under item number two above.

12. Project-Specific Gap Funding

Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the Township may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the community to create new employment opportunities within the DDA District.

- » Mixed-Use Commercial/Residential: Utilize Project-Specific Tax Increment Financing to encourage and support mixed-use commercial and residential development through an application-based gap funding TIF program.

13. Consultation and Operational Expenditures

The Consultation and Operational Expenditures category provides for professional services (staff) and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA. Professional

services are required to implement the proposals within this Plan and to manage and operate the DDA. This may include, but is not limited to, market studies, grant writing and administration; planning and architectural design; engineering, inspections, and construction management services; and environmental assessment and mitigation planning. DDA operational activities may include but are not limited to public notices, mailings, office supplies, administrative support, and equipment usage/rental, etc.

14. Bond Repayments

Tax capture can be used to pay back money that was borrowed for eligible projects under this plan.

Total Estimated Budget, 2025-2050:
\$10,975,665

PROJECT LIST

The project implementation table contained in the following pages includes project categories, project descriptions, and priorities organized into three planning horizons: high priority (anticipated within 1–5 years), medium priority (anticipated within 5–10 years), and low priority (anticipated beyond 10 years). Budget estimate alignment for each category is based on the tax increment revenue and project priority over the course of the term.

TABLE 3-1: Grosse Ile Township DDA Project List

DDA DISTRICT PROJECTS & DESCRIPTIONS	TIMEFRAME/ PRIORITY	STATUS	BUDGET ESTIMATE OVER PLAN TERM
1. BUSINESS DEVELOPMENT			\$1,536,593
Rehabilitation Grant	Ongoing		
Continue to support the building rehabilitation grant program that provides qualifying applicants funding to improve their building.			
Mixed Use Development	High		
Encouraging property owners and developers to create mixed-use developments, in keeping with District zoning requirements.			
2. PUBLIC BUILDINGS AND SPACES			\$1,865,863
Pocket Park Amenities and Public Art	High		
Pocket parks and plazas with seating, shade structures, and public art, and expand on the success of the Community Glass Wall with rotating exhibits along Macomb Street.			
Wayfinding Signage	High		
Design and install wayfinding signage to guide visitors to shops, parks, and attractions at designated points within the district.		Wayfinding study underway.	
Access to Power, Lighting, Staging Areas	Medium		
Provide access to power, lighting, and staging areas for festivals and markets.			
Lyons Park Activation	Medium		
Activate Lyons Park by constructing a pavilion and lighting.			
Placemaking Amenities	Medium		
Design and install interactive features including sculptures, musical play elements, historical markers, or digital kiosks with local history.			
Farmers Market Pavilion	Medium		
Design and build a Farmers Market pavilion to host seasonal markets and community events.			
DDA DISTRICT PROJECTS & DESCRIPTIONS	TIMEFRAME/ PRIORITY	STATUS	BUDGET ESTIMATE OVER PLAN TERM
3. DDA MARKETING/DEVELOPMENT STUDIES & PROMOTIONAL EVENTS			\$1,426,836
Marketing Plan	High		
Create a regional draw to this area by developing and implementing a marketing plan for the downtown district.			
District Promotion	High		

Promote the DDA and attract more visitors utilizing marketing tactics through social media and print sources to promote the district as a destination and inform the public about planned development, local events and businesses, and recently completed projects.			
Events and Festivals	High		
Additional events and festivals should be proposed to take place in different areas of the DDA throughout the year.			
Business Recruitment Packet	High		
Create a business recruitment brochure for potential businesses.			
4. BUILDING FACADE AND SIGN IMPROVEMENT PROGRAM			\$878,053
Design Guidelines	Medium		
Develop design guidelines or requirements for all buildings and signs in the District with corresponding sketches and images.			
Funding Programs	High		
Develop a program to assist business owners in funding these improvements as a method to encourage implementation of the design guidelines or requirements.			
5. DDA PROPERTY ACQUISITION			\$603,662
	Low		
6. SPECIAL DISTRICT & URBAN DESIGN PLANS			\$603,662
	Low		
7. DEMOLITION			\$329,270
	Low		
8. STREETScape AND PUBLIC INFRASTRUCTURE IMPROVEMENTS			\$1,865,863
District arrival enhancements at the Meridian Road intersection	High		
Site preparation (site demolition, erosion and sediment control), curb adjustments and ramps, detectable warning surface, crosswalks, conduit, sidewalk and paver repairs, gateway arch, signs, landscape wall repairs, uprights for sculptures and accent lighting; tree, shrub and grass plantings; lawn restoration.			
District arrival enhancements from 8999 Macomb Steet east to 8841 Macomb Street	High		
Site preparation (site demolition, erosion and sediment control), sidewalk installation; tree, shrub and grass plantings, lawn restoration.			
Enhancements at the Parke Lane Intersection	High		
Site preparation (site demolition, erosion and sediment control), mini-roundabout with refuge islands including catch basin rework, sidewalk repairs, curb adjustments and ramps, detectable warning surface, crosswalks, conduit sidewalk installation, gateway ground signs, monumental planter, and public art uprights for focal feature, tree, shrub and grass plantings; lawn restoration.			
Enhancements at 8173 Macomb Streteast to Colony Dr (E.)	High		
Site preparation (site demolition, erosion and sediment control), site demolition, and erosion and sediment control, sidewalk installation; tree, shrub and grass plantings; lawn restoration.			

