

Amended and Restated
Development Plan and Tax Increment Financing Plan
TIF District #1, TIF District #2, TIF District #3, and TIF District #4



City of Northville
Wayne County, Michigan
Northville Downtown Development Authority
Effective
Month Day 2023



City of Northville
Wayne County, Michigan
Northville Downtown Development Authority

AMENDED and RESTATED
DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN

Adopted and Effective Month Day 2023

City Council

Brian Turnbull, Mayor
Barbara Moroski-Browne, Mayor Pro Tem
Marilyn Price
Andrew Krenz
John Carter

George Lahanas, City Manager

Northville Citizens District Council

Bob Buckhave
Margene Buckhave
Dan DeLano
Andrew Daily
Michele Fecht
Lindsey Green
Eleni Lionas
Mauricio Perez

Northville Downtown Development Authority

E. Shawn Riley, Chair
Greg Presley
Brian Turnbull
Margene Buckhave
Jim Long
David Cole
Steven Huprich
Mike Jaafar
Aaron Cozart
DJ Boyd
Ryan McKindles

Lori Ward, DDA Executive Director

TABLE OF CONTENTS

BACKGROUND AND PURPOSE

Purpose of the Tax Increment Financing Authority	1
Creation of the Northville Downtown Development Authority	1
Basis for the Development Plan and Tax Increment Financing Plan	1

GENERAL DEVELOPMENT PLAN

General Development Plan for the Northville DDA	2
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DEVELOPMENT PLAN

1. Designation of Boundaries of the Development Plan	3
2A. Location and Extent of Existing Streets and other Facilities	4
2B. Existing Public and Private Land Uses within the Development Area	4
3. Location and Extent of Proposed Public and Private Land Uses	5
4. Legal Description of the Development Area	5
5. Existing Improvements to be Demolished, Repaired or Altered	7
6. Location, Extent, Character and Estimated Cost of Improvements	8
7. Statement of the Construction or Stages of Construction Planned	9
8. Parts of the Development to be Left as Open Space	11
9. Portions of the Development Area to Sell, Donate, Exchange or Lease	11
10. Desired Zoning Changes and Changes in Streets	11
11. Estimate of the Cost of Development, Proposed Method of Financing	11
12. Designation of Person(s) To Benefit from Improvements	11
13. Procedures for Bidding Conveyance of Property	11
14. Estimate Number of Persons Residing in the Development Area	11
15. Plan for Establishing Priority for the Relocation of Persons Displaced	12
16. Provision for the Costs of Relocation	12
17. A Plan for Compliance with Act 227 of PA of 1972	12

TAX INCREMENT FINANCING PLAN

1. Definitions as Used in This Plan	13
2. Purpose of the Tax Increment Financing Plan	14
3. Explanation of the Tax Increment Procedure	14
4. Taxing Jurisdictions Agreements	15
5. Property Valuations and Captured Revenue	15
6. Maximum Indebtedness	19
7. Use of Captured Revenues	19
8. Duration of the Program	19
9. Plan Impact on Local Taxing Jurisdictions	20
10. Release of Captured Revenues	20
11. Assumptions of Tax Increment Financing Plan	20
12. Operating Agreement Between DDA and Local Unit of Government	21
13. Relationship of the TIF Plan with Other Funding Programs	21
14. Relationship to Community Master Plan	21
15. Submission of an Annual Reports to the Governing Body and State Tax Commission	21

MAPS/GRAPHIC

1	Northville Downtown Development Authority District	2
2	Northville DDA Development Plan and Tax Increment Financing Districts	3

TABLES

1	Northville DDA Projects and Programs and Probable Costs	8
2	Northville DDA Projects and Programs by Priority	9
3	Base Taxable Real Property Valuations	15
4	Anticipated Captured Taxable Valuation	17
5	Anticipated Captured Revenue	18
6	Anticipated Millage to Be Captured	19
7	Forecasted Revenue by Source	20

EXHIBITS and ADOPTION DOCUMENTATION

2023 Boundary Expansion – Beal Street Portion
2023 Boundary Expansion – River Street Portion

BACKGROUND AND PURPOSE

Purpose of the Downtown Development Authority Act

Act 197 of Public Acts of 1975 of the State of Michigan, commonly referred to as the Downtown Development Authority Act, was created in part to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of the authority; to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific downtown development activities contained in locally-adopted development plans. In 2018, the Downtown Development Authority Act was replaced by PA 57 of 2018, Part II of the Tax Increment Financing Act.

The Act seeks to attack problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of Michigan communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary and organizational tools to revitalize downtown districts either through public-initiated projects or in concert with privately motivated development projects. The manner in which downtown development authorities chose to make use of these tools does, of course, depends on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its business area.

Creation of the Northville Downtown Development Authority

On July 24, 1978, the City of Northville adopted an ordinance to add a new Chapter 26, Article 3 of its Code of Ordinances, which established the Northville Downtown Development Authority ("DDA"). This ordinance became effective on August 3, 1978. A copy of this Ordinance is included under Exhibit 1 and can be found on the City's web site under Chapter 26 Article III of the Code of Ordinances for the City of Northville. The Authority was given all of the powers and duties prescribed for a downtown development authority pursuant to the Act.

Basis For the Development Plan and Tax Increment Financing Plan

Act 57 of Public Acts of 2018, the Downtown Development Authority Act ("Act 57"), provides the legal mechanism for local officials to address the need for economic development in the central business district. In the City of Northville, the DDA district incorporates the commercial and residential properties between Wing Street, Randolph Street, Griswold Street, and Cady Street. The district was later enlarged in 1993 to include properties east of the downtown (Ordinance 6-93-E).

The initial Development Plan and Tax Increment Financing Plan was adopted on December 4, 1978 (Ordinance 78-58), and was amended on March 5, 1979, September 17, 1979, April 26, 1988, June 28, 1993 (Ordinance 6-93-D), July 20, 1998 (Ordinance 7-20-98), November 2, 2003 (Ordinance 10-23-03), and February 17, 2015 (Ordinance 02-02-15).

For purposes of designating a development plan district and for establishing a tax increment financing plan, the Act refers to a "downtown district" as being in a business district that is specifically designated by ordinance of the governing body of the municipality and a "business district" as being an area in the downtown of a municipality zoned and used principally for business. Tax increment financing can be used to provide the necessary funds for project implementation. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a downtown district. The legal basis of support for the Development Plan and Tax Increment Financing Plan is identified in Act 57 of the Public Acts of 2018, as amended. Since 1978, the Northville DDA has utilized tax increment financing to implement variety of capital improvement projects, including improving the Dunlap and MAGS parking lots, parking decks, creation of a Town Square on the south side of Main Street, a vehicle access drive from Main Street to Mary Alexander Court, and street improvements on Main and Center streets, improved nonmotorized connections, pedestrian cut-throughs connecting parking lots to the streetscape, marketing activities, business investment guide and technical assistance grants, to mention a few.

GENERAL DEVELOPMENT PLAN FOR THE NORTHVILLE DDA

The need for establishing the Northville Downtown Development Authority (referred to as "DDA District") is founded on the basis that the future success of Northville's efforts to revitalize its commercial area will depend, in large measure, on the readiness and ability of its public corporate entity to initiate public improvements that strengthen the commercial area, and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues. Map 1 shows the current geographic limits of the Northville Downtown Development Authority plus the proposed 2023 boundary expansion. The Development Area District, or boundary, (Map 2) must be equal to or less than the geographic limits of the Downtown Development Authority District. *(The boundary survey map is included in the Exhibits)*



DDA Boundary

Sources: Michigan Open Data Portal, Wayne County

- Existing DDA Boundary
- Proposed Boundary Expansion



Map 1

City of Northville

DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT

- Existing Boundary (1993)
 - Proposed Generalized Boundary (2023)
- ((Detailed Boundary Map based on Legal Description included in Exhibits))*

The streets that provide east/west circulation through the development area are Dunlap, Main Street, and Cady Street. Wing Street, Center Street, Hutton, Church, and Griswold Streets provide north/south traffic movement.

The development area is fully serviced with municipal water, sanitary sewer and storm sewer facilities, as well as electrical and gas services.

Existing land uses within the Development Area are comprised of public and private uses. These land uses include retail businesses, offices, parking, churches, and residential properties. Collectively, these land uses create a mixed-use and walkable downtown and business district.

2B. Existing public and private land uses within the development area.

Public Land Uses

City of Northville, Northville Public Schools administration building, Northville District Library and U.S. Post Office are located just west of the original boundaries of the Northville DDA District, as referred to on the DDA District map as "Civic Center." With the exception of the Town Square on Main Street and several City/DDA parking lots and facilities there are no other significant public land uses within the DDA District Development Area.

Private Land Uses

A. Residential – There are various residential buildings (e.g., MainCentre Apartments, New Victorian Condominiums) located within the DDA district.

B. Commercial - The majority of property within the DDA district and Development Area consists of commercial property. These commercial uses include professional, retail, banking, and service businesses located primarily along Main Street and Center Street.

