

Wade-Trim

March 31, 1993



Charter Township of Van Buren
Downtown Development Authority Board
46425 Tyler Road
Belleville, Michigan 48111-1299

Attention: Mr. Robert Clark, Chairman

Re: Update of the Township Downtown Development
Plan and Tax Increment Financing Plan

Group
Services:

Architecture
Engineering
Planning
Sciences
Surveying

Dear Chairman Clark:

Wade-Trim/Associates, Inc., in consultation with Dykema Gossett and A.G. Edwards & Sons, Inc., is pleased to present the Amended Downtown Development Plan and Tax Increment Financing Plan.

The Plans have been amended to incorporate new projects (i.e., Tyler Road improvements and Fire Station development) as well as a \$10 million bond issue toward the construction of a Senior/Recreation Center and Township Hall Modernization project.

The document contains the information required by PA 197 of 1975, as amended. It has been organized using a new format to correspond to the Act submittal requirements.

Very truly yours,

WADE-TRIM/ASSOCIATES, INC.

Nicholas P. Lomako, AICP, PCP
Vice President

NPL:cje
VBN 6224-01
NPL1-VBN6224.01
Enclosure



RESOLUTION ADOPTING AMENDMENTS TO
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN AND RECOMMENDING APPROVAL
BY THE TOWNSHIP BOARD OF THE
CHARTER TOWNSHIP OF VAN BUREN

Downtown Development Authority of the
Charter Township of Van Buren
County of Wayne, Michigan

Minutes of a special meeting of the Board of the
Downtown Development Authority of the Charter Township of Van
Buren, County of Wayne, Michigan (the "Authority"), held in the
Charter Township of Van Buren, on February 2, 1993 at 5:00
o'clock p.m., Eastern Time.

PRESENT: Members Clark, Light, Zoller, Atchinson, Bittner, Suliman and Jacokes

ABSENT: Members Covington (excused), Dolph, (excused), Harris (arrived 5:18 p.m.)
and Mercèr (arrived 5:19 p.m.)

The following preamble and resolution were offered
by Atchinson and supported by Light :

WHEREAS, pursuant to Act 197, Public Acts of Michigan,
1975, as amended (the "Act"), and by Ordinance No. 2-20-90,
adopted by the Township Board of the Charter Township of Van
Buren (the "Township") on March 6, 1990, the Township
established the Downtown Development Authority of the Charter
Township of Van Buren (the "Authority") and defined the
boundaries of the "Downtown District" in which the DDA
exercises its powers;

WHEREAS, pursuant to the Act and by Ordinance No.
5-22-90, adopted by the Township Board of the Township on
May 25, 1990, the Township approved a Downtown Development Plan
and Tax Increment Financing Plan (the "Original Plan");

WHEREAS, the Authority determines that it is necessary
and appropriate to amend the Original Plan to further implement
the purposes and objectives of the Original Plan;

WHEREAS, the Authority has been presented with a
document which incorporates the desired amendments to the
Original Plan and restates the Original Plan, as so revised, in
its entirety (the "Restated Plan"); and

as may be required or may be necessary or convenient to effectuate the intent and purpose of this Resolution.

8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.

A roll call vote on the foregoing resolution was taken, the result of which is as follows:

YES: Members: Clark, Light, Zoller, Atchinson, Bittner, Suliman and Jacokes

NO: Members: None

ABSTAIN: Members: None

THE RESOLUTION WAS THEREUPON DECLARED ADOPTED.

Sophie P. Zoller
Sophie P. Zoller
Secretary

EXHIBIT A

[Attach Restated Downtown Development Plan
and Tax Increment Financing Plan]

DDA 93-02

RESOLUTION ADOPTING AMENDMENTS TO
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN AND RECOMMENDING APPROVAL
BY THE TOWNSHIP BOARD OF THE
CHARTER TOWNSHIP OF VAN BUREN

Downtown Development Authority of the
Charter Township of Van Buren
County of Wayne, Michigan

Minutes of a special meeting of the Board of the
Downtown Development Authority of the Charter Township of Van
Buren, County of Wayne, Michigan (the "Authority"), held in the
Charter Township of Van Buren, on February 2, 1993 at 5:00
o'clock p.m., Eastern Time.

