



AGENDA - Downtown Development Authority

DATE: March 25, 2026 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
 - I. Approval of July 22, 2025 Minutes
- IV. Public Comment (Agenda Items)
- V. Unfinished Business
- VI. New Business
 - I. Set Budget Workshop Date for FY 26-27
 - II. Review DDA Development and TIF Plan
- VII. Public Comment (Non-Agenda Items)
- VIII. Adjournment

Public Comment: Public Comments are limited to three minutes.

Live Stream: The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.

DOWNTOWN DEVELOPMENT AUTHORITY MEETING – July 22, 2025

7:00 PM

CALL TO ORDER

Roll Call

The following were present –Board members Giuliano Mancini, Michele Hodges, Todd Kilgus, Laura Ochab, Sharon Corbin, Robert Farhat, Richard Ansell.

Also Present: Nick Sizeland, DDA Director and City Manager.

Excused Board members: Kilgus and Wixson.

APPOINTMENT OF TEMPORARY CHAIR

With the excused absence of Chairman Wixson, a temporary Chair needed to be appointed for the meeting. A motion was made to appoint Giuliano Mancini as Temporary Chair for the meeting.

Motion by Corbin; Seconded by Ochab.

Ayes: All

Nays: None

REGULAR MEETING

Approval of May 6, 2025 Meeting Minutes

Motion by Corbin; Seconded by Ochab to approve the May 6, 2025 Meeting Minutes.

Ayes: All

Nays: None

PUBLIC COMMENT –AGENDA ITEMS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Schaap Center Update

Jamie Rae-Turnbull provided an extensive update on the Schaap Center. Key points included:

Capital campaign progress: over \$43 million raised toward a \$45 million goal, plus an additional \$6 million for the endowment. Paul and Carol Schaap committed \$500,000 per year for the first three years toward annual operating expenses.

Construction and permitting: interior build-out is progressing (theater cladding, electrical, plumbing, gallery fit-out). Some permitting/CO details remain to be finalized with Detroit and Grosse Pointe Park building departments.

Programming & partnerships: the Manoogian Gallery will open with a rotating private collection; the community gallery will feature DIA-loaned sculptures for the first six months. Program partners include Gross Pointe Theater, Gross Pointe Symphony Orchestra, Eisenhower Dance Detroit, College for Creative Studies, and others. Ticket sales will be managed by each program partner (Schaap Center will not sell tickets directly).

Parking and operations: the Schaap Center has a parking plan using valet partners and agreements with local lots (east lot 44 spaces, municipal lot approx. 80 spaces, access to a northwest lot). Schaap Center is coordinating with Nick Sizeland and the City for permit parking, signage, parking agreements with businesses (Full Circle, etc.), and community communication to minimize resident impacts.

Stormwater and site improvements: over 4 million invested in on-site stormwater infrastructure including a detention basin; Schaap Center contributed roughly \$600,000 toward sewer separation and other green infrastructure improvements.

Board discussion centered on neighborhood impacts, parking management, wayfinding, streetscape improvements, and leveraging the Schaap Center as a district anchor for a broader cultural corridor. Members emphasized clear public communications and working with public safety on opening-week operations and follow-up data collection.

DDA Development Plan / Amendment to 1986 TIF/Plan

City Manager and legal counsel reviewed the need to amend the 1986 plan and extend the DDA/TIF term so long-range projects (streetscape, parking, alley improvements, bike lanes, green infrastructure, public art, water/sewer improvements, public safety technology, and potential bonding) can be financed and implemented. Discussion

Inventory: identify DDA properties (city-owned, DDA-owned, privately owned) and review parcels that may be strategic for long-term redevelopment. Consider alleys for inclusion.

Zoning: incorporate the 2024 zoning (Corridor Mixed Use; Civic & Parks; Neighborhood Residential C) into the plan so redevelopment aligns with new zoning tools.

Streetscape: widened sidewalks, protected bike lanes, pedestrian amenities (benches, bike racks, wayfinding, bus shelters), traffic signal enhancements, multimodal connections (potential Iron Belle Trail tie-ins), joint funding opportunities with City of Detroit (regional grant leverage).

Parking: recommended parking-study update (every 5 years), valet/contracted parking options, pay-station implementation, EV readiness, residential permit parking for adjacent streets, and use of nearby large lots (Full Circle).

City Hall / civic campus: exterior/campus activation (plazas, curbless areas) to increase walkability and activation; DDA funding appropriate for district benefit and exterior improvements, to be coordinated with the City.

Public safety & infrastructure: license plate readers, CCTV, continued Jefferson Avenue sewer separation and future stormwater/sewer improvements.

District boundary considerations: potential to include alleys or modestly expand boundaries; cautions about capture reset and taxing-jurisdiction opt-outs; recommended early outreach to taxing jurisdictions if expanding beyond alleys.

Community engagement & process: minimum statutory requirements were reviewed (public hearing, mailings to properties in district, publication notices). Legal counsel recommended drafting a preliminary amendment for public review and further engagement.

Motion by Maincini and Seconded by Kilgus to Commence drafting an amendment to the 1986 TIF plan (to contemplate the listed long-term improvements) with a proposed TIF duration of 40 years.

Discussion: Board discussed term length (legal counsel recommended minimum 30 years for bonding flexibility; board settled on 40 years), potential alley inclusion, and next steps for community engagement and required notifications/publications.

Ayes: All

Nays: None

PUBLIC COMMENT –NON-AGENDA ITEMS

None

ADJOURNMENT

Motion to adjourn the meeting.