C. Industrial - There are no current industrial uses within the Downtown Development Authority district or Development Area boundaries.

Recreational Uses

Recreational uses within the development area consist of the Town Square located on E. Main Street, between S. Center Street and Hutton Street which serves as a downtown plaza and events area for the downtown and community, and Ford Field which is an active recreation area with ball fields, play structure and open area for event venues, and Ford Field East. Mill Race Park, although not within the formal boundaries of the DDA District, is located just north of the district's boundary and of Hutton Street. Subject to the proposed DDA District expansion to include properties within the former Northville Downs' two new parks will be added as part of the planned development that include River Park and Central Park.

Quasi-Public Uses

Quasi-public uses within the DDA District, DDA Development Plan and TIF Plan Boundary include First Presbyterian Church located at 200 E. Main.

Educational Uses

There are no educational uses located within the existing DDA district or Development Area boundaries. However, Old Village School, part of the Intermediate School District and Northville Public Administrative offices are adjacent to the development area in the Civic Center.

Vacant Land

There are several parcels of property that may be classified as vacant or underutilized and they exist south of E. Cady Street in the areas referred to as "South Quad," "Cady Town" and the "Downs" on the DDA District map.

3. Location and extent of proposed public and private land uses.

The Development Area boundary will be consistent with the DDA district boundary. This will include the 2023 DDA district boundary expansion into the former Northville Downs property. The purpose of this Amended and Restated Development and Tax Increment Financing Plan is to consolidate previous plans and incorporate new programs and projects.

4. Legal description of the development area.

The downtown development authority shall exercise its powers and duties within the downtown development district, being those parts of assessor's plats no. 1, 2, 3, 6, 7 and 8, City of Northville, County of Wayne, State of Michigan, specifically described as follows:

(1) ALL THE LOTS IN THE BLOCK BOUNDED ON THE NORTH BY DUNLAP STREET, ON THE EAST BY CENTER STREET, ON THE SOUTH BY MAIN STREET, AND ON THE WEST BY WING STREET, SUCH LOTS BEING PART OF ASSESSOR'S PLAT NO. 6.

(2) ALL THE LOTS IN THE BLOCK BOUNDED ON THE NORTH BY MAIN STREET, ON THE EAST BY CENTER STREET, ON THE SOUTH BY CADY STREET, AND ON THE WEST BY WING STREET, SUCH LOTS BEING A PART OF ASSESSOR'S PLAT NO. 3.

(3) ALL OF LOTS 211, 212, 213, AND 214, AND 244, 245, 246, 247, 248, 249 AND 250, ALL IN ASSESSOR'S PLAT NO. 3, IN THE BLOCK BOUNDED ON THE NORTH BY CADY STREET, ON THE EAST BY CENTER STREET AND ON THE WEST BY WING STREET.

(4) ALL THE LOTS IN THE BLOCK BOUNDED BY MAIN STREET ON THE NORTH, CHURCH STREET ON THE EAST, CADY STREET ON THE SOUTH AND CENTER STREET ON THE WEST, SUCH LOTS BEING A PART OF ASSESSOR'S PLAT NO. 1.

(5) ALL THE LOTS IN THE BLOCK BOUNDED ON THE NORTH BY MAIN STREET, ON THE EAST BY GRISWOLD ROAD, ON THE SOUTH BY CADY STREET AND ON THE WEST BY CHURCH STREET, SUCH LOTS BEING PART OF ASSESSOR'S PLAT NO. 1.

(6) THAT PART OF LOT 718 IN ASSESSOR'S PLAT NO. 7 DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 718, THENCE NORTH 01D 35M 15S WEST ALONG THE WESTERLY LINE OF SUCH LOT 262.55 FEET; THENCE SOUTH 35D 05M 35S EAST 103.70 FEET; THENCE SOUTH 67D 02M 43S EAST 75.63 FEET; THENCE SOUTH 4D 29M 50S EAST SIX FEET; THENCE NORTH 85D 30M 10S EAST 354.78 FEET; THENCE NORTH 85D 29M 53S EAST 62.40 FEET TO THE EASTERLY LINE OF SUCH LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SUCH LOT TO THE SOUTHEAST CORNER; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SUCH LOT TO THE P.O.B., IN THE BLOCK BOUNDED ON THE EAST BY GRISWOLD ROAD, ON THE SOUTH BY MAIN STREET AND ON THE WEST BY HUTTON STREET.

(7) ALL THE LOTS IN THE BLOCK BOUNDED ON THE NORTH BY DUNLAP STREET, ON THE EAST BY HUTTON STREET, ON THE SOUTH BY MAIN STREET AND ON THE WEST BY CENTER STREET, SUCH LOTS BEING A PART OF ASSESSOR'S PLAT NO. 7.

(8) ALL OF LOTS 675, 676, 677, 678, 679, 680, 681, 682, 683 AND 684, AND 686, 687, 688 AND 689, ALL IN ASSESSOR'S PLAT NO. 7, IN THE BLOCK BOUNDED ON THE EAST BY HUTTON STREET, ON THE SOUTH BY DUNLAP STREET AND ON THE WEST BY CENTER STREET.

(9) ALL OF LOTS 527 AND 546, 547 AND 548, ALL IN ASSESSOR'S PLAT NO. 6, IN THE BLOCK BOUNDED ON THE EAST BY CENTER STREET, ON THE SOUTH BY DUNLAP STREET AND ON THE WEST BY WING STREET.

(10) ALL OF LOTS 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, ALL IN ASSESSOR'S PLAT NO. 2; ALL OF LOT 72 EXCEPT THE EAST PART MEASURING 19 FEET ON THE NORTH LINE AND 24 FEET ON THE SOUTH LINE, ALL OF LOTS 73, 74, 75, 76, 77, 78, 79, EXCEPT THE EAST 75.89 FEET THEREOF, ALL OF LOTS 80, 81 AND 82 EXCEPT THE EAST PART MEASURING TEN FEET ON THE NORTH LINE AND 10.16 FEET ON THE SOUTH LINE, ALL IN ASSESSOR'S PLAT NO. 1; ALL OF THAT PART OF VACATED CHURCH STREET LYING EASTERLY OF LOTS 177 THROUGH 181, INCLUSIVE, AND WESTERLY OF LOTS 75 THROUGH 80, INCLUSIVE, BEING A PART OF ASSESSOR'S NORTHVILLE PLAT NO. 1.

(11) THAT PART OF LOT 718 IN ASSESSOR'S PLAT NO. 7 DESCRIBED AS BEGINNING NORTH 85D 30M10S EAST 1171.25 FEET AND NORTH 2D 55M 2S WEST 165.05 FEET FROM THE CENTER ONE-QUARTER CORNER OF SECTION 3 FOR A POINT OF BEGINNING; THENCE SOUTH 85D 30M 10S WEST 417.18 FEET; THENCE NORTH 4D 29M 50S WEST SIX FEET; THENCE NORTH 67D 2M 43S WEST 75.77 FEET; THENCE NORTH 35D 5M 35S WEST 121.81 FEET; THENCE NORTH 1D 35M 10S WEST 24.48 FEET; THENCE NORTH 41D 8M 10S WEST 83.64 FEET; THENCE NORTH 5D 44M 20S EAST 509.61 FEET; THENCE NORTH 86D 6M 50S EAST 111.20 FEET; THENCE SOUTH 5D 44M 20S WEST 58.56 FEET; THENCE SOUTH 22D 40M EAST 320.69 FEET; THENCE NORTH 2D 55M 2S WEST 19.97 FEET; THENCE SOUTH 51D 5M 14S EAST 50.94 FEET; THENCE SOUTH 76D 57M 29S EAST 117.98 FEET; THENCE NORTH 88D 47M 12S EAST 161.98 FEET; THENCE SOUTH 2D 55M 2S EAST 310.10 FEET TO THE POINT OF BEGINNING, BOUNDED ON THE WEST BY HUTTON STREET AND ON THE EAST BY GRISWOLD STREET.

(12) ALL OF LOTS 738 AND 739 IN ASSESSOR'S PLAT NO. 8 AND ALL OF LOT 8 IN ASSESSOR'S PLAT NO. 1.

(13) ALL OF LOTS 9, 10, 11, 12, 13 AND 14 IN ASSESSOR'S PLAT NO. 1.