Improvements and beautification at the Lyons Road intersection	High		
Site preparation (site demolition, erosion and sediment control), curb adjustments and ramps, detectable warning surface, crosswalks, driveway removal, conduit sidewalk, public art installation, uplights and accent lighting tree, shrub, and grass plantings; lawn restoration.			
Improvements and beautification from 8841 Macomb Street east to 8519-8547 Macomb Street	High		
Site preparation (site demolition, erosion and sediment control), sidewalk installation, tree, shrub and grass plantings; lawn restoration.			
Enhancements at the E. River Road Intersection	High		
Site preparation (site demolition, erosion and sediment control), curb adjustments and ramps; detectable warning surface; crosswalks; repave, realign and paint portion of East River Road; two-sided rapid flashing beacon, conduit sidewalk, gateway arch, public art installation, uplights and accent lighting, tree, shrub and grass plantings; lawn restoration.			
Enhancements at 7780 Macomb Street east to 24360 E River Road	High		
Site preparation (site demolition, erosion and sediment control), site demolition, and erosion and sediment control, sidewalk installation, tree, shrub and grass plantings; lawn restoration.			
Public Wi-Fi	Medium		
Establish public Wi-Fi zones to support remote work and digital engagement.		Proposal received	
DDA DISTRICT PROJECTS & DESCRIPTIONS	TIMEFRAME/ PRIORITY	STATUS	BUDGET ESTIMATE OVER PLAN TERM
9. PRIVATE INFRASTRUCTURE IMPROVEMENTS			\$329,270
Business Incubator Space	Low		
Explore a build-out of a small business incubator space, with the consideration of repurposing vacant buildings for pop-up retail or co-working.			
10. SITE PREPARATION			\$329,270
	Low		
11. ENVIRONMENTAL ACTIVITIES			\$329,270
	Low		
12. PROJECT-SPECIFIC GAP FUNDING			\$164,635
Mixed-Use Commercial/Residential	High		
Utilize Project-Specific Tax Increment Financing to encourage and support mixed-use commercial and residential development through an application-based gap funding TIF program.			
13. CONSULTATION AND OPERATIONAL EXPENDITURES			\$603,662
	Low		
14. BOND REPAYMENTS			\$109,757
	Low		

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

The tentative schedule for the completion of DDA projects is outlined in the project list based on project prioritization. Circumstances may lead to the grouping or phasing of proposed construction components as funds become available.

Open Space

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

Macomb Commons and Lyons Park function as the primary pedestrian-focused open spaces along the core business corridor.

Macomb Commons: Located at the intersection of Meridian Road and Macomb Street, Macomb Commons is at the heart of the DDA district. It's a small urban park integrated directly within the commercial corridor. The contemplated uses include pedestrian seating and gathering areas for shoppers and residents, a flexible space for small-scale public events like markets, performances, and pop-up art exhibits, and landscaping to enhance aesthetic appeal and street presence.

Lyons Park (Community Glass Wall Location): The location is at Macomb Street and the Meridian Road intersection and contains visible landscaping and public plaza along that corner. It's a plaza-style open space featuring a permanent 30-foot "Community Glass Wall" public artwork. Contemplated uses include a venue for community events such as the Fall Market, live music, and public art unveilings. The park includes seating and gathering area for residents and visitors, strengthening community engagement.

Macomb Overlook is located at the eastern end of Macomb Street at East River Road, and

is on the shoreline of the Detroit River. It's a small waterfront viewing area with unobstructed views of the water. It serves as an observation point where waterfowl and other wildlife can be seen.

Land and Developer Transactions

G. A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

At the present time the Authority has no plans to lease, own, or otherwise control property in its own name. Should acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

H. A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

Zoning: It is mostly commercial within the Development Area and some residential spaces. Future changes to the zoning designations are anticipated, and may be necessary to implement future projects. For example, changes may be needed to allow mixed use building or higher density residential development. The Zoning Ordinance may be updated in the near future, and will take into consideration this plan.

Streets/Utilities: Future projects will increase traffic volumes on the streets within the DDA. Street widening is not anticipated; however intersection improvements may be needed. Major utility changes are not anticipated. However, some upgrades to existing lines and minimal extension of services may be needed to service new development. Some money is allocated to these minor improvements.