Motion by Farhat; Seconded by Mancini.

Ayes: All

Nays: None

The meeting was adjourned at 8:25 PM.

Prepared by: Nick Sizeland, DDA Director and City Manager



DOWNTOWN DEVELOPMENT AUTHORITY MEETING

DATE: March 25, 2026

SUBJECT: Set Budget Workshop Date for FY 26-27

SUMMARY: The DDA will look to set a budget workshop in the month of April of the proposed dates of April 8 or April 22 pending board approval at 7pm at Grosse Pointe Park City Hall

FINANCIAL IMPACT: Not Applicable

RECOMMENDATION: Motion to approve a meeting date of either April 8th or 22nd at 7pm

PREPARED BY: Nick Sizeland, City Manager



DOWNTOWN DEVELOPMENT AUTHORITY MEETING

DATE: March 25, 2026

SUBJECT: Review DDA Development and TIF Plan

SUMMARY: The DDA Plan as discussed is set to expire at the end of this fiscal year. The board approved a list of projects and updates to the plan which is attached within this document. By way of procedure, an amendment to the Downtown Development Authority proposing an approved Development and TIF Plan must be submitted to the City Council for approval or rejection. After receiving the proposed amendment, the City Council must schedule a public hearing, provide the required notices, including notice to the taxing jurisdictions, and meet with the taxing jurisdictions before the hearing. After conducting the public hearing, the City Council must determine whether to adopt the amendment, reject it, or adopt it with modifications by ordinance. Any amendment approved by the City Council should then be submitted to the State of Michigan.

FINANCIAL IMPACT: Notices to be mailed to taxing jurisdictions and entities within the DDA have already been budgeted for

RECOMMENDATION: Motion to approve the recommended development plan

PREPARED BY: Nick Sizeland, City Manager

City of Grosse Pointe Park
Downtown Development Authority
Development Plan and TIF Plan
2026



_____, 2026

City Council

Michele Hodges, Mayor
Tim Kolar, Member
Thomas J. Caulfield, Member
Patrick Gleason, Member
Max A. Wiener, Member
Martin D. McMillan, Member
Brent Dreaver, Member

Grosse Pointe Park DDA

Benjamin Wixson, Chairperson
Mayor Michele Hodges
Sharron Corbin
Robert Farhat
Richard Ansell
Todd Kilgus
Laura Ochab

CITY OF GROSSE POINTE PARK
DDA Development Plan and Tax Increment Financing Plan

Table of Contents

Introduction.....	1
A. Purpose of this Development Plan and Tax Increment Financing Plan.....	1
B. Creation of the Downtown Development Authority.....	2
C. Overview of the Development.....	2
Development Plan.....	3
A. Boundaries of the Development Plan.....	3
B. Location of existing streets and other public facilities, extent of public and private land uses.....	3
C. Existing Improvements to be demolished, repaired, or altered.....	3
D. Proposed Improvements with schedule.....	4
E. Phased Construction.....	4
F. Open Space.....	4
G. Sales, Leases, Exchanges of Real Property with the City.....	4
H. Zoning, Public Street, and Utility Changes.....	5
I. Estimated Cost of Development and Financing.....	6
J. Designation of Persons Benefiting from the Project.....	6
K. Procedure for conveying development.....	7
L. Persons Displaced.....	7
M. Relocation of Displaced Persons.....	8
N. Costs of Relocating Displaced Persons.....	8
O. Compliance with Act 227 of 1972.....	8

Tax Increment Financing Plan	8
A. Tax Increment Financing Procedure	8
B. Estimated Captured Assessed Values and Estimated Tax Increment Revenues	9
C. Amount of bond indebtedness	10
D. Duration of the Program	10
E. Impact on Assessed Values of Taxing Jurisdictions	11
F. Provision for the use of the Captured Assessed Value	11
G. Compliance with Section 215 of the Act	12
H. Reports	12

Maps

- Map 1 – DDA Area
- Map 2 – Existing Land Use by Tax Classification
- Map 3 – Future Land Use
- Map 4 – Sub-Area Plan Maps

Exhibits

- Exhibit A** – Legal Description of Development Area
- Exhibit B** – Planned Improvements and Phases
- Exhibit C** – Estimates of Revenues
- Exhibit D** – Adopted Ordinance

I. INTRODUCTION

A. Purpose of this Development Plan and Tax Increment Financing Plan

The statute governing a DDA Development/TIF Plan is Part 2 of the Michigan Public Act 57 of 2018, as amended, MCL § 125.165 *et. seq.* (the “Act”).

The Act was enacted to provide a means for local units of government to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interest in real and personal property; to authorize the creation and implementation of a development plan in the district; to promote the economic growth of the district; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of Tax Increment Financing.

Tax Increment Financing is a government financing program which contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from the economic growth and development to facilities, structures of improvements within a development area thereby facilitating economic growth and development. Tax Increment Financing mandates the transfer of tax increment revenues by the City and county treasurers to authorities created under the Act in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.

The Act seeks to accomplish its goals by providing local units of government with the necessary legal, monetary, and organizational tools to eliminate property value deterioration and to promote economic growth through publicity-initiated projects undertaken cooperatively with privately initiated projects. The way in which a downtown development authority makes use of the tools made available under the Act depends on the problems and priorities of each community. The Tax Increment Financing Plan, as amended, has been developed in accordance with the purposes of the Act based on the problems and priorities as perceived by the City of Grosse Pointe Park Downtown Development Authority (hereinafter sometimes referred to as the “DDA” or the “Authority”).