PLUS, THE 2023 DDA DISTRICT BOUNDARY EXPANSION WHICH INCLUDES THE FOLLOWING:

A PARCEL OF LAND BEING A PART OF THE SOUTH 1/2 OF SECTION 3, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN. BEING PART OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS, ALSO PART OF BEAL AVENUE RIGHT OF WAY AND PART OF CHURCH STREET (VACATED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF LOT 185 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2", SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF BEAL AVENUE AND THE WEST LINE OF RIVER STREET; THENCE N 84°12'51" W 171.18 FEET ALONG THE SOUTH LINE OF SAID BEAL AVENUE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N 84°12'51" W 266.54 FEET TO A POINT ON THE WEST LINE OF VACATED CHURCH STREET; THENCE ALONG SAID WEST LINE, N 06°16'21" W 25.54 FEET; THENCE N 84°12'51" W 12.71 FEET; THENCE 43.04 FEET ALONG A CURVE TO THE LEFT, RADIUS 230.0 FEET, DELTA 10°43'21", CHORD BEARS N 89°34'32" W 42.98 FEET; THENCE S 85°03'47" W 809.73 FEET TO A POINT ON THE EAST LINE OF CENTER STREET; THENCE ALONG SAID EAST LINE, N 05°12'42" W 117.93 FEET; THENCE N 84°59'05" E 130.98 FEET; THENCE N 88°09'17" E 273.67 FEET; THENCE N 05°11'03" W 47.62 FEET; THENCE N 84°47'42" E 309.81 FEET; THENCE S 05°04'27" E 128.92 FEET; THENCE N 87°02'43.11 E 172.13 FEET TO A POINT ON THE CENTERLINE OF VACATED CHURCH STREET; THENCE ALONG SAID CENTERLINE, S 06°16'21" E 27.90 FEET TO A POINT ON THE CENTERLINE OF BEAL AVENUE; THENCE ALONG SAID CENTERLINE, S 84°12'51" E

241.0 FEET; THENCE S 14°29'14" E 26.69 FEET TO THE POINT OF BEGINNING. CONTAINING 2.37 ACRES OF LAND, MORE OR LESS.

LOTS 185-191, AND PART OF LOTS 183, 184, 192, 193, 194, 195, 196, AND 197 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; ALSO PART OF BEAL AVENUE RIGHT-OF-WAY:

ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 185 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2", SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF BEAL AVENUE AND THE WEST LINE OF RIVER STREET; THENCE ALONG THE WEST LINE OF RIVER STREET THE FOLLOWING THREE (3) COURSES: 1) S09°44'28"E 227.57 FEET, 2) S15°01'28"E 427.16 FEET, AND 3) S15°34'36"E 462.92 FEET; THENCE S85°45'58"W 238.48 FEET; THENCE N89°00'21"W 384.92 FEET; THENCE N00°59'39"E 30.55 FEET; THENCE 42.08 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 125.00 FEET, AND A CHORD BEARING N10°38'17"E 41.88 FEET; THENCE N20°16'56"E 8.36 FEET; THENCE 43.89 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 175.00 FEET, AND A CHORD BEARING N13°05'49"E 43.78 FEET; THENCE S84°05'19"E 7.53 FEET; THENCE 43.25 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 59.81 FEET, AND A CHORD BEARING S18°34'06"E 42.32 FEET; THENCE 36.29 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 90.49 FEET, AND A CHORD BEARING S28°57'39"E 36.05 FEET; THENCE 37.01 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 55.27 FEET, AND A CHORD BEARING S36°30'22"E 36.33 FEET; THENCE 28.30 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 65.00 FEET, AND A CHORD BEARING S76°35'17"E 28.08 FEET; THENCE S89°03'37"E 180.08 FEET; THENCE 50.00 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 39.00 FEET, AND A CHORD BEARING N54°12'42"E 46.65 FEET; THENCE N17°29'02"E 83.39 FEET; THENCE 183.34 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 239.13 FEET, AND A CHORD BEARING N12°48'12"W 178.88 FEET; THENCE 46.43 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 60.73 FEET, AND A CHORD BEARING N12°14'17"W 45.31 FEET; THENCE 75.62 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 179.78 FEET, AND A CHORD BEARING N05°57'24"W 75.06 FEET; THENCE 59.41 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 82.69 FEET, AND A CHORD BEARING N04°30'55"E 58.14 FEET; THENCE 15.15 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 48.43 FEET, AND A CHORD BEARING N11°57'12"E 15.08 FEET; THENCE 49.98 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 145.00 FEET, AND A CHORD BEARING N05°16'28"W 49.73 FEET; THENCE N15°08'56"W 33.33 FEET; THENCE 136.24 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 145.00 FEET, AND A CHORD BEARING N42°03'58"W 131.28 FEET; THENCE N68°59'01"W 91.46 FEET; THENCE 59.23 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 30.04 FEET, AND A CHORD BEARING S54°29'43"W 50.09 FEET; THENCE S85°03'47"W 97.11 FEET; THENCE N04°56'13"W 234.48 FEET; THENCE S84°12'53"E 197.94 FEET; THENCE N05°47'07"E 240.01 FEET; THENCE N14°29'14"W 53.30 FEET; THENCE S84°12'51"E 60.96 FEET ALONG THE NORTH LINE OF SAID BEAL AVENUE; THENCE S14°29'14"E 53.30 FEET; THENCE S84°12'51"E 110.22 FEET ALONG THE SOUTH LINE OF SAID BEAL AVENUE TO THE POINT OF BEGINNING, CONTAINING 6.80 ACRES OF LAND, MORE OR LESS.

5. Existing improvements in the development area to be demolished, repaired or altered and time required for completion.

It is contemplated that the installation of pedestrian streetscape improvements and the removal of traffic along Main and Center Streets may likely occur in the future resulting in the demolition of existing infrastructure in these project areas.

6. The location, extent, character and estimated cost of improvements including rehabilitation for the development area.

The table on the next page outlines the project name, description and estimated cost for those projects identified by the DDA Board.

Table 1
Northville DDA Projects and Programs and Probable Costs

Project Name	Description	Probable Cost
<i>Marketing</i>		
Retail and/or Target Market Housing Study	Update the 2014-15 Housing and Retail Market Analysis	\$45,000
<i>Design</i>		
Additional Induction Lighting	Implement a phasing plan to replace High Pressure Sodium (HPS) lighting with Induction lighting on Cady, East Main, North Wing, and Dunlap.	\$25,000
Alley Improvements	Improve alleyways and incorporate gateway features at Orin's, Rebecca's, and Los Tres Amigos.	\$75,000
Banner Poles	Installation of banner poles at entrances to the downtown	\$95,000
Banners	Historic banners in the Comerica Community Connection	\$30,000
Downtown Connections	Improve connections between the historic downtown to Northville Downs along Center, Hutton, and Church Streets.	\$1,350,000
Electric Charging Stations	Continued installation of electric charging portals.	\$50,000
Furnishings & Fixtures	Fire pits, bike hoops, lighting enhancements, and new Santa house.	\$150,000
Parking Lot Landscaping	Improve and correct landscaping within the downtown parking lot.	\$500,000
Mary Alexander Court Improvements	2-Way traffic analysis	\$25,000
Pavilion Repairs	Conduct repairs on the downtown pavilion	\$25,000
Pedestrian Streetscape	Implementation of the Downtown Pedestrian Plan.	\$2,500,000
Streetscape	Installation of streetscape along Hutton and E. Main and Cady and E. Main Street	\$2,250,000
Truck Replacement	Replace truck used by seasonal workers	\$75,000
Utilities	Upgrade utility distribution and capacity	\$250,000
Wayfinding and Signage	Implement and install newly designed wayfinding and signage program developed for the downtown and the Northville Downs PUD site (District #3).	\$75,000
Historic Marker Program	Design and installation of historic markers at key locations throughout the downtown.	\$65,000
<i>Mobility / Nonmotorized</i>		
Non-Motorized Improvements	Coordinate implementation of non-motorized improvements for the downtown consistent with the City's non-motorized plan.	\$50,000
Mobility Plan	Implement downtown components of the Mobility Plan.	\$500,000

Project Name	Description	Probable Cost
<i>Northville Downs Redevelopment</i>		
River Park	Provide tax increment revenues to the Northville Brownfield Redevelopment Authority to fund eligible activities associated with the proposed River Park.	\$2,942,000
<i>Parking and Other Projects</i>		
Parking Study	Preparation of a parking utilization study and assess other parking and management strategies for the downtown district.	\$55,000
Expansion and/or Redevelopment of Existing Parking Facilities	General overhaul of the deck to correct outstanding deferred maintenance.	\$3,000,000
Building and Land Acquisition Fund	Establish a designated fund which will be used to purchase property (building/land) for redevelopment or incubator projects.	\$1,500,000
Place-Based Project Fund	Establish a designated fund for small place-based projects such as pocket parks, pedestrian plazas, and tactical placemaking projects.	\$250,000

Note: *The scope and cost of the project may vary depending on the final design of each component. Project descriptions reflect the overall scope of the projects envisioned by the Northville DDA. The DDA recognizes that market forces, private investment, future public-private partnerships, and legislative amendments may result in changes to the final design, cost, and prioritization of the projects consistent with overall concepts embodied in this Development Plan and Tax Increment Financing Plan.*

7. A statement of the construction or stages of construction planned, and the estimated time of completion.

On April 3, 2023, the Economic Development Committee of the DDA Board met to review the proposed projects and discuss the extent, probable cost and timing of projects and programs. The table below outlines the project name, description and priority and timing assigned for those projects by the DDA Board.