PRESENT: Members Clark, Light, Zoller, Atchinson, Bittner, Suliman and Jacokes

ABSENT: Members Covington (excused), Dolph, (excused), Harris (arrived 5:18 p.m.)
and Mercer (arrived 5:19 p.m.)

The following preamble and resolution were offered
by Atchinson and supported by Light:

WHEREAS, pursuant to Act 197, Public Acts of Michigan,
1975, as amended (the "Act"), and by Ordinance No. 2-20-90,
adopted by the Township Board of the Charter Township of Van
Buren (the "Township") on March 6, 1990, the Township
established the Downtown Development Authority of the Charter
Township of Van Buren (the "Authority") and defined the
boundaries of the "Downtown District" in which the DDA
exercises its powers;

WHEREAS, pursuant to the Act and by Ordinance No.
5-22-90, adopted by the Township Board of the Township on
May 25, 1990, the Township approved a Downtown Development Plan
and Tax Increment Financing Plan (the "Original Plan");

WHEREAS, the Authority determines that it is necessary
and appropriate to amend the Original Plan to further implement
the purposes and objectives of the Original Plan;

WHEREAS, the Authority has been presented with a
document which incorporates the desired amendments to the
Original Plan and restates the Original Plan, as so revised, in
its entirety (the "Restated Plan"); and

as may be required or may be necessary or convenient to effectuate the intent and purpose of this Resolution.

8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.

A roll call vote on the foregoing resolution was taken, the result of which is as follows:

YES: Members: Clark, Light, Zoller, Atchinson, Bittner, Suliman and Jacokes

NO: Members: None

ABSTAIN: Members: None

THE RESOLUTION WAS THEREUPON DECLARED ADOPTED.

Sophie P. Zoller
Sophie P. Zoller
Secretary

EXHIBIT A

[Attach Restated Downtown Development Plan
and Tax Increment Financing Plan]

Wade-Trim

March 31, 1993



Charter Township of Van Buren
Downtown Development Authority Board
46425 Tyler Road
Belleville, Michigan 48111-1299

Attention: Mr. Robert Clark, Chairman

Re: Update of the Township Downtown Development
Plan and Tax Increment Financing Plan

Group
Services:

Architecture
Engineering
Planning
Sciences
Surveying

Dear Chairman Clark:

Wade-Trim/Associates, Inc., in consultation with Dykema Gossett and A.G. Edwards & Sons, Inc., is pleased to present the Amended Downtown Development Plan and Tax Increment Financing Plan.

The Plans have been amended to incorporate new projects (i.e., Tyler Road improvements and Fire Station development) as well as a \$10 million bond issue toward the construction of a Senior/Recreation Center and Township Hall Modernization project.

The document contains the information required by PA 197 of 1975, as amended. It has been organized using a new format to correspond to the Act submittal requirements.

Very truly yours,

WADE-TRIM/ASSOCIATES, INC.

Nicholas P. Lomako, AICP, PCP
Vice President

NPL:cje
VBN 6224-01
NPL1-VBN6224.01
Enclosure



**CHARTER TOWNSHIP OF VAN BUREN
DOWNTOWN DEVELOPMENT AUTHORITY**

**PROPOSED AMENDED
DOWNTOWN DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

Prepared by:

**Wade-Trim/Associates
25185 Goddard Road
Taylor, MI 48180**

VBN 6224-01

Effective March 4, 1988

DEVELOPMENT PLAN

Section 17.(2)(a)

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

Map 1 illustrates the boundaries of the development area in relation to the individual properties, transportation facilities, and water bodies. The development area boundaries are coterminous with the DDA District boundaries.