The Tax Increment Financing Plan is intended to describe the goal and objective of the Authority for redevelopment of the downtown development district and outline the steps necessary for achieving these goals.

It is intended that the Plan becomes the basis for all future development/redevelopment projects in the downtown district. After it has been adopted, the Downtown Development Plan should be: (1) a long range guide for evaluating proposals for physical changes and for scheduling improvements in the downtown district; (2) a guide for making recommendations and establishing properties in the development area capital improvement

program; (3) a foundation for conducting more specific and detailed studies for the general development district and for assessing possible improvements and developments; and (4) a source of information and a statement of policy which is useful to citizens and business owners in making private investment decisions.

The DDA must prepare and submit a tax increment financing plan and a development plan if it determines that creation of such plans is necessary for the achievement of the purposes of the Act. This document constitutes both these plans, with the development plan and the format described in Section 217 of the Act, being MCL § 125.4217 followed by the tax increment financing plan as described in Sections 214, 215, and 216 of the Act. This document is one development plan and TIF plan for the entire DDA. It amends the original development plan and TIF plan for the DDA, which was adopted on or about October 13, 1986, and incorporates into it a development and TIF plan for the DDA District.

B. Creation and History of the Downtown Development Authority

The City of Grosse Pointe Park (the “City”) adopted Ordinance No. 106 creating and establishing the City of Grosse Pointe Park Downtown Development Authority, which was effective on July 1, 1984. The DDA was granted all the powers permitted a downtown development authority under the Act. In creating and establishing the DDA, the City found that the DDA was necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in the City’s business district, to eliminate the causes of said deterioration, and to promote economic growth.

The City thereafter adopted a Tax Increment Financing Plan, which was effective on October 13, 1986 (the “Original Development/TIF Plan”). The Development Plan (“Development Plan”) and listed certain project activities which were to be completed by the DDA. The Development Plan provides that at least some of the revenue derived from a tax increment financing plan is to be used to complete the projects set forth in the Plan. The duration of the Original Development/TIF Plan was for a 20-year period in which the DDA would undertake as many of the activities contained in the Original Development/TIF Plan.

On August 27, 2012, the City Council extended the Development/TIF Plan for a period of fifteen years, which is set to expire at the end of fiscal year 2026 (the “2012 Amendment”).

C. Overview of the Development

Over the past several years the City and the DDA have undertaken many improvements in the DDA District. These include tree planting, street signage, sidewalk repair and replacement and the Jefferson median islands. Improvements since 2012 include tree planting, sidewalk improvements, façade improvement and business assistance grants.

The development anticipated with this plan includes all of the proposed projects set forth in **Exhibit B – Planned Improvements**.

II. DEVELOPMENT PLAN

- A. The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise. Section 217(2)(a) of the Act, being MCL 125.4217(2)(a)

The development area is coterminous with those of the entire DDA. The map showing the boundaries of the DDA area is attached as **Map 1**.

- B. The location and extent of existing streets and other public facilities within the development area, 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 a legal description of the development area. Section 217(2)(b) of the Act, being MCL § 125.4217(2)(b).

Map 1 sets forth the existing streets and public facilities within the DDA area.

Map 2 shows existing land uses by tax classifications.

Map 3 shows the future land uses in the DDA area.

Exhibit A sets forth the legal description of the development area.

- C. A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion. Section 217(2)(c) of the Act, being MCL § 125.4217(2)(c).

At the time of adoption, no existing improvements in the development area were projected to be demolished; however, if in the process of undertaking a project an existing improvement is deemed to be demolished by the DDA Board, the existing improvement will be acquired by law and demolished accordingly. Ongoing maintenance in an amount to be determined by the DDA Board, with consent of the City Council, will be allocated for this purpose and will repair any existing streetscape improvements such as lighting, benches, sidewalks, etc. No existing improvements are anticipated to be altered as part of this plan.

- 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. Section 217(2)(d) of the Act, being MCL § 125.4217(2)(d).

See **Exhibit B** for a listing of the proposed improvements in the Development area.

- E. A statement of the construction or stages of construction planned, and the estimated time of completion for each stage. Section 217(2)(e) of the Act, being MCL § 125.4217(2)(e).

Refer to **Exhibit B** for a proposed phasing of the projects.

The improvements contemplated by this Development Plan will commence as monies become available to pay for them. In general, the stages shall be as follows:

Phase I	Years 1 – 5
Phase II	Years 6 - 10
Phase III	Years 11 and beyond

A specific project may need to be moved to a different phase of construction if growth and development occur at a different rate or in a different area than anticipated.

If a development that is to be located in the Plan area requires any infrastructure improvements outside the Development Plan area, the DDA will work with the City of Grosse Pointe Park to see if the City of Grosse Pointe Park is able to fund the portion located outside of the Development Plan area so that these projects may be coordinated and constructed.

- F. A description of any parts of the development area to be left as open space and the use contemplated for the space. Section 217(2)(f) of the Act, being MCL § 125.4217(2)(f).

The City of Grosse Pointe Park wishes to preserve all existing woodlands set forth in its master plan. Some of these woodlands may be in the DDA district. Therefore, any existing woodlands shall not be developed unless approved by the City Council.

- 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. Section 217(2)(g) of the Act, being MCL § 125.4217(2)(g).

The Authority does not contemplate selling, donating, exchanging or leasing any land either to or from the City within any portion of the Development Area at the present time. However, nothing herein shall restrict or prevent the Authority from selling, donating, exchanging or leasing any land either to or from the City in the future, if, in the opinion of the DDA Board, it is necessary for the DDA to achieve its purposes under the Act.