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

A description, including cost ranges and schedule of implementation for improvement projects that will be completed within the District is contained in the project table in this plan under “Proposed Improvements.”

No private sector investment commitments have been made nor have estimates of private sector costs been included. The private sector improvements will be financed through conventional lending sources arranged by the developers.

It is presently planned that the public sector improvements will be financed largely through the use of captured tax increments in accordance with a Tax Increment Financing Plan established pursuant to Act 57 of 2018, as amended.

It is contemplated that the Authority will either 1) issue tax increment bonds in accordance with Section 16 of Act 57, and pledge future captured tax increments to pay the principal and interest due on such bonds; or 2) commit future project-specific tax increment to the developer through an executed development agreement. A comprehensive discussion of tax increment financing for the proposed public improvements is set forth in the Tax Increment Financing Plan.

In addition, the Authority intends to explore with Grosse Ile Township alternative or supplementary sources of funding, including the following:

- County, State or Federal Funding: The Authority intends to pursue alternate financing from other governmental entities, such as the Michigan Economic Growth Alliance, Michigan Economic Development Corporation, and the Department of Natural Resources for the nonmotorized pathways.

- Private Developer Financing: To the extent permitted by law, the Township will require developers to finance public improvements that are made necessary and that would directly benefit proposed private developments.

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

Information concerning the names of people for whom benefits may accrue is unknown at this time and will not be available until phases of implementation are underway.

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

The DDA owns a parking lot toward the east end of Macomb Street on the north side of the street. They currently have no plans to buy or lease land within the Development Areas. Should acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will follow Federal, State, and local regulations.

L. Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community,

including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

Based on the number of housing units, occupancy rates, and average household size, it is estimated there are less than 100 individuals living in the Development Area. No displacement of individuals or families is anticipated as a direct result of DDA activities. Should relocation of individuals, families, or businesses be required in the future, the DDA, with the cooperation of the Township, will prepare and adopt a formal relocation plan prior to the relocation. The relocation plan will include surveys required by Section 17(l) of Act 57, and it will require the provision of relocation payments and other assistance to families, individuals, businesses, and non-profit organizations as required by the Uniform Relocation Assistance and Real Property Acquisition Act and Michigan Public Act 227 of 1972, as amended.

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

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

N. Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

O. A Plan for Compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

P. Other material that the authority, local public agency, or governing body considers pertinent.

Such other material will be identified or added as the need arises.

Q. Development Area Citizens Council.

Section 21 of Act 57 of 2018 requires that a Development Area Citizen's Council (DACC) be established if a proposed Development Area has residing within it 100 or more residents. Based on a population estimate, a DACC is not required.