Table 2
Northville DDA Projects and Programs by Priority

Project Name	Description	Priority
<i>Marketing</i>		
Retail and/or Target Market Housing Study	Update the 2014-15 Housing and Retail Market Analysis	Moderate
<i>Design</i>		
Additional Induction Lighting	Implement a phasing plan to replace High Pressure Sodium (HPS) lighting with Induction lighting on Cady, East Main, North Wing, and Dunlap.	High
Banners	Historic banners in the Comerica Community Connection	High
Downtown Connections	Improve connections between the historic downtown to Northville Downs along Center, Hutton, and Church Streets.	High
Mary Alexander Court Improvements	2-Way traffic analysis	High
Pavilion Repairs	Conduct repairs on the downtown pavilion	High
Pedestrian Streetscape	Implementation of the Downtown Pedestrian Plan.	High
Truck Replacement	Replace truck used by seasonal workers	High

Project Name	Description	Probable Cost
Utilities	Upgrade utility distribution and capacity	High
Furnishings & Fixtures	Fire pits, bike hoops, lighting enhancements, and new Santa house.	Moderate
Parking Lot Landscaping	Improve and correct landscaping within the downtown parking lot.	Moderate
Streetscape	Installation of streetscape along Hutton and E. Main, and Cady and E. Main Streets.	Moderate
Historic Marker Program	Design and installation of historic markers at key locations throughout the downtown.	Moderate
Alley Improvements	Improve alleyways and incorporate gateway features at Orin's, Rebecca's, and Los Tres Amigos.	Low
Banner Poles	Installation of banner poles at entrances to the downtown	Low
Electric Charging Stations	Continued installation of electric charging portals.	Low
Wayfinding and Signage	Implement and install newly designed wayfinding and signage program developed for the downtown and the Northville Downs PUD site (District #3).	Low
<i>Mobility / Nonmotorized</i>		
Mobility Plan	Implement downtown components of the Mobility Plan.	Moderate
Non-Motorized Improvements	Coordinate implementation of non-motorized improvements for the downtown consistent with the City's non-motorized plan.	Low
<i>Northville Downs Redevelopment</i>		
River Park	Provide tax increment revenues to the Northville Brownfield Redevelopment Authority to fund eligible activities associated with the proposed River Park.	High
<i>Parking and Other Projects</i>		
Parking Study	Preparation of a parking utilization study and assess other parking and management strategies for the downtown district.	Moderate
Building and Land Acquisition Fund	Establish a designated fund which will be used to purchase property (building/land) for redevelopment or incubator projects.	Moderate
Place-Based Project Fund	Establish a designated fund for small place-based projects such as pocket parks, pedestrian plazas, and tactical placemaking projects.	Moderate
Expansion and/or Redevelopment of Existing Parking Facilities	General overhaul of the deck to correct outstanding deferred maintenance.	Low

Priority Range: High (1 to 5 Years), Moderate (6 to 10 years), and Low (greater than 10 years)

Overall summary of the proposed development plan projects and programs is:

Project Category	Prioritization			Total Costs
	High (1-5 Yrs)	Moderate (6-10 Yrs)	Low (10+ Yrs)	
Design	4,340,000	2,965,000	295,000	7,600,000
Marketing		45,000		45,000
Mobility		500,000	50,000	550,000
Northville Downs	2,942,000			2,942,000
Parking & Other		1,555,000	3,000,000	4,555,000
Totals	7,282,000	5,315,000	3,345,000	15,942,000

8. Parts of the development area to be left as open space and contemplated use.

In reference to the public improvements outlined, open space within the DDA district and Development Area will be confined to rights-of-way, plazas, and parks within the District. Existing park property in the DDA district and Development Area will remain open space.

9. Portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

There are no parcels that the DDA plans to acquire, sell, donate, exchange, or lease, as part of this Development Plan.

10. Desired zoning changes and changes in streets, street levels, intersections and utilities.

The Development Plan proposes no zoning changes proposed within the Development Area. The current zoning of commercial and office accommodates existing and future land uses in the subject area.

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

Financing for the public improvement projects outlined in Section 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations within the Development Area. The amount of the funding will be predicated on the stability of the taxable valuation base of the downtown area and the extent of new future redevelopment and rehabilitation projects. Sources of funding may include tax increment revenues on a "pay-as-you-go" basis, the issuance of bonds by the DDA or City and other sources approved by the City in accordance with the Act 57.

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

The public improvements undertaken pursuant to this Development Plan will remain in public ownership for the public benefit.

13. The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no expressed 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 to those persons.

At present there are no agreements for property conveyance between the City of Northville, Northville DDA or any person(s), natural or corporation. The Development Plan utilizes a voluntary acquisition strategy to acquire property within the Development Area. Acquisition of such property would be on a negotiated basis between the Downtown Development Authority and the interested party.

Any such sale, lease or exchange shall be conducted by the DDA pursuant to requirements specified in Act 57 with the consent of the City Commission. If needed, more detailed procedures will be developed prior to the transactions, in accordance with applicable city policy and Michigan state law.

14. Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced.

Based upon a review of the properties within the DDA district and Development Area, it is estimated that there are more than 100 individuals who reside within the Development Area. The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the DDA district and Development Area.

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

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

16. 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 Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

17. A plan for compliance with Act 227 of the Public Acts of 1972.

Act 227 of Public Acts of 1972 is an Act to provide financial assistance; advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Because the Development Plan does not require the acquisition of property and displacement of persons a plan for compliance with Act 227 is not addressed.

TAX INCREMENT FINANCING PLAN

1. Definitions as Used in This Plan.

- a. "Captured assessed value" means the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in subdivision (c), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.
- b. "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 of the municipality for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in subdivision "c" below; Specific Local Tax.
- c. "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.
- d. "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, subject to the following requirements:
 - (i) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area for any purpose authorized by this act.
 - (ii) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area in an amount equal to the amount necessary, without regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.
 - (iii) Tax increment revenues do not include any of the following:
 - (A) 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 such ad valorem property taxes.
 - (B) 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 such ad valorem property taxes.
 - (C) Ad valorem property taxes exempted from capture under section 3(3) of Act 57 of 2018, or specific local taxes attributable to such ad valorem property taxes.
 - (D) Ad valorem property taxes levied under 1 or more of the following or specific local taxes attributable to those ad valorem taxes:
 - i. The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.
 - ii. The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.

2. Purpose of the Tax Increment Financing Plan

The Northville Downtown Development Authority District was established pursuant to ordinance to be the organization responsible for preventing deterioration in the Downtown District while preserving its historical character and promoting economic growth. In order to halt property tax value deterioration, increase property tax valuations and facilitate the overall economic growth of its business district, it was deemed to be beneficial and necessary to create and provide for the operation of a Downtown Development Authority in the City under the provisions of Act 57.

The purpose of the tax increment financing plan is to produce revenues sufficient to pay the principal, interest, paying agent fees and accounting costs for the bond issue which is proposed to finance the Development Plan and have funds available to pay for projects that do not require bond financing; typically referred to "pay-as-you-go" projects.

The Act 57 authorizes the DDA to prepare a Tax Increment Financing Plan (the "Plan"), which includes the Development Plan, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred or reimbursed, duration of the program, the impact of tax increment financing on the taxable values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured taxable value to be used by the DDA. The benefit of using tax increment financing as a method to finance district improvements is that all local units of government levying taxes within the City of Northville contribute to the revitalization of the business district. Prior to legislative authorization of tax increment financing only the municipality provided tax revenues for revitalization activities while the other taxing authorities shared in the benefits of the revitalization efforts. The City of Northville deems it to be in the best interest of the city and the Downtown Development District to amend and restate the adopted 2023 Amended and Restated Development and Tax Increment Financing Plan.

3. Explanation of the Tax Increment Procedure

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- a. In order to provide a Downtown Development Authority with the means of financing development proposals, the Act affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment financing plan, which has been approved by the governing body of a municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property located within an approved development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors that cause growth in value.
- b. At the time the resolution or ordinance establishing a tax increment financing plan is adopted, the sum of the most recently taxable values, as equalized, of those taxable properties located within the development area is established as the "Initial Taxable Value" (the "ITV"). Property exempt from taxation at the time of determination of the Initial Taxable value is included as zero. In each subsequent year, the total real and personal property within the district, including abated property on separate rolls, is established as the "Current Taxable Value."
- c. The amount by which the total taxable value exceeds the ITV is the Captured Taxable Value (the "CTV"). During the period in which a tax increment financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the ITV. Property taxes paid on a predetermined portion of the CTV in years subsequent to the adoption of tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

4. Taxing Jurisdiction Agreements.

Tax increment revenues for the DDA result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions, which levy taxes in the development area to the captured taxable value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the District. Because the DDA had no

obligated expenditures prior to the change in Michigan property tax law, capture of school district millage under the State Education Tax by the DDA is not allowed.

The DDA intends to utilize all captured revenue from the District, as referenced in Table 5, until the projects addressed in the Development Plan are completed and, until any bonded indebtedness is paid, whichever is the later occurrence. Currently, the Northville DDA captures 100% of the allowable tax increment revenues generated in the district.