- H. A description of desired zoning changes and changes in streets, street levels, intersections, or utilities. Section 217(2)(h) of the Act, being MCL § 125.4217(2)(h).

- 1) Desired zoning changes - Within the DDA area, the DDA desires that, as development occurs, zoning be changed in accordance with the City of Grosse Pointe Park Master Plan.
- 2) Desired changes in streets – No desired street changes are being contemplated at this time.

During the duration of the Development and TIF Plan the DDA Board may vote to add or modify the layout of any street that in the sole discretion of the DDA will assist the DDA with its purposes as stated in the Act.

- 3) Desired changes in street levels or intersections – As the roads described above are added to the development district, several new intersections will be created. Stop signs, traffic lights and other appropriate traffic control measures will be added as needed.
- 4) Desired changes in utilities – No desired utility changes are being contemplated at this time.

During the duration of the Development and TIF Plan the DDA Board may vote to add or modify the layout of any utilities that in the sole discretion of the DDA will assist the DDA with its purposes as stated in the Act.

- I. An estimate of the costs of development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing. Section 217(2)(i) of the Act, being MCL § 125.4217(2)(i).

The estimate of total costs for all of the proposed developments is a minimum of \$4,750,000.00 with a number of improvement costs to be determined. Pursuant to MCL §§ 125.4211, 125.4213, and 125.4216, the costs of acquisition and development may be financed as authorized by the Act, including, but not limited to:

- public and private grants
- donations received by the DDA
- tax increment revenues
- proceeds of a tax, not to exceed 2 mills, imposed pursuant to Section 212 of the Act
- general obligation bonds issued by the City in amounts limited in amount by a percentage of the anticipated tax increment revenues available for payment of debt service on such bonds
- Revenues from any property, building, or facility owned, leased, licensed, or operated by the Authority or under its control, subject to the limitations imposed upon the Authority by trusts or other agreements
- tax increment bonds issued by the DDA pledging solely the tax increments and other revenues of the DDA
- proceeds of a special assessment district created as provided by law
- money obtained from other sources approved by the City Council or the DDA, including development agreements
- Revenue from the federal facility development act, 1992 PA 275, being sections MCL § 3.931 to 3.940, or revenue transferred pursuant to section 11a of chapter 2 of the city income tax act, 1964 PA 284, being section MCL § 141.611a.

- Revenue from the federal data facility act, 1993 PA 126, being sections MCL § 3.951 to 3.961, or revenue transferred pursuant to section 11b of chapter 2 of the city income tax act, 1964 PA 284, being section MCL § 141.611b.
 - Any other funding source authorized by law.
 - Revenue from negotiable revenue bonds under the revenue bond act of 1933, 1933 PA 94, MCL § 141.101 to 141.140.
- 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. Section 217(2)(j) of the Act, being MCL § 125.4217(2)(j).

The DDA Board reserves the right to lease, sell, or convey property to person or persons, or corporation that is deemed to be in the best interest of the DDA District or that promotes economic growth and development.

- 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. Section 217(2)(k) of the Act, being MCL § 125.4217(2)(k).

Any project estimated to exceed \$100,000.00 will likely be completed through a public bidding process whereby the lowest, responsive, responsible bidder will be contracted with to complete the project(s). Should the DDA in its sole discretion believe that a public bidding process is not in the best interest of the DDA or the City, then it will contract with a competent contractor to complete the project.

- L. Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter occupied units, the annual rate of turnover of the various types of housing and the range of rents and sales 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. Section 217(2)(l) of the Act, being MCL § 125.4217(2)(l).

Therefore, upon reason and belief, the estimate of persons actually within the DDA is likely somewhat less than 100.

There are no persons or families to be displaced as a result of the development.

M. A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area. Section 217(2)(m) of the Act, being MCL § 125.4217(2)(m).

Not applicable.

No relocation.

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 transfer of title, in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91-646, 42 U.S.C. sections 4601, et. seq. Section 217(2)(n) of the Act, being MCL § 125.4217(2)(n).

Not applicable.

No relocation.

O. A plan for compliance with 1972 PA 227, being sections MCL § 213.321 to MCL § 213.332. Section 217(2)(o) of the Act, being MCL § 125.4217(2)(o).

This Plan does not call for the Authority to undertake any action that would fall within 1972 PA 227.

III. TIF PLAN

A. Tax Increment Financing Procedure

The Tax Increment Financing procedure outlined in the Act requires the adoption by the City of a Downtown Development and Tax Increment Financing Plan. Following adoption of the ordinance approving the Development and Tax Increment Financing Plan, the City and county treasurers are required by law to transmit to the DDA that portion of the tax levy of all taxing jurisdictions paid each year on the captured assessed value of all real and personal property included in the Tax Increment Financing Plan. A Tax Increment Financing Plan may be modified if the City follows the same modification and public hearing procedures as were required for adoption of the original Plan.

At the time the Tax Increment Financing Plan is adopted, the “initial assessed value” is determined. The initial assessed value means the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the Tax Increment Financing Plan is approved, as shown by the most recent assessment roll for which equalization has been completed at the time the ordinance is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included at zero. Property for which a specific local tax is paid in lieu of property tax shall not be considered exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of property tax is determined as provided below.