04

Tax Increment Financing Plan

04

Tax Increment Financing Plan

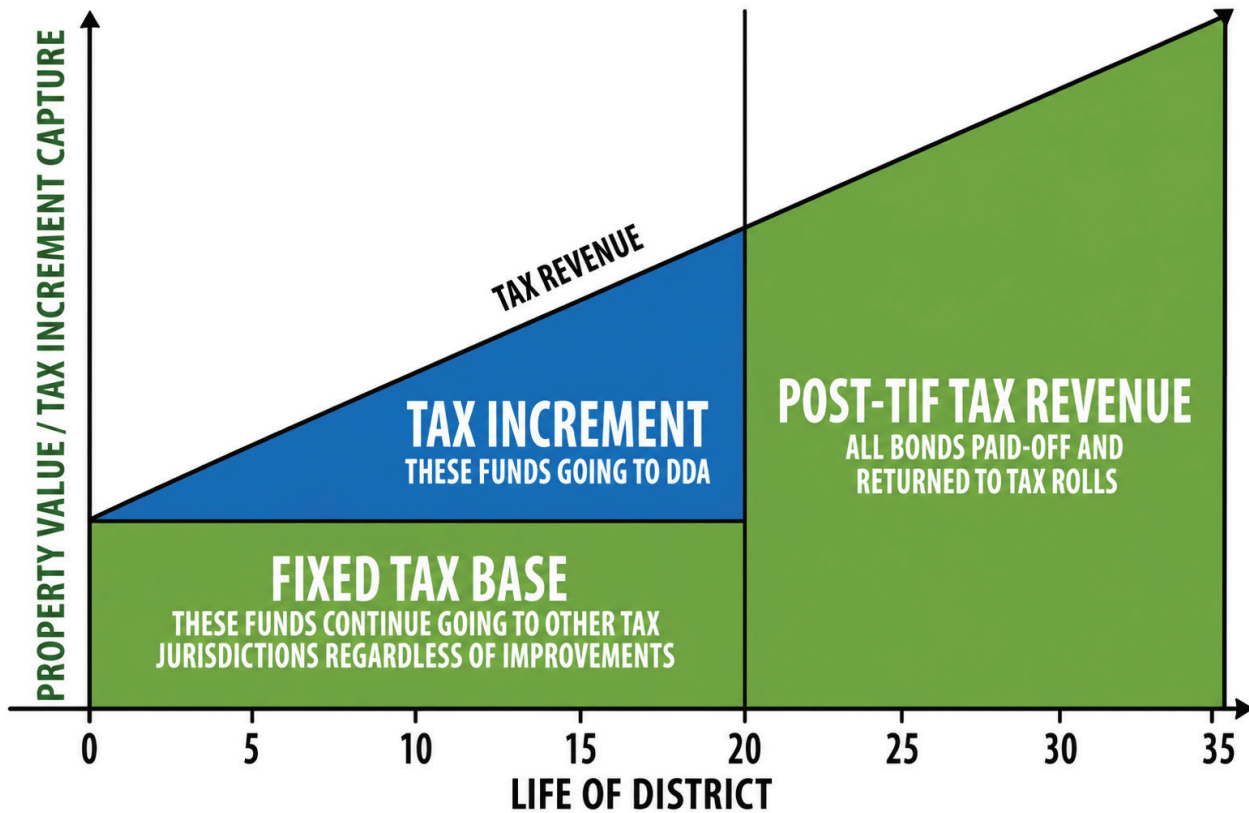


FIGURE 4-1: Tax Increment Procedure, OHM Advisors

EXPLANATION OF THE TAX INCREMENT PROCEDURE

Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re) development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a development plan has been prepared by the Downtown Development Authority and adopted by the Board of Trustees. As provided in PA 57 of 2018, tax increment financing is an effective tool for financing

redevelopment and planning of designated development areas within a Downtown Development Authority District.

TIF financing can be used to fund facilities, structures, or improvements within the District and to:

1. Market businesses within the District
2. Plan for property within the District
3. Acquire land
4. Improve sites
5. Construct buildings
6. Close the financing “gap” for projects
7. Administer the Development Plan

Because TIF financing involves capture of tax revenue for certain parcels, TIF dollars must be used for improvements that will generally benefit those same parcels.

“Captured Taxable Value” can be described as the difference in amount in any year of the Plan in which the current assessed value exceeds the initial assessed value. “Current Taxable Value” is the amount of value upon which taxes are based for the current year, also called the Taxable Value. “Initial Taxable Value” represents the assessed value of properties at the time the DDA was established or updated, in this case 1992, amended in 2012, and undergoing amendment in 2025-2026. Tax exempt properties are represented as a zero value in the Plan, since no tax increments will be collected for that site, regardless of increases in actual property value. The difference between the initial taxable value (base year total) and the current taxable value (current year total) is the value of property for which taxes can be captured and (re)invested by the DDA.

1. Increase in Taxable Value

The initial taxable value (“SEV”) for this plan is the taxable value of all real and personal property in the development area as determined for 1992. This is commonly considered the SEV for 1992. As shown in Table 4-1, the base value of real property in the District is \$5,314,620. The purpose of the Tax Increment Financing Plan is to ensure that revenues from tax increment capture will be sufficient to cover anticipated costs, especially when it comes to bond debt. Therefore, some assumptions are involved to project property values into the future to determine anticipated revenues. A modest increase in property values was assumed. A conservative growth rate of 2.0% was used in the projections for future TIF revenue.

TABLE 4-1: Estimated Tax Capture Value 2025-2050

FISCAL YEAR	ESTIMATED Projected Increase	ANNUAL Taxable Value	CAPTURED Taxable Value
Base Year 1992: \$5,314,620			
2025	2.0%	\$16,962,725	\$11,648,105
2026	2.0%	\$17,301,980	\$11,987,360
2027	2.0%	\$17,648,019	\$12,333,399
2028	2.0%	\$18,000,979	\$12,686,359
2029	2.0%	\$18,360,999	\$13,046,379
2030	2.0%	\$18,728,219	\$13,413,599
2031	2.0%	\$19,102,783	\$13,788,163
2032	2.0%	\$19,484,839	\$14,170,219
2033	2.0%	\$19,874,536	\$14,559,916
2034	2.0%	\$20,272,027	\$14,957,407
2035	2.0%	\$20,677,467	\$15,362,847
2036	2.0%	\$21,091,016	\$15,776,396
2037	2.0%	\$21,512,837	\$16,198,217
2038	2.0%	\$21,943,094	\$16,628,474
2039	2.0%	\$22,381,955	\$17,067,335
2040	2.0%	\$22,829,595	\$17,514,975
2041	2.0%	\$23,286,186	\$17,971,566
2042	2.0%	\$23,751,910	\$18,437,290
2043	2.0%	\$24,226,948	\$18,912,328
2044	2.0%	\$24,711,487	\$19,396,867
2045	2.0%	\$25,205,717	\$19,891,097
2046	2.0%	\$25,709,831	\$20,395,211
2047	2.0%	\$26,224,028	\$20,909,408
2048	2.0%	\$26,748,509	\$21,433,889
2049	2.0%	\$27,283,479	\$21,968,859
2050	2.0%	\$27,829,148	\$22,514,528

2. Capturable Taxable Value

A limited amount of development is expected over the entire DDA District. To provide conservative estimates, the TIF revenues are based on increases in property values based on the market, not improvements to property.