The DDA will enter into an agreement with the Northville Brownfield Redevelopment Authority (BRA) regarding the redevelopment of the former Northville Downs property. This agreement will specify that the Northville Brownfield Redevelopment Authority will capture tax increment financing revenues from that portion of the Northfield Downs property within the DDA district to pay for eligible expenses associated with the remediation and development of the proposed River Park. The inter-local agreement will specify the following:

- a) The DDA will continue to collect and retain all existing DDA TIF collections (approximately \$5,665 per year) from the Northville Downs property.
- b) Collect and retain the next \$50,000 per year from the property.
- c) Assign remaining captured taxes from the Downs property to the Northville Brownfield Redevelopment Authority to be used to fund the River Park brownfield eligible activities under the brownfield plan after ARPA funds are used for the initial \$2,500,000 of costs estimated at \$2,942,000.
- d) A hard stop date to ensure that the BRA reimbursements are timely and not unduly extended.
- e) Provide a PA 210 tax abatement for a period of 12 years forecasted at \$3,498,955.

Once those obligations are paid the DDA will capture and retain all tax increment revenues.

5. Property Valuations and Captured Revenue.

The property valuation on which tax increment revenues will be captured is the difference between the Initial Assessed Valuation and the Current Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the local taxing jurisdictions including the City of Northville, Wayne County and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the DDA, herein collectively referred to as the "Local Taxing Jurisdictions." The Initial Assessed Valuations for each of the four separate tax increment financing districts are enumerated in Table 3.

Table 3
Base Taxable Real Property Valuations

<i>City of Northville DDA TIF</i>	Initial Taxable	2023 Taxable Valuations	Captured Valuation
TIF#1: Real Property	\$3,661,077	\$32,530,680	\$28,869,603
TIF #2: Real Property	\$450,000	\$1,671,868	\$1,221,168
TIF#3: Real Property	\$1,949,371	\$2,301,417	\$352,046
TIF#4: Real Property	\$85,934	\$85,934	\$0

- a. The anticipated Captured Taxable Value (CTV) is equivalent to the annual total taxable value within the Development Area boundaries less the Initial Taxable value as described above. The tax increment revenues are then the product of all millages levied by all taxing units in the Development Area on the CTV. The CTV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the DDA. For projection purposes, the annual growth rate is forecasted at:
 - 2024 – 2025 4.0%
 - 2025 - 2026 3.0%
 - 2026 - 2049 2.0%

- b. A more detailed depiction of the Captured Taxable Valuations can be found in Table 4 and Table 5.

- c. The DDA will receive that portion of the tax levy of all taxing jurisdictions, subject to capture, paid each year on the Captured Taxable Value of the eligible property included in the Development Area. The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds.

Table 4
Anticipated Captured Taxable Valuations
TIF#1, TIF#2, TIF#3, and TIF#4

Fiscal Year Jan-Dec	Tax Roll Assessment Date	Annual Taxable Growth	TIF District #1			TIF District #2		
			Annual Valuation	Annual Valuation Adjustment	Captured Valuation (TIF #1)	Annual Valuation	Annual Valuation Adjustment	Captured Valuation (TIF #2)
			\$ 3,661,077			\$ 450,700		
2023 - 24	12-31-22	0.00%	\$ 30,921,913	\$ 30,921,913	\$ 27,260,836	\$ 928,834	\$ 928,834	\$ -
1 2024 - 25	12-31-23	4.00%	\$ 30,921,913	\$ 32,158,790	\$ 28,497,713	\$ 928,834	\$ 965,987	\$ 515,287
2 2025 - 26	12-31-24	3.00%	\$ 32,158,790	\$ 33,123,553	\$ 29,462,476	\$ 965,987	\$ 994,967	\$ 544,267
3 2026 - 27	12-31-25	2.00%	\$ 33,123,553	\$ 33,786,024	\$ 30,124,947	\$ 994,967	\$ 1,014,866	\$ 564,166
4 2027 - 28	12-31-26	2.00%	\$ 33,786,024	\$ 34,461,745	\$ 30,800,668	\$ 1,014,866	\$ 1,035,164	\$ 584,464
5 2028 - 29	12-31-27	2.00%	\$ 34,461,745	\$ 35,150,980	\$ 31,489,903	\$ 1,035,164	\$ 1,055,867	\$ 605,167
6 2029 - 30	12-31-28	2.00%	\$ 35,150,980	\$ 35,853,999	\$ 32,192,922	\$ 1,055,867	\$ 1,076,984	\$ 626,284
7 2030 - 31	12-31-29	2.00%	\$ 35,853,999	\$ 36,571,079	\$ 32,910,002	\$ 1,076,984	\$ 1,098,524	\$ 647,824
8 2031 - 32	12-31-30	2.00%	\$ 36,571,079	\$ 37,302,501	\$ 33,641,424	\$ 1,098,524	\$ 1,120,494	\$ 669,794
9 2032 - 33	12-31-31	2.00%	\$ 37,302,501	\$ 38,048,551	\$ 34,387,474	\$ 1,120,494	\$ 1,142,904	\$ 692,204
10 2033 - 34	12-31-32	2.00%	\$ 38,048,551	\$ 38,809,522	\$ 35,148,445	\$ 1,142,904	\$ 1,165,762	\$ 715,062
11 2034 - 35	12-31-33	2.00%	\$ 38,809,522	\$ 39,585,712	\$ 35,924,635	\$ 1,165,762	\$ 1,189,078	\$ 738,378
12 2035 - 36	12-31-34	2.00%	\$ 39,585,712	\$ 40,377,427	\$ 36,716,350	\$ 1,189,078	\$ 1,212,859	\$ 762,159
13 2036 - 37	12-31-35	2.00%	\$ 40,377,427	\$ 41,184,975	\$ 37,523,898	\$ 1,212,859	\$ 1,237,116	\$ 786,416
14 2037 - 38	12-31-36	2.00%	\$ 41,184,975	\$ 42,008,675	\$ 38,347,598	\$ 1,237,116	\$ 1,261,859	\$ 811,159
15 2038 - 39	12-31-37	2.00%	\$ 42,008,675	\$ 42,848,848	\$ 39,187,771	\$ 1,261,859	\$ 1,287,096	\$ 836,396
16 2039 - 40	12-31-38	2.00%	\$ 42,848,848	\$ 43,705,825	\$ 40,044,748	\$ 1,287,096	\$ 1,312,838	\$ 862,138
17 2040 - 41	12-31-39	2.00%	\$ 43,705,825	\$ 44,579,942	\$ 40,918,865	\$ 1,312,838	\$ 1,339,095	\$ 888,395
18 2041 - 42	12-31-40	2.00%	\$ 44,579,942	\$ 45,471,540	\$ 41,810,463	\$ 1,339,095	\$ 1,365,876	\$ 915,176
19 2042 - 43	12-31-41	2.00%	\$ 45,471,540	\$ 46,380,971	\$ 42,719,894	\$ 1,365,876	\$ 1,393,194	\$ 942,494
20 2043 - 44	12-31-42	2.00%	\$ 46,380,971	\$ 47,308,591	\$ 43,647,514	\$ 1,393,194	\$ 1,421,058	\$ 970,358
21 2044 - 45	12-31-43	2.00%	\$ 47,308,591	\$ 48,254,762	\$ 44,593,685	\$ 1,421,058	\$ 1,449,479	\$ 998,779
22 2045 - 46	12-31-44	2.00%	\$ 48,254,762	\$ 49,219,858	\$ 45,558,781	\$ 1,449,479	\$ 1,478,469	\$ 1,027,769
23 2046 - 47	12-31-45	2.00%	\$ 49,219,858	\$ 50,204,255	\$ 46,543,178	\$ 1,478,469	\$ 1,508,038	\$ 1,057,338
24 2047 - 48	12-31-46	2.00%	\$ 50,204,255	\$ 51,208,340	\$ 47,547,263	\$ 1,508,038	\$ 1,538,199	\$ 1,087,499
25 2048 - 49	12-31-47	2.00%	\$ 51,208,340	\$ 52,232,507	\$ 48,571,430	\$ 1,538,199	\$ 1,568,963	\$ 1,118,263