The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan’s percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, 1933 PA 62, being sections MCL § 211.201 to MCL §211.217a. Tax increment revenues used to pay bonds issued by the City under section 16(1) of the Act shall be considered to be used by the tax increment financing plan rather than shared with the City. This does not apply to the portion of the captured assessed value shared pursuant to an agreement entered into before 1989 with a county in which an enterprise zone is approved under section 13 of the enterprise zone act, 1985 PA 224, being MCL § 125.2113.

“Specific local tax” means a tax levied under 1974 PA 198, being MCL § 207.551 to MCL § 207.572, the Commercial Redevelopment Act, 1978 PA 255, being MCL § 207.651 to MCL § 207.668, Taxation of Lessees or Users of Tax-Exempt Property, 1953 PA 189, being MCL § 211.181 to MCL § 211.182, and the Technology Park Development Act, 1984 PA 385, being MCL § 207.701 to MCL § 207.718. The initial assessed value or current assessed value or current assessed value of property subject to specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate.

However, after 1993, the Michigan State Tax Commission shall prescribe the method of calculating the initial assessed value and current assessed value for which a specific local tax was paid in lieu of a property tax. Because this plan is an amendment to the original TIF Plan, the base year for the initial assessed value of original DDA area is 1984.

B. Estimated Captured Assessed Values, and Estimated Tax Increment Revenues

The tax increment revenues or “captured assessed value” means the amount in any one year by which the current assessed value of the project area, including the current assessed value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial assessed value. Tax increment revenue to be transmitted to the Authority by the City Treasurer and/or County Treasurer shall be that portion of the tax levy of all taxing bodies paid each year on the assessed value of real and personal property in the Development Area on the captured assessed value.

The DDA is not authorized to capture tax increment revenues from any ad valorem taxes or specific local taxes attributable to the levy by the State of the six-mill education tax pursuant to 1993 PA 331, as amended, or taxes levied by any local or intermediate school district.

Refer to **Exhibit C** for estimated captured assessed values and estimated tax increment revenues. Although the actual tax increment revenues available to the DDA will undoubtedly vary from the estimates herein provided, the estimates of tax increment revenue in the exhibit are based on the following:

- An initial base value of the DDA area is **\$1,735,289.00**.
- All voted millages will be renewed throughout the duration of the plan. These include:
 - **City Operating 0.00**
 - **City (Extra Voted) 0.00**
 - **Wayne County Operating 0.00**
 - **Wayne County (Extra Voted) 0.00**
 - **HCMA 0.00**
 - **WCCC 0.00**
 - **WCTA 0.00**
 - **Library 0.00**
- No local, intermediate school district, or state education taxes will be captured.

C. Amount of bonded indebtedness to be incurred

The maximum amount of bonded indebtedness to be incurred by the DDA for projects listed in the Development Plan, or loans, including payments of capitalized interest, principal and required reserve shall be determined by the DDA's financial advisor and bond counsel at the time of the issuance based upon market conditions and the DDA's financials. Actual bonded indebtedness to be incurred will be limited by the amount of revenues anticipated to be received each year that will be available for servicing the debt load. The bonded indebtedness proceeds will be sufficient to pay the estimated costs of the development plus any associated costs of accompanying professional services. The City must approve any bonds or indebtedness, which pledge the full faith and credit for the City. The City Council may deny approval of loans or bonding for such projects in the City's name without any legal recourse by the DDA.

Just because a project is listed in the Development Plan shall not guarantee that the project will be implemented.

D. Duration of the Program

The Tax Increment Financing Plan will remain in effect to the end of fiscal year 2056, unless amended after hearing and notice in accordance with the Act to a shorter or longer period. Further, pursuant to Section 215(2) of the Act, if repayment of the Bonds or any future bonds issued by the Authority have not been completed by 2046, the TIF plan shall not be abolished, allowed to expire, or otherwise terminate until the principal of, and interest on, bonds issued pursuant to Section 216 of the Act have been paid or funds sufficient to make the payments have been segregated.

E. Estimated Impact on Assessed Value of Taxing Jurisdictions

The tax increment financing plan generates revenue based only on the captured assessed value. Each Taxing Jurisdiction will continue to levy and receive taxes on the initial value of **\$1,735,289.00** in the DDA area. That taxable value will continue to be used for taxing purposes by the taxing jurisdictions that are not exempted by the Act. In effect, the value is frozen at the base level for taxing purposes for the duration of the TIF plan. **Exhibit C** gives an estimate of the growth in the district. This is a simple projection that assumes equal growth in taxable value for **30** years. Actual growth is dependent on development in the area and it may differ from the projection given in **Exhibit C**.

The Intermediate School District, the local school district, and the State of Michigan Education Tax fund will receive increasing revenues from increasing taxable value.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the "capture assessed value" that is created following implementation of a downtown development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation. Therefore, the short-term investment made by the taxing unit in foregoing part of the initial growth in tax revenues

is repaid by the long-term benefit of substantially greater taxes realized from a stronger commercial base when the plan is completed.

The overall impact of the Tax Increment Financing Plan is expected to generate increased economic activity in the City and Wayne County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income due to new employment within the Development Area, the City, and other neighboring communities and throughout Wayne County.

F. Provision for use of part or all of the captured assessed value to be used by the DDA

The DDA shall expend the tax increments received from the development program only in accordance with the TIF Plan. Tax Increment revenues in excess of the estimated tax increment revenues or in excess of the actual cost of the Plan to be paid by the tax increment revenues may be retained by the DDA for future goals, services, and/or projects stated in the Development Plan. The excess revenue not so used shall revert proportionately to the respective taxing jurisdictions upon the execution of a resolution by the DDA Board directing said action. The resolution should only be adopted if the DDA Board determines that all of the projects listed in the Development Plan are completed and it has no intention to begin the process to amend its plan to add additional projects. These revenues shall not be used to circumvent existing property tax laws that provide a maximum authorized rate for the levy of property taxes.