TABLE 4-2: Grosse Ile TWP DDA Total Projected Revenues

FY	Taxable Value	Tax Increment Captured	Millage Multiplier	Tax Increment Revenue
1992 (BASE)	\$5,314,620	-	-	-
2025	\$16,962,725	\$11,648,105	0.02534970	\$295,276
2026	\$17,301,980	\$11,987,360	0.02534970	\$303,876
2027	\$17,648,019	\$12,333,399	0.02534970	\$312,648
2028	\$18,000,979	\$12,686,359	0.02534970	\$321,595
2029	\$18,360,999	\$13,046,379	0.02534970	\$330,722
2030	\$18,728,219	\$13,413,599	0.02534970	\$340,031
2031	\$19,102,783	\$13,788,163	0.02534970	\$349,526
2032	\$19,484,839	\$14,170,219	0.02534970	\$359,211
2033	\$19,874,536	\$14,559,916	0.02534970	\$369,089
2034	\$20,272,027	\$14,957,407	0.02534970	\$379,166
2035	\$20,677,467	\$15,362,847	0.02534970	\$389,444
2036	\$21,091,016	\$15,776,396	0.02534970	\$399,927
2037	\$21,512,837	\$16,198,217	0.02534970	\$410,620
2038	\$21,943,094	\$16,628,474	0.02534970	\$421,527
2039	\$22,381,955	\$17,067,335	0.02534970	\$432,652
2040	\$22,829,595	\$17,514,975	0.02534970	\$443,999
2041	\$23,286,186	\$17,971,566	0.02534970	\$455,574
2042	\$23,751,910	\$18,437,290	0.02534970	\$467,380
2043	\$24,226,948	\$18,912,328	0.02534970	\$479,422
2044	\$24,711,487	\$19,396,867	0.02534970	\$491,705
2045	\$25,205,717	\$19,891,097	0.02534970	\$504,233
2046	\$25,709,831	\$20,395,211	0.02534970	\$517,012
2047	\$26,224,028	\$20,909,408	0.02534970	\$530,047
2048	\$26,748,509	\$21,433,889	0.02534970	\$543,343
2049	\$27,283,479	\$21,968,859	0.02534970	\$556,904
2050	\$27,829,148	\$22,514,528	0.02534970	\$570,737
Total Taxable Value Captured		\$432,970,194	Total TI Revenue	\$10,975,665

3. Tax Increment Capture

For each year within the term of the plan, the Finance Director transmits directly to the DDA, the applicable portion of the tax levy set by the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion on an industrial facilities tax levied pursuant to PA 198 of 1974. Voted and separately identified debt millage revenues do not come to the DDA but go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.
- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the DDA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the Township Board, who must approve the plans. These plans may be amended in the future to reflect changes desired by the DDA or the Township. All amendments must follow the procedures of the Act.

Maximum Amount of Bonded Indebtedness to be Incurred

The Downtown Development Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in PA 57 of 2018, cannot exceed the ability to service the debt from tax increments.

The Authority currently does not have any outstanding bonded indebtedness.

Duration of the Development Program

The remaining duration of the tax increment financing plan is twenty (25) years, commencing upon approval by the Grosse Ile Township Board of Trustees in 2025 and will cease with tax collections due in December 2050, unless this plan is amended to extend or shorten its duration.

Statement of the Estimated Impact of Tax Increment Financing on Taxing Jurisdictions in which the Development Area is Located

The DDA is eligible to capture tax increment revenues from Wayne County Operating, Wayne County Jail, Wayne County Parks, HCMA, WCCC Operations, the Grosse Ile Township General Fund and All, Police, Recreation, Library, Drainage, Fire, Fire Equipment, Road Maintenance, Bike Path Maintenance, Road Improvement, Fire Operation, WWTP, and Toll Bridge as shown below.