Fiscal Year Jan-Dec	Tax Roll Assessment Date	Annual Taxable Growth	TIF District #3			TIF District #4		
			Annual Valuation	Annual Valuation Adjustment	Captured Valuation (TIF #3)	Annual Valuation	Annual Valuation Adjustment	Captured Valuation (TIF #4)
			\$ 1,949,371			\$ 85,934		
2023 - 24	12-31-22	0.00%	\$ 2,202,013	\$ 2,202,013	\$ 252,642	\$ 85,934	\$ 85,934	\$ -
1 2024 - 25	12-31-23	4.00%	\$ 2,202,013	\$ 2,290,094	\$ 340,723	\$ 85,934	\$ 89,371	\$ 3,437
2 2025 - 26	12-31-24	3.00%	\$ 2,290,094	\$ 2,358,796	\$ 409,425	\$ 89,371	\$ 92,053	\$ 6,119
3 2026 - 27	12-31-25	2.00%	\$ 2,358,796	\$ 2,405,972	\$ 456,601	\$ 92,053	\$ 10,829,533	\$ 10,743,599
4 2027 - 28	12-31-26	2.00%	\$ 2,405,972	\$ 2,454,092	\$ 504,721	\$ 10,829,533	\$ 22,093,966	\$ 22,008,032
5 2028 - 29	12-31-27	2.00%	\$ 2,454,092	\$ 2,503,174	\$ 553,803	\$ 22,093,966	\$ 22,535,845	\$ 22,449,911
6 2029 - 30	12-31-28	2.00%	\$ 2,503,174	\$ 2,553,237	\$ 603,866	\$ 22,535,845	\$ 22,986,562	\$ 22,900,628
7 2030 - 31	12-31-29	2.00%	\$ 2,553,237	\$ 2,604,302	\$ 654,931	\$ 22,986,562	\$ 23,446,293	\$ 23,360,359
8 2031 - 32	12-31-30	2.00%	\$ 2,604,302	\$ 2,656,388	\$ 707,017	\$ 23,446,293	\$ 23,915,219	\$ 23,829,285
9 2032 - 33	12-31-31	2.00%	\$ 2,656,388	\$ 2,709,516	\$ 760,145	\$ 23,915,219	\$ 24,393,524	\$ 24,307,590
10 2033 - 34	12-31-32	2.00%	\$ 2,709,516	\$ 2,763,706	\$ 814,335	\$ 24,393,524	\$ 24,881,394	\$ 24,795,460
11 2034 - 35	12-31-33	2.00%	\$ 2,763,706	\$ 2,818,980	\$ 869,609	\$ 24,881,394	\$ 25,379,022	\$ 25,293,088
12 2035 - 36	12-31-34	2.00%	\$ 2,818,980	\$ 2,875,360	\$ 925,989	\$ 25,379,022	\$ 25,886,603	\$ 25,800,669
13 2036 - 37	12-31-35	2.00%	\$ 2,875,360	\$ 2,932,867	\$ 983,496	\$ 25,886,603	\$ 26,404,335	\$ 26,318,401
14 2037 - 38	12-31-36	2.00%	\$ 2,932,867	\$ 2,991,524	\$ 1,042,153	\$ 26,404,335	\$ 26,932,421	\$ 26,846,487
15 2038 - 39	12-31-37	2.00%	\$ 2,991,524	\$ 3,051,355	\$ 1,101,984	\$ 26,932,421	\$ 27,471,070	\$ 27,385,136
16 2039 - 40	12-31-38	2.00%	\$ 3,051,355	\$ 3,112,382	\$ 1,163,011	\$ 27,471,070	\$ 28,020,491	\$ 27,934,557
17 2040 - 41	12-31-39	2.00%	\$ 3,112,382	\$ 3,174,629	\$ 1,225,258	\$ 28,020,491	\$ 28,580,901	\$ 28,494,967
18 2041 - 42	12-31-40	2.00%	\$ 3,174,629	\$ 3,238,122	\$ 1,288,751	\$ 28,580,901	\$ 29,152,519	\$ 29,066,585
19 2042 - 43	12-31-41	2.00%	\$ 3,238,122	\$ 3,302,884	\$ 1,353,513	\$ 29,152,519	\$ 29,735,569	\$ 29,649,635
20 2043 - 44	12-31-42	2.00%	\$ 3,302,884	\$ 3,368,942	\$ 1,419,571	\$ 29,735,569	\$ 30,330,281	\$ 30,244,347
21 2044 - 45	12-31-43	2.00%	\$ 3,368,942	\$ 3,436,321	\$ 1,486,950	\$ 30,330,281	\$ 30,936,886	\$ 30,850,952
22 2045 - 46	12-31-44	2.00%	\$ 3,436,321	\$ 3,505,047	\$ 1,555,676	\$ 30,936,886	\$ 31,555,624	\$ 31,469,690
23 2046 - 47	12-31-45	2.00%	\$ 3,505,047	\$ 3,575,148	\$ 1,625,777	\$ 31,555,624	\$ 32,186,737	\$ 32,100,803
24 2047 - 48	12-31-46	2.00%	\$ 3,575,148	\$ 3,646,651	\$ 1,697,280	\$ 32,186,737	\$ 32,830,471	\$ 32,744,537
25 2048 - 49	12-31-47	2.00%	\$ 3,646,651	\$ 3,719,584	\$ 1,770,213	\$ 32,830,471	\$ 33,487,081	\$ 33,401,147

Table 5
Anticipated Captured Revenue

Fiscal Year	Annual Taxable Growth	Total Captured Taxable Valuation	City Operating <i>13.0182</i>	City of Northville Street Improvements <i>1.6216</i>	Debt Service Streets <i>0.7862</i>	Wayne County Operating <i>6.5928</i>	Wayne Community College <i>2.2700</i>	Wayne County Parks <i>0.2442</i>	Wayne Co. Public Safety <i>0.9358</i>
2023 - 24	0.00%	\$ 27,513,478	\$ 358,176	\$ 44,616	\$ 21,631	\$ 181,391	\$ 62,456	\$ 6,719	\$ 25,747
1 2024 - 25	4.00%	\$ 29,357,160	\$ 382,177	\$ 47,606	\$ 23,081	\$ 193,546	\$ 66,641	\$ 7,169	\$ 27,472
2 2025 - 26	3.00%	\$ 30,422,287	\$ 396,043	\$ 49,333	\$ 23,918	\$ 200,568	\$ 69,059	\$ 7,429	\$ 28,469
3 2026 - 27	2.00%	\$ 41,889,314	\$ 545,323	\$ 67,928	\$ 32,933	\$ 276,168	\$ 95,089	\$ 10,229	\$ 39,200
4 2027 - 28	2.00%	\$ 53,897,884	\$ 701,653	\$ 87,401	\$ 42,375	\$ 355,338	\$ 122,348	\$ 13,162	\$ 50,438
5 2028 - 29	2.00%	\$ 55,098,783	\$ 717,287	\$ 89,348	\$ 43,319	\$ 363,255	\$ 125,074	\$ 13,455	\$ 51,561
6 2029 - 30	2.00%	\$ 56,323,701	\$ 733,233	\$ 91,335	\$ 44,282	\$ 371,331	\$ 127,855	\$ 13,754	\$ 52,708
7 2030 - 31	2.00%	\$ 57,573,116	\$ 749,498	\$ 93,361	\$ 45,264	\$ 379,568	\$ 130,691	\$ 14,059	\$ 53,877
8 2031 - 32	2.00%	\$ 58,847,520	\$ 766,089	\$ 95,427	\$ 46,266	\$ 387,970	\$ 133,584	\$ 14,371	\$ 55,070
9 2032 - 33	2.00%	\$ 60,147,412	\$ 783,011	\$ 97,535	\$ 47,288	\$ 396,540	\$ 136,535	\$ 14,688	\$ 56,286
10 2033 - 34	2.00%	\$ 61,473,302	\$ 800,272	\$ 99,685	\$ 48,330	\$ 405,281	\$ 139,544	\$ 15,012	\$ 57,527
11 2034 - 35	2.00%	\$ 62,825,710	\$ 817,878	\$ 101,878	\$ 49,394	\$ 414,197	\$ 142,614	\$ 15,342	\$ 58,792
12 2035 - 36	2.00%	\$ 64,205,166	\$ 835,836	\$ 104,115	\$ 50,478	\$ 423,292	\$ 145,746	\$ 15,679	\$ 60,083
13 2036 - 37	2.00%	\$ 65,612,211	\$ 854,153	\$ 106,397	\$ 51,584	\$ 432,568	\$ 148,940	\$ 16,023	\$ 61,400
14 2037 - 38	2.00%	\$ 67,047,397	\$ 872,836	\$ 108,724	\$ 52,713	\$ 442,030	\$ 152,198	\$ 16,373	\$ 62,743
15 2038 - 39	2.00%	\$ 68,511,286	\$ 891,894	\$ 111,098	\$ 53,864	\$ 451,681	\$ 155,521	\$ 16,730	\$ 64,113
16 2039 - 40	2.00%	\$ 70,004,454	\$ 911,332	\$ 113,519	\$ 55,038	\$ 461,525	\$ 158,910	\$ 17,095	\$ 65,510
17 2040 - 41	2.00%	\$ 71,527,484	\$ 931,159	\$ 115,989	\$ 56,235	\$ 471,566	\$ 162,367	\$ 17,467	\$ 66,935
18 2041 - 42	2.00%	\$ 73,080,976	\$ 951,383	\$ 118,508	\$ 57,456	\$ 481,808	\$ 165,894	\$ 17,846	\$ 68,389
19 2042 - 43	2.00%	\$ 74,665,537	\$ 972,011	\$ 121,078	\$ 58,702	\$ 492,255	\$ 169,491	\$ 18,233	\$ 69,872
20 2043 - 44	2.00%	\$ 76,281,789	\$ 993,052	\$ 123,699	\$ 59,973	\$ 502,911	\$ 173,160	\$ 18,628	\$ 71,384
21 2044 - 45	2.00%	\$ 77,930,367	\$ 1,014,513	\$ 126,372	\$ 61,269	\$ 513,779	\$ 176,902	\$ 19,031	\$ 72,927
22 2045 - 46	2.00%	\$ 79,611,916	\$ 1,036,404	\$ 129,099	\$ 62,591	\$ 524,865	\$ 180,719	\$ 19,441	\$ 74,501
23 2046 - 47	2.00%	\$ 81,327,095	\$ 1,058,732	\$ 131,880	\$ 63,939	\$ 536,173	\$ 184,613	\$ 19,860	\$ 76,106
24 2047 - 48	2.00%	\$ 83,076,579	\$ 1,081,508	\$ 134,717	\$ 65,315	\$ 547,707	\$ 188,584	\$ 20,287	\$ 77,743
25 2048 - 49	2.00%	\$ 84,861,052	\$ 1,104,738	\$ 137,611	\$ 66,718	\$ 559,472	\$ 192,635	\$ 20,723	\$ 79,413
			\$ 21,260,191	\$ 2,648,256	\$ 1,283,953	\$ 10,766,787	\$ 3,707,166	\$ 398,806	\$ 1,528,267
			<i>50.59%</i>	<i>6.30%</i>	<i>3.06%</i>	<i>25.62%</i>	<i>8.82%</i>	<i>0.95%</i>	<i>3.64%</i>