G. Compliance with Section 15 of the Act

As referred to above, it is the intent of these plans to comply with Section 215 of the Act regarding tax increments, amount of tax increments, expenditure of tax increments, and submission of the tax increment financing report. These revenues shall not be used to circumvent existing property tax limitations.

H. Reports

The Authority shall file with the Department of Treasury, the taxing jurisdictions subject to capture, and/or the City Council all reports and information that is required to be filed with those agencies as set forth in Section 911 of the Act, being MCL § 125.4911.

The City of Grosse Pointe Park shall create a website or utilize the existing website of the City that is operated and regularly maintained with access to Authority records and documents as required by Section 910 of the Act, being MCL § 125.4910.

DRAFT

Maps

DDA Area

Existing Land Use by Tax Classification

Future Land Use

DRAFT

Exhibit A – Legal Description

As established by the City of Grosse Pointe Park Ordinance Number 106, the Development Area that Tax Increment Financing revenue may be spent is identified as follows:

Beginning at the point of intersection of the Northerly right-of-way of Jefferson Avenue and the common boundary of the City of Detroit and City of Grosse Pointe Park (“City Line”); then Northerly along the City Line to the Northerly boundary of Lot 201 of Turnbull and Epstein’s Jefferson Avenue Subdivision; then Easterly along the Northerly boundary of Lots 201 and 202 of said Subdivision to the point of intersection with the Westerly right-of-way of Wayburn Avenue; then N68°45’E to the Easterly right-of-way of Wayburn Avenue; then Southerly along the Easterly right-of-way of Wayburn Avenue to the Northwest corner of Lot 203 of said Subdivision; then Easterly along the Northerly boundary of Lots 203 and 204 of said Subdivision to the Northeast corner of Lot 204; then Southerly along the Westerly edge of Lot 205d of said Subdivision to the Southwest corner of Lot 205d; then Easterly along the Southerly boundary of Lots 205d and 206d to the point of intersection with the Westerly right-of-way of the Maryland Avenue to the Southeast corner of Lot 156 of said Subdivision; then N68°45’E to the point of intersection with the Easterly right-of-way of Maryland Avenue; then Southerly along the Easterly right-of-way of Maryland Avenue to the Southwest corner of Lot 157 of said Subdivision; then Easterly along the Southerly boundary of Lot 157 of said Subdivision to the Southeast corner of Lot 157; then N68°36’E to the Easterly edge of said Subdivision; then Southerly along the Easterly edge of said Subdivision to the Northwest corner of Lot 1 of Bern’s Jefferson Avenue Subdivision; then Easterly along the Northerly boundary of Lot 1 of said Subdivision to the Northeast corner of said Lot; then N64°21’E to the Northwest corner of Lot 112 of said Subdivision; then Southerly along the Westerly boundary of Lot 112 to the Southwest corner of said Lot; then Easterly along the Southerly boundary of Lot 112 to the Southeast corner of said Lot; then Southerly along the Westerly boundary of Lots 70, 71, 72, 73, and 74 of Pinney’s Plat to the Southwest corner of Lot 74 of said Plat; then Easterly along the Southerly boundary of Lot 74 to the Southeast corner of said Lot; then N63°48’E to the Southwest corner of Lot 7 of said Plat; then Easterly along the Southerly boundary of Lot 7 of said Plat to the Southeast corner of said Lot; then Northerly along the Easterly boundary of Lots 7, 8, 9, and 10 of said Plat; then N63°48’E to the Westerly boundary of Lot 4 of Freudhurst, Leopold Freud’s Subdivision; then Easterly along the Northerly boundary of Lot 4 of said Subdivision to the Northeast corner of said Lot; then N64°21’E to the Easterly right-of-way of Nottingham Road; then Southerly along the Easterly right-of-way of Nottingham Road to the Northwest corner of Lot 178 of said Subdivision; then Easterly along the Northerly boundary of Lot 178 to the Northwest corner of Lot 178; then