Section 17.(2)(b)

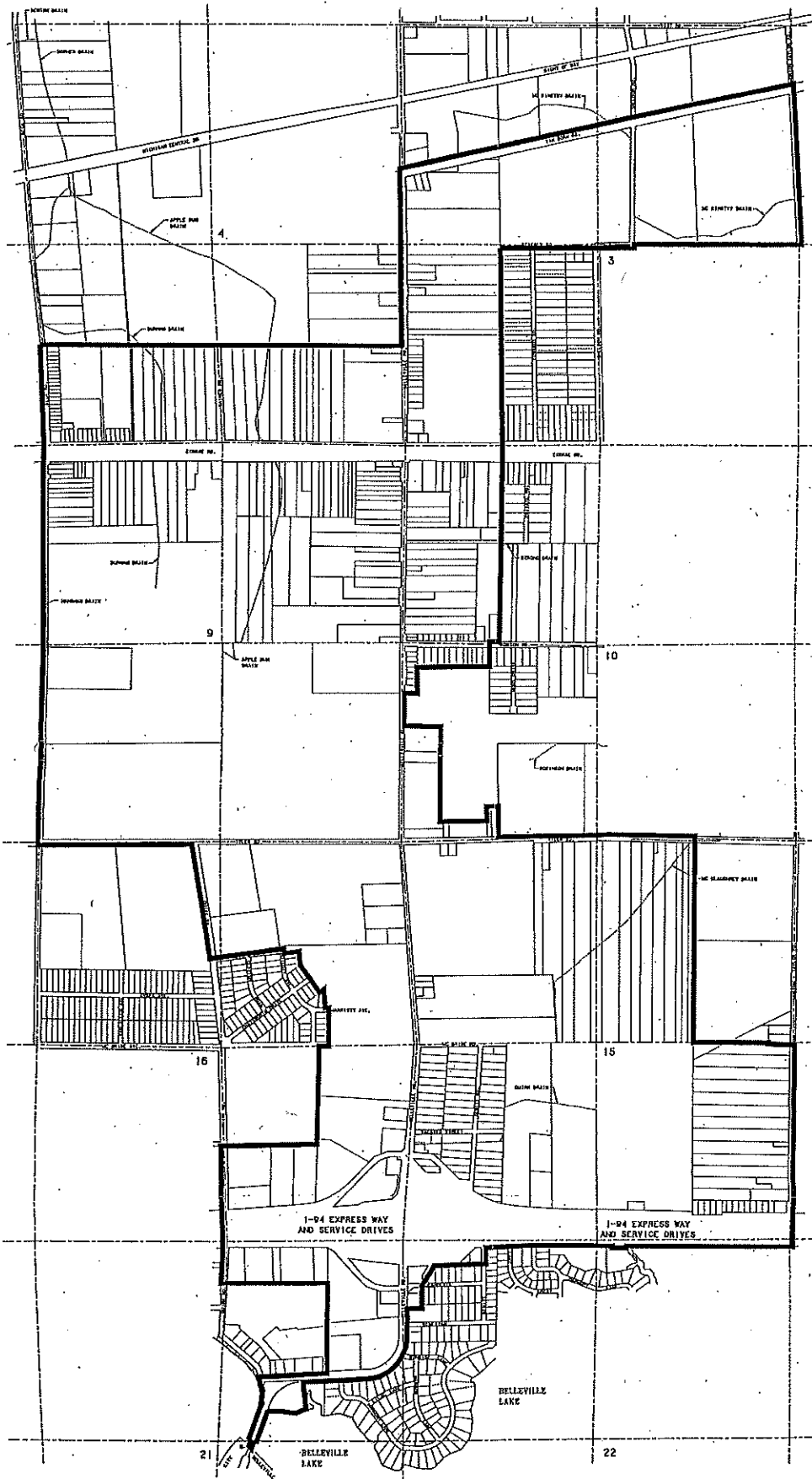
The location and extent of existing streets and other public facilities within the development area and shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial,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

The location and extent of existing public and private land uses within the development area are presented on Map 2. Public and semi-public facilities include the following land uses:

- a. U.S. Post Office
- b. Charter Township of Van Buren Municipal Complex
- c. University of