TABLE 4-3: Taxing Jurisdictions and Millages

Taxing Jurisdiction	Millage
Summer Wayne County Operating	5.5622
Winter Wayne County Operating	0.9743
Wayne County Jail	0.9278
Wayne County Parks	0.2420
HCMA	0.2050
WCCC Operations	3.1876
GI Twp GF All	1.2100
GI Twp GF	1.8622
Police	2.6608
Recreation	0.8426
Library	0.1500
Drainage	0.3175
Fire	1.4486
Fire Equipment	0.4818
Road Maintenance	0.3857
Bike Path Maintenance	0.1439
Road Improvement	1.3854
Fire Operation	0.7421
WWTP	0.9457
Toll Bridge	1.6745
Total	25.3497

The most important impact on the affected taxing jurisdictions is that the amount of revenue they currently receive from property within the District will not increase during the life of the Plan. Once the base value of the District is set, the DDA will capture the revenue from any increase in property value. The base amount would still flow to the appropriate taxing jurisdictions. In other words, the revenue to each taxing jurisdiction would effectively be frozen at the base value for the entire term of the DDA Plan. The impact of tax increment financing on the revenues of all taxing properties is illustrated in Table 4-4.

Plan for the Expenditure of Captured Taxable Value by the Authority

1. Estimate of Tax Increment Revenues

Table 4-4 summarizes the estimated tax increment revenues by year. The projected annual growth in taxable value is estimated at 2% annually and is shown in the tables above. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, rehabilitation, expansion, or additional appreciation in property values beyond the estimated 2% figure. 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 to accelerate the implementation of the public improvement program.

2. Expenditure of Tax Increment Revenues

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

- a. Be used to expedite any debt service;
- b. Further the implementation of the public improvement program;
- c. Go into a local development grant and loan fund; or
- d. Be returned, pro-rata, to the taxing units.

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

- a. Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements;
- b. Consider implementing public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources; or
- c. Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

TABLE 4-4: Tax Increment Revenues by Taxing Jurisdiction

				WAYNE COUNTY						Grosse Ile TWP	
	Estimated Projected Increase	Annual Taxable Value	Captured Taxable Value	Summer Operating	Winter Operating	Wayne County Jail	Wayne County Parks	HCMA	WCCC Operations	GI Twp GF All	GI Twp GF
FISCAL YEAR				0.0055622	0.0009743	0.0009278	0.0002420	0.0002050	0.0031876	0.0012100	0.0018622
Base Year:	1992	\$5,314,620									
2025	2.0%	\$16,962,725	\$11,648,105	\$64,789	\$11,349	\$10,807	\$2,819	\$2,388	\$37,129	\$14,094	\$21,691
2026	2.0%	\$17,301,980	\$11,987,360	\$66,676	\$11,679	\$11,122	\$2,901	\$2,457	\$38,211	\$14,505	\$22,323
2027	2.0%	\$17,648,019	\$12,333,399	\$68,601	\$12,016	\$11,443	\$2,985	\$2,528	\$39,314	\$14,923	\$22,967
2028	2.0%	\$18,000,979	\$12,686,359	\$70,564	\$12,360	\$11,770	\$3,070	\$2,601	\$40,439	\$15,350	\$23,625
2029	2.0%	\$18,360,999	\$13,046,379	\$72,567	\$12,711	\$12,104	\$3,157	\$2,675	\$41,587	\$15,786	\$24,295
2030	2.0%	\$18,728,219	\$13,413,599	\$74,609	\$13,069	\$12,445	\$3,246	\$2,750	\$42,757	\$16,230	\$24,979
2031	2.0%	\$19,102,783	\$13,788,163	\$76,693	\$13,434	\$12,793	\$3,337	\$2,827	\$43,951	\$16,684	\$25,676
2032	2.0%	\$19,484,839	\$14,170,219	\$78,818	\$13,806	\$13,147	\$3,429	\$2,905	\$45,169	\$17,146	\$26,388
2033	2.0%	\$19,874,536	\$14,559,916	\$80,985	\$14,186	\$13,509	\$3,523	\$2,985	\$46,411	\$17,617	\$27,113
2034	2.0%	\$20,272,027	\$14,957,407	\$83,196	\$14,573	\$13,877	\$3,620	\$3,066	\$47,678	\$18,098	\$27,854
2035	2.0%	\$20,677,467	\$15,362,847	\$85,451	\$14,968	\$14,254	\$3,718	\$3,149	\$48,971	\$18,589	\$28,609
2036	2.0%	\$21,091,016	\$15,776,396	\$87,751	\$15,371	\$14,637	\$3,818	\$3,234	\$50,289	\$19,089	\$29,379
2037	2.0%	\$21,512,837	\$16,198,217	\$90,098	\$15,782	\$15,029	\$3,920	\$3,321	\$51,633	\$19,600	\$30,164
2038	2.0%	\$21,943,094	\$16,628,474	\$92,491	\$16,201	\$15,428	\$4,024	\$3,409	\$53,005	\$20,120	\$30,966
2039	2.0%	\$22,381,955	\$17,067,335	\$94,932	\$16,629	\$15,835	\$4,130	\$3,499	\$54,404	\$20,651	\$31,783
2040	2.0%	\$22,829,595	\$17,514,975	\$97,422	\$17,065	\$16,250	\$4,239	\$3,591	\$55,831	\$21,193	\$32,616
2041	2.0%	\$23,286,186	\$17,971,566	\$99,961	\$17,510	\$16,674	\$4,349	\$3,684	\$57,286	\$21,746	\$33,467
2042	2.0%	\$23,751,910	\$18,437,290	\$102,552	\$17,963	\$17,106	\$4,462	\$3,780	\$58,771	\$22,309	\$34,334
2043	2.0%	\$24,226,948	\$18,912,328	\$105,194	\$18,426	\$17,547	\$4,577	\$3,877	\$60,285	\$22,884	\$35,219
2044	2.0%	\$24,711,487	\$19,396,867	\$107,889	\$18,898	\$17,996	\$4,694	\$3,976	\$61,829	\$23,470	\$36,121
2045	2.0%	\$25,205,717	\$19,891,097	\$110,638	\$19,380	\$18,455	\$4,814	\$4,078	\$63,405	\$24,068	\$37,041
2046	2.0%	\$25,709,831	\$20,395,211	\$113,442	\$19,871	\$18,923	\$4,936	\$4,181	\$65,012	\$24,678	\$37,980
2047	2.0%	\$26,224,028	\$20,909,408	\$116,302	\$20,372	\$19,400	\$5,060	\$4,286	\$66,651	\$25,300	\$38,937
2048	2.0%	\$26,748,509	\$21,433,889	\$119,220	\$20,883	\$19,886	\$5,187	\$4,394	\$68,323	\$25,935	\$39,914
2049	2.0%	\$27,283,479	\$21,968,859	\$122,195	\$21,404	\$20,383	\$5,316	\$4,504	\$70,028	\$26,582	\$40,910
2050	2.0%	\$27,829,148	\$22,514,528	\$125,230	\$21,936	\$20,889	\$5,449	\$4,615	\$71,767	\$27,243	\$41,927
TOTAL											