Fiscal Year	Total Captured Taxable Valuation	HCMA Parks <i>0.2070</i>	Northville District Lib. Operating <i>1.0975</i>	Captured Revenue <i>26.7733</i>	PA 210 DDA Abated Taxes	DDA Reimbursement to BRA	Revenue Available to DDA
Base Valuation:							
2023 - 24	\$ 30,442,817	\$ 6,302	\$ 33,411	\$ 815,055	\$ -	\$ -	\$ 815,055
1 2024 - 25	\$ 31,906,413	\$ 6,605	\$ 35,017	\$ 854,240	\$ -	\$ -	\$ 854,240
2 2025 - 26	\$ 33,048,018	\$ 6,841	\$ 36,270	\$ 884,804	\$ 4,482	\$ 15,488	\$ 864,834
3 2026 - 27	\$ 44,567,559	\$ 9,225	\$ -	\$ 1,144,308	\$ 21,725	\$ 241,228	\$ 881,355
4 2027 - 28	\$ 56,629,694	\$ 11,722	\$ -	\$ 1,454,013	\$ 162,830	\$ 550,015	\$ 741,168
5 2028 - 29	\$ 57,885,230	\$ 11,982	\$ -	\$ 1,486,250	\$ 339,318	\$ 562,191	\$ 584,741
6 2029 - 30	\$ 59,165,876	\$ 12,247	\$ -	\$ 1,519,131	\$ 346,104	\$ 574,610	\$ 598,417
7 2030 - 31	\$ 60,472,135	\$ 12,518	\$ -	\$ 1,552,670	\$ 353,026	\$ 587,280	\$ 612,364
8 2031 - 32	\$ 61,804,520	\$ 12,794	\$ -	\$ 1,586,880	\$ 360,087	\$ 411,085	\$ 815,708
9 2032 - 33	\$ 63,163,552	\$ 13,075	\$ -	\$ 1,621,775	\$ 367,288	\$ -	\$ 1,254,487
10 2033 - 34	\$ 64,549,764	\$ 13,362	\$ -	\$ 1,657,367	\$ 374,634	\$ -	\$ 1,282,733
11 2034 - 35	\$ 65,963,701	\$ 13,654	\$ -	\$ 1,693,671	\$ 382,127	\$ -	\$ 1,311,544
12 2035 - 36	\$ 67,405,917	\$ 13,953	\$ -	\$ 1,730,701	\$ 389,769	\$ -	\$ 1,340,932
13 2036 - 37	\$ 68,876,977	\$ 14,258	\$ -	\$ 1,768,471	\$ 397,565	\$ -	\$ 1,370,906
14 2037 - 38	\$ 70,377,458	\$ 14,568	\$ -	\$ 1,806,998	\$ -	\$ -	\$ 1,806,998
15 2038 - 39	\$ 71,907,949	\$ 14,885	\$ -	\$ 1,846,294	\$ -	\$ -	\$ 1,846,294
16 2039 - 40	\$ 73,469,050	\$ 15,208	\$ -	\$ 1,886,377	\$ -	\$ -	\$ 1,886,377
17 2040 - 41	\$ 75,061,372	\$ 15,538	\$ -	\$ 1,927,261	\$ -	\$ -	\$ 1,927,261
18 2041 - 42	\$ 76,685,541	\$ 15,874	\$ -	\$ 1,968,963	\$ -	\$ -	\$ 1,968,963
19 2042 - 43	\$ 78,342,194	\$ 16,217	\$ -	\$ 2,011,498	\$ -	\$ -	\$ 2,011,498
20 2043 - 44	\$ 80,031,979	\$ 16,567	\$ -	\$ 2,054,885	\$ -	\$ -	\$ 2,054,885
21 2044 - 45	\$ 81,755,561	\$ 16,923	\$ -	\$ 2,099,139	\$ -	\$ -	\$ 2,099,139
22 2045 - 46	\$ 83,513,613	\$ 17,287	\$ -	\$ 2,144,279	\$ -	\$ -	\$ 2,144,279
23 2046 - 47	\$ 85,306,827	\$ 17,659	\$ -	\$ 2,190,321	\$ -	\$ -	\$ 2,190,321
24 2047 - 48	\$ 87,135,905	\$ 18,037	\$ -	\$ 2,237,284	\$ -	\$ -	\$ 2,237,284
25 2048 - 49	\$ 89,001,565	\$ 18,423	\$ -	\$ 2,285,186	\$ -	\$ -	\$ 2,285,186
		\$ 355,724	\$ 104,698	\$ 44,227,821	\$ 3,498,955	\$ 2,941,897	\$ 37,786,969
		<i>0.80%</i>	<i>0.24%</i>	<i>100%</i>			

6. Maximum Indebtedness.

The maximum amount of indebtedness to be incurred by the DDA under this 2023 Amended and Restated Development and Tax Increment Financing Plan will be limited to only those projects and programs identified in the Development Plan and will be limited by the annual revenues available to DDA for bond interest and principal payments and shall not exceed \$15,000,000. Revenues captured may also be used to accomplish projects in the Development Area outlined in Table 1.

7. Use of Captured Revenues

Revenues captured through this Tax Increment Plan will be used to finance those improvements and projects outlined in Table 2 of the Development Plan in accordance with procedures specified in this Plan. Further, captured revenues can be used to finance current financial obligations of DDA, to pay for costs incurred by the City/DDA in implementing both the Development Plan and the Tax Increment Financing Plan, marketing and promotions costs, to pay for costs associated with the administration and operation of the Development and Tax Increment Plan and its associated projects and programs. In addition, the Development Plan encourages the use of Tax Increment Financing Plan revenues to support public improvements associated with private redevelopment and new development projects.

The amount available for capital improvements will increase as the valuations in the district increase above the forecasted assumptions and with the implementation of new developments not incorporated in the forecast. For every \$1,000,000 of added valuation the tax increment revenues will increase by \$26,773.

Table 6
Anticipated Millage To Be Captured

Local Unit of Government		
City of Northville		15.4260
<i>City Operating</i>	<i>13.0182</i>	
<i>City Street Improvements</i>	<i>1.6216</i>	
<i>Debt Service - Streets</i>	<i>0.7862</i>	
Northville Library District		1.0975
Community College		2.2700
Wayne County		7.5286
County Operating	<i>6.5928</i>	
Public Safety	<i>0.9358</i>	
Wayne County Parks		0.2442
HCMA		0.2070
Total Millage		26.7733

8. Duration of the Program

The 2023 Amended and Restated Development and Tax Increment Financing Plan shall extend the Tax Increment Financing Plan until such time that all projects and programs identified in the Development Plan have been implemented but, in any event, not beyond December 31, 2049. This 2023 Amended and Restated Development and Tax Increment Financing Plan shall not be abolished before the principal of and interest on any bonds which are outstanding, and obligations under the inter-local agreement with the Northville Brownfield Redevelopment Authority, have been paid in full, or funds sufficient for such obligations have been segregated.

9. Plan Impact on Local Taxing Jurisdictions

The Authority recognizes that future development and continued enhancements in the DDA business area will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the effected local taxing jurisdictions will experience a gain in property tax revenues from improvement made in the Development Area during the duration of the plan and should realize increased property tax revenues thereafter as a result of activities financed by the plan. Such future benefits cannot be accurately quantified at this time. However, based on the tax increment revenue forecast the City of Northville and other taxing authorities would contribute the following percentage of revenues.