Southerly along the Easterly boundary of Lot 178 to the Northwest corner of Outlot A of Somerset Road Subdivision No. 2; then Easterly along the Northerly boundary of Outlot A of said Subdivision to the Northeast corner of said Lot; then $N64^{\circ}12'30''E$ to the Easterly right-of-way of Somerset Road; then Southerly along the Easterly right-of-way of Somerset Road to its point of intersection with the Northerly right-of-way of Jefferson Avenue; then $S21^{\circ}4'15''E$ to the Southerly right-of-way of Jefferson Avenue; then Westerly along the Southerly right-of-way of Jefferson Avenue to the point of intersection with the Westerly right-of-way of Westchester Road; then Southerly along the Westerly right-of-way of Westchester Road to the Southeast corner of Lot 627 of Windmill Pointe Subdivision; thence Westerly along the Southerly boundary of Lot 627 to the Southwest corner of said Lot; then $S65^{\circ}W$ to the Easterly boundary of Lot 22 of Dennee and McAllister's Jefferson Avenue River View Park Subdivision; then Northerly along the Easterly boundary of Lot 22 of said subdivision to the Northeast corner of Lot 22; then Westerly along the Northerly boundary of Lots 22, 135, 136, and 249 to the Westerly boundary of said Subdivision; then $S65^{\circ}W$ to the Easterly boundary of Lot 622 of Windmill Pointe Subdivision; then Northerly along the Easterly boundary of said Lot to the Northeast corner of said Lot 622; then Westerly along the Northerly boundary of Lot 622 to the Northwest corner of said Lot; thence $S64^{\circ}47'W$ to the Southeast corner of Lot 482 of said Subdivision; then Westerly along the Southerly boundary of Lot 482 of said Subdivision to the Westerly boundary of said Lot; then Southerly along the Easterly boundary of Lot 481 of said Subdivision to the Southeast corner of said Lot; then Westerly along the Southerly boundary of Lot 481 of said Subdivision to the Southwest corner of said Lot; then Southerly along the Easterly right-of-way of Pemberton Road to the Southwest corner of Lot 479; then $S64^{\circ}47'W$ to the Easterly right-of-way of Pemberton Road; then Westerly along the Southerly boundary of Lot 356 of said Subdivision to the Southwest corner of said Lot; then Northerly along the Westerly boundary of Lots 356 and 355 to the point of intersection with the Southerly right-of-way of the public alley forming the Northerly boundary of Lot 347 of said Subdivision; then Westerly along the Southerly edge of the right-of-way of said public alley, continuing to the point of intersection of said alley with the City Line; then Northerly along the City line to the Point of Beginning.

If there is a discrepancy between the description of the Development Area stated herein and the enabling ordinance, the enabling ordinance shall control.

DRAFT

Exhibit B – Planned Improvements

1. Create an inventory of all properties located in the DDA, which shall include whether the property is publicly or privately owned and the name and address of the legal owner.
2. With the adoption of a new City Zoning Ordinance in 2024, the DDA will work with the owners of property located within the DDA District to identify potential for further development or redevelopment of their property.
3. Continue to enhance the walkability of the DDA District by allowing and supporting diverse uses, including, but not limited to, installing removable bollards or similar control devices to enhance pedestrian safety and closing of roads when necessary, mobile vendors, food trucks, outside eating areas and congregation areas, festivals, events, and evening functions that attract individuals and start-up businesses to the DDA District.
4. Provide an environment of buildings and active and passive spaces for public use, including city facilities, parks, schools, public parking, including lots and structures, and religious institutions.
5. Work either individually or jointly with other governmental units to develop and construct Streetscape Plans & Beautification Programs throughout the DDA District. Whenever possible, work with a neighboring governmental unit that borders the DDA District to develop continuity between the DDA and the other governmental unit . Phase I, II, or III
6. Install, widen, maintain, replace sidewalks, boardwalks, multiuse pathways throughout the DDA district in an effort to promote walkability between businesses and the district. Eliminate paved sidewalks and replace with stamped concrete in an effort to reduce long term maintenance costs. Phase I, II, or III
7. Install, maintain, and replace as lighting throughout DDA district., including upgrading to more energy efficient fixtures. Phase I, II, or III
8. Continue to pay on current obligations. Phase I, II, or III
9. Promote commerce through the DDA district. Phase I, II, or III
10. Enhance recreation program to attract more events and visitors to the DDA district, which will promote economic growth. Phase I, II, or III
11. Participate, to the extent necessary, in an area wide recreation council to attract programs and tournaments to be held in the DDA district in an effort to promote economic growth and development. Phase I, II, or III
12. Participate, create, or work in conjunction with another organization to assist small business organizations and building rehabilitations within the DDA district. Phase I, II, or III

13. Acquire land and allowed by the Act. Phase I, II, or III
14. Acquire dilapidated buildings and structures located within the DDA district and either rehabilitate those structures or demolish them in the sole discretion of the DDA Board. Phase I, II, or III
15. Offer incentives for housing and develop programs targeted at adult, families, and seniors in an effort to attract them to the DDA district. This may include, but not limited to, programs such as transportation to/from the DDA district and working with private entities or other governmental entities to build affordable or more housing in the DDA District. Phase I, II, or III
16. Employ consultants and coordinators as needed and determined in the sole discretion of the DDA Board. Phase I, II, or III
17. Participate, create, or work in conjunction with another organization to assist in or establish a business improvement program. Phase I, II, or III
18. Provide for the safety of individuals, business owners, and businesses in the DDA district by providing police protection, fire protection, apparatus, cameras, drones, license plate readers, and other services or technology that are public safety in nature. Phase I, II, or III
19. Erect various facilities as deemed needed or necessary by the DDA Board to encourage economic development or attract individuals to the DDA district. Facilities shall include, including, but not limited to hockey rinks, tennis courts, basketball courts, baseball diamonds, spray/splash parks, municipal facilities, parking lots and structures, and similar facilities. Phase I, II, or III
20. Offer Façade Program to property owners located in the DDA district. This program may include grants, loans, or other types of assistance to encourage property owners to make their property or the exterior of their business more appealing. Phase I, II, or III
21. Work with and possibly fund in part education, skilled trade education, or post-secondary education courses or classes to be held in the DDA district in an effort to educate a work force to, hopefully upon graduation, remain in the Grosse Pointe Park area and open businesses in the DDA district. Phase I, II, or III
22. Develop a marketing brochure/website outlining demographics of the DDA district, existing businesses and market potential for interested developers. Market/Advertise the DDA district. This may include, but not limited to, billboards, newsletters, special events, banners, flags, etc. Phase I, II, or III
23. Community Grant Programs as determined to be needed by the DDA Board. Phase I, II, or III