Police	Recreation	Library	Drainage	Fire	Fire Equipment	Road Maintenance	Bike Path Maintenance	Road Improvement	Fire Operation	WWTP	Toll Bridge	TAX INCREMENT REVENUE
0.0026608	0.0008426	0.0001500	0.0003175	0.0014486	0.0004818	0.0003857	0.0001439	0.0013854	0.0007421	0.0009457	0.0016745	0.025349700
\$30,993	\$9,815	\$1,747	\$3,698	\$16,873	\$5,612	\$4,493	\$1,676	\$16,137	\$8,644	\$11,016	\$19,505	\$295,276
\$31,896	\$10,101	\$1,798	\$3,806	\$17,365	\$5,776	\$4,624	\$1,725	\$16,607	\$8,896	\$11,336	\$20,073	\$303,876
\$32,817	\$10,392	\$1,850	\$3,916	\$17,866	\$5,942	\$4,757	\$1,775	\$17,087	\$9,153	\$11,664	\$20,652	\$312,648
\$33,756	\$10,690	\$1,903	\$4,028	\$18,377	\$6,112	\$4,893	\$1,826	\$17,576	\$9,415	\$11,997	\$21,243	\$321,595
\$34,714	\$10,993	\$1,957	\$4,142	\$18,899	\$6,286	\$5,032	\$1,877	\$18,074	\$9,682	\$12,338	\$21,846	\$330,722
\$35,691	\$11,302	\$2,012	\$4,259	\$19,431	\$6,463	\$5,174	\$1,930	\$18,583	\$9,954	\$12,685	\$22,461	\$340,031
\$36,688	\$11,618	\$2,068	\$4,378	\$19,974	\$6,643	\$5,318	\$1,984	\$19,102	\$10,232	\$13,039	\$23,088	\$349,526
\$37,704	\$11,940	\$2,126	\$4,499	\$20,527	\$6,827	\$5,465	\$2,039	\$19,631	\$10,516	\$13,401	\$23,728	\$359,211
\$38,741	\$12,268	\$2,184	\$4,623	\$21,091	\$7,015	\$5,616	\$2,095	\$20,171	\$10,805	\$13,769	\$24,381	\$369,089
\$39,799	\$12,603	\$2,244	\$4,749	\$21,667	\$7,206	\$5,769	\$2,152	\$20,722	\$11,100	\$14,145	\$25,046	\$379,166
\$40,877	\$12,945	\$2,304	\$4,878	\$22,255	\$7,402	\$5,925	\$2,211	\$21,284	\$11,401	\$14,529	\$25,725	\$389,444
\$41,978	\$13,293	\$2,366	\$5,009	\$22,854	\$7,601	\$6,085	\$2,270	\$21,857	\$11,708	\$14,920	\$26,418	\$399,927
\$43,100	\$13,649	\$2,430	\$5,143	\$23,465	\$7,804	\$6,248	\$2,331	\$22,441	\$12,021	\$15,319	\$27,124	\$410,620
\$44,245	\$14,011	\$2,494	\$5,280	\$24,088	\$8,012	\$6,414	\$2,393	\$23,037	\$12,340	\$15,726	\$27,844	\$421,527
\$45,413	\$14,381	\$2,560	\$5,419	\$24,724	\$8,223	\$6,583	\$2,456	\$23,645	\$12,666	\$16,141	\$28,579	\$432,652
\$46,604	\$14,758	\$2,627	\$5,561	\$25,372	\$8,439	\$6,756	\$2,520	\$24,265	\$12,998	\$16,564	\$29,329	\$443,999
\$47,819	\$15,143	\$2,696	\$5,706	\$26,034	\$8,659	\$6,932	\$2,586	\$24,898	\$13,337	\$16,996	\$30,093	\$455,574
\$49,058	\$15,535	\$2,766	\$5,854	\$26,708	\$8,883	\$7,111	\$2,653	\$25,543	\$13,682	\$17,436	\$30,873	\$467,380
\$50,322	\$15,936	\$2,837	\$6,005	\$27,396	\$9,112	\$7,294	\$2,721	\$26,201	\$14,035	\$17,885	\$31,669	\$479,422
\$51,611	\$16,344	\$2,910	\$6,159	\$28,098	\$9,345	\$7,481	\$2,791	\$26,872	\$14,394	\$18,344	\$32,480	\$491,705
\$52,926	\$16,760	\$2,984	\$6,315	\$28,814	\$9,584	\$7,672	\$2,862	\$27,557	\$14,761	\$18,811	\$33,308	\$504,233
\$54,268	\$17,185	\$3,059	\$6,475	\$29,545	\$9,826	\$7,866	\$2,935	\$28,256	\$15,135	\$19,288	\$34,152	\$517,012
\$55,636	\$17,618	\$3,136	\$6,639	\$30,289	\$10,074	\$8,065	\$3,009	\$28,968	\$15,517	\$19,774	\$35,013	\$530,047
\$57,031	\$18,060	\$3,215	\$6,805	\$31,049	\$10,327	\$8,267	\$3,084	\$29,695	\$15,906	\$20,270	\$35,891	\$543,343
\$58,455	\$18,511	\$3,295	\$6,975	\$31,824	\$10,585	\$8,473	\$3,161	\$30,436	\$16,303	\$20,776	\$36,787	\$556,904
\$59,907	\$18,971	\$3,377	\$7,148	\$32,615	\$10,847	\$8,684	\$3,240	\$31,192	\$16,708	\$21,292	\$37,701	\$570,737
											TOTAL	\$10,975,665