Table 7
Forecasted Revenue by Source

Local Unit of Government		Contribution	Percentage
City of Northville		\$ 25,192,401	59.94%
<i>City Operating</i>	\$ 21,260,191		
<i>City Street Improvements</i>	\$ 2,648,256		
<i>Debt Service - Streets</i>	\$ 1,283,953		
Northville District Library		\$ 95,804	0.23%
Wayne County Community College		\$ 3,707,166	8.82%
Wayne County		\$ 12,295,054	29.25%
County Operating	\$ 10,766,787		
Public Safety	\$ 1,528,267		
Wayne County Parks		\$ 398,806	0.95%
HCMA		\$ 338,054	0.80%
Total Contributions		\$ 42,027,286	100.00%

10. Release of Captured Revenues After Completion of Plan

When the Development and Tax Increment Financing Plans have been accomplished, the captured revenue proportionately to the respective taxing jurisdictions is released and the local taxing jurisdictions receive all the taxes levied from that point on.

11. Assumptions of Tax Increment Financing Plan.

The following assumptions were considered in the formulation of the Tax Increment Financing Plan:

- A. Real property is based on an annual growth rate of 4.00% for year 2024-2025, 3.00% for year 2025-2026, and then 2.0% thereafter.
- B. Personal property valuations are not factored into the forecast and depending on the results of the Personal Property Tax reform (Proposal 14-1) may be available for capture if there are businesses within the District that have in excess of \$80,000 in personal property. However, there is a phase out period over a ten-year period where a 100% exemption from personal property taxes goes into effect.
- D. Costs provided for the various development projects enumerated in Table 1 are estimated costs in 2023 dollars. Final costs are determined after the Authority determines the final scope of work, authorizes the final designs and determines the year of the project expenditures.

12. Operating Agreement between Downtown Development Authority and Local Unit of Government Regarding Use of Tax Increment Revenues.

Except as described in the following sentence the DDA will not spend any funds outside of those annually approved through the budget process and shall not commit to any loans, leases, or purchases without sufficient evidence of an adequate revenue source to support the proposal. The Northville DDA will enter into an agreement with the Northville Brownfield Redevelopment Authority to reimburse costs associated with the redevelopment of the Northville Downs property.

13. Relationship of the Tax Increment Financing Plan with Other Funding Programs.

As discussed in the Development Plan, the revitalization of the downtown business district will include tax increment financing and other forms of intergovernmental financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage public funds and private financing in order to implement the planned program.

14. Relationship to Community Master Plan

The Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's redevelopment program and master plan. The projects and programs that are included in this amended and restated plan are consistent with goals and objectives addressed in the 2018 City of Northville Master Plan (*page 46*) for the Cady Street / South Center Street / Northville Downs Area.

15. Submission of an Annual Report to Governing Body and State Tax Commission.

Annually the DDA shall submit to the City of Northville and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items enumerated in Section 15 (3) of Act 57 of 2018 (MCL 125.1665). Further, the report shall be published in a newspaper of general circulation.

EXHIBITS

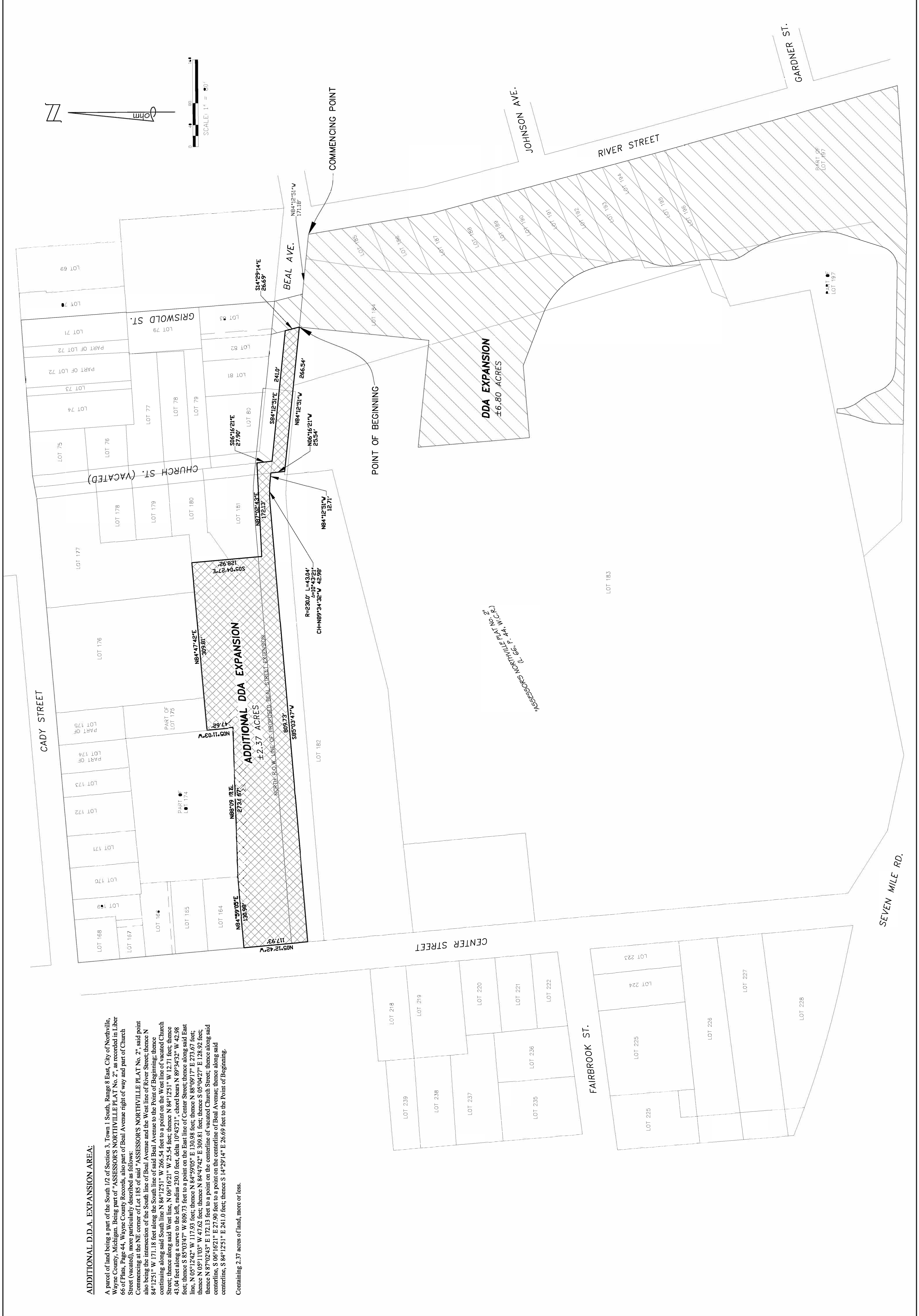
- 2023 Boundary Expansion – Beal Street Portion
- 2023 Boundary Expansion – River Street Portion



OHM
ARCHITECTS ENGINEERS PLANNERS
P 734-522-6711 F 734-522-6427
3400 PLYMOUTH ROAD
LIVONIA, MI 48150
OHMADVISORS.COM

D. D.A. EXPANSION
NORTHVILLE DOWNS
CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

DATE: 03-29-2023
PROJ NUMBER: AS
ENG: AS
COUNTY: WAYNE
CITY/TOWNSHIP: CITY OF NORTHVILLE
SCALE: 1" = 50'
SHEET: 1.9



ADDITIONAL D.D.A. EXPANSION AREA:
A parcel of land being a part of the South 1/2 of Section 3, Town 1 South, Range 8 East, City of Northville, Wayne County, Michigan. Being part of "ASSESSORS NORTHVILLE PLAT No. 2", as recorded in Liber 66 of Plats, Page 44, Wayne County Records, also part of Beal Avenue right of way and part of Church Street (vacated), more particularly described as follows:
Commencing at the NE corner of Lot 185 of said "ASSESSORS NORTHVILLE PLAT No. 2", said point also being the intersection of the South line of said Beal Avenue and the West line of River Street; thence N 84°12'51" W 171.18 feet along the South line of said Beal Avenue to the Point of Beginning; thence continuing along said South line N 84°12'51" W 266.54 feet to a point on the West line of vacated Church Street; thence along said West line, N 06°16'21" W 25.54 feet; thence N 84°12'51" W 12.71 feet; thence 43.04 feet along a curve to the left, radius 230.0 feet, delta 10°43'21", chord bears N 89°34'32" W 42.98 feet; thence S 89°04'47" W 809.73 feet to a point on the East line of Center Street; thence along said East line, N 05°12'42" W 177.93 feet; thence N 84°59'05" E 130.98 feet; thence N 88°09'17" E 273.67 feet; thence N 05°11'03" W 47.62 feet; thence N 84°47'42" E 309.81 feet; thence S 05°04'27" E 128.92 feet; thence N 87°02'45" E 172.19 feet to a point on the centerline of vacated Church Street; thence along said centerline, S 84°12'51" E 241.0 feet; thence S 14°29'14" E 26.69 feet to the Point of Beginning.
Containing 2.37 acres of land, more or less.