24. Provide for utility relocation as needed as determined by the DDA Board. Phase I, II, or III
25. Develop highlight areas at key community entry points, public areas, and work with neighboring communities to provide continuity between other communities and the DDA District, by installing signs, holiday décor, landscaping, flags, art, clock tower, etc. Phase I, II, or III
26. Maintenance of DDA district including flag replacement, banner replacement, lighting maintenance, tree maintenance, non-motorized vehicle racks, bench replacement, sidewalk maintenance and lawn and landscaping maintenance. Phase I, II, or III
27. Assist property owners in business identification through a sign program or wayfinding sign program. This program will assist property owners with the installation of signage that is aesthetically pleasing to the DDA district. The program may include loans, grants, or other financing as determined by the DDA Board. Phase I, II, or III
28. Create a wayfinding sign program for the DDA district. Phase I, II, or III
29. Beautify areas of the DDA district as deemed needed or necessary by the DDA Board. Upgrade/screen dumpsters on public or private property to improve the cleanliness of the DDA district. Provide for community dumpsters, compactors, and similar items. Phase I, II, or III
30. Expand/Enhance the current park system as deemed necessary by the DDA Board. Install, modify, upgrade, or maintain new or existing parks or green spaces in the DDA district as deemed needed or necessary by the DDA Board, which includes installing, upgrading or replacing picnic areas, new plantings, and green space. Phase I, II, or III
31. Install new or upgrade the appearance of public signs and/or traffic control devices, including pedestrian crossings and signaling, protected non-motorized vehicle lanes, and any other item considered to enhance pedestrian safety. This includes joint projects with other governmental units that border the DDA District. Phase I, II, or III
32. Install irrigation systems throughout the DDA where needed as determined by the DDA Board. Phase I, II, or III
33. Install, upgrade, or update streetlighting throughout the DDA district where needed as determined by the DDA Board. Phase I, II, or III
34. It is the desire of the DDA to improve the overall appearance of businesses and the DDA district as a whole and, therefore, the DDA will fund various parking lot

improvement projects and install, modify, or enhance on-street parking where areas deemed necessary by the DDA Board. Phase I, II, or III

35. The DDA intends to improve the appearance of the DDA district by the eradication of blight and unsightly conditions to promote the redevelopment of properties and to promote economic development in the DDA district. The eradication of blight may include the demolition of unsightly structures or structures that are deemed to be removed by the DDA Board as being necessary to promote economic growth and development. The eradication of blight may also include code enforcement of the existing ordinances. Phase I, II, or III
36. Upgrade/install waterlines, service leads, valves, manholes, and related appurtenances regularly used in the construction of watermains to improve fire protection, enhance development, correct deterioration of existing waterline, or any other reason deemed by the DDA Board as essential and necessary to the DDA district. Phase I, II, or III
37. Upgrade/install sanitary sewer lines, service leads, valves, manholes, lift stations, forcemains, and related appurtenances regularly used in the construction of sewer lines to improve capacity, enhance development, correct deterioration of existing sanitary sewer lines, or any other reason deemed by the DDA Board as essential and necessary to the DDA district. Phase I, II, or III
38. Install or upgrade public service facilities, which include, but are not limited to, sewage treatment facilities, water treatment facilities, and related appurtenances, as deemed essential and necessary by the DDA Board. Phase I, II, or III
39. Upgrade, install, or reconstruct the roads and road system throughout the DDA district to improve the quality of the roads and/or to alleviate traffic congestion. Upgrading includes, but is not limited to, installation or upgrading of curb or curb and gutter, seal coating, slurry seal, and routine maintenance such as cold and hot patching, and complete road rebuilding. Phase I, II, or III
40. Upgrade, install, or reconstruct storm sewers and storm sewer system throughout the DDA district to improve drainage and make the district more walkable. Upgrading includes, but is not limited to, installation or upgrading of curb or curb and gutter, rain gardens, bioswales, and routine maintenance. Phase I, II, or III
41. Update or create new planning documents, which may include zoning ordinances, subarea plans, master plans, traffic studies, speed studies, pedestrian circulation studies, etc. Phase I, II, or III
42. Increase, replace, relocate vegetation including hedges and trees, along sidewalks, greenbelts, in medians, and other areas deemed appropriate by the DDA Board. Phase I, II, or III

43. Enhance, upgrade, install, or modify bus shelters either individually or in conjunction with any local or mass transit bus company. Phase I, II, or III
44. Work with the City of Grosse Pointe Park to explore and possibly develop a residential permit parking system for all properties within the City or just those located within the DDA District. Phase I, II, or III
45. Partner with businesses located within the DDA District to create a public valet parking program or similar program to assist with alleviating parking congestion within the DDA District. Phase I, II, or III
46. Install, upgrade, or replace parking meters. Install pay stations or other pay to park technology through the DDA District as determined necessary by the DDA Board. Phase I, II, or III
47. Install, upgrade, or replace electronic vehicle parking stations or similar vehicle systems developed in the future throughout the DDA District as determined necessary by the DDA Board. Phase I, II, or III
48. Incorporate all or a portion of the JIMA Studio plan in the City Hall/Schap Center area. Phase I, II, or III
49. Enhance pedestrian travel throughout the DDA District by raising the street level to eliminate curbs. Phase I, II, or III
50. Provide for or work with another organization to provide transportation services to and from the DDA District. This will reduce traffic congestion and parking issues and enhance pedestrian and non-motorized traffic throughout the DDA District. Phase I, II, or III

DRAFT

DRAFT

Exhibit D – Adopted Ordinance