05

Appendices

LEGAL DESCRIPTION

Downtown Development District and Downtown Development Area Boundary:

Commencing at the intersection of the center line of Macomb Street (120 feet wide) and the center line of Meridian Road, and continuing southerly along the center line of Meridian approximately 605 feet more or less; thence easterly along the southerly line of lot 108 of Supervisor's Grosse Ile Subdivision (and said lot line extended) approximately 5,500 feet to the U.S. Harbor Line lying east of East River Road; thence northeasterly along said U.S. Harbor Line 1,230 feet more or less to the northerly line of Gray's Drive (66 feet wide) as extended to intersect with the U. S. Harbor Line; thence westerly along the said northerly line extended and along the north line of Gray's Drive as platted approximately 6,840 feet to the center line of Meridian Road; thence southerly along the center line of Meridian Road approximately 500 feet to the point of beginning, except the following described parcels:

1. Lots 1 through 13, inclusive, of Gray Garden's Subdivision as recorded in Liber 37, page 20
2. Royal Orleans Condominiums (Wayne County Condominiums Plan #286)
3. East Shore Condominiums (Wayne County Condominiums Plan #11)
4. Colony Condominiums (Wayne County Condominiums Plan #53)
5. Park Lane Villas (Wayne County Condominiums Plan #155)
6. Parkelane Condominiums (Wayne County Condominiums Plan #160)
7. Gray's Village (Wayne County Condominiums Plan #273)
8. Golf Club Manor Condominiums (Wayne County Condominiums Plan #141)
9. South Shore Properties, also known as "Isle Royale Apartments," being the West 200 feet of the East 600 feet of lot 101 of Supervisor's Grosse Ile Subdivision No. 7 as recorded in Liber 63, page 58.

In addition to the above, the Downtown Development Authority District shall also contain all of Private Claim No 53, known as Stony Island.

PARCEL NUMBERS

73 027 02 0100 002
73 027 02 0100 003
73 027 02 0100 007
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73 027 02 0100 010
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73 027 02 0104 000
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73 027 02 0105 302
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73 027 02 0108 313
73 028 01 0003 000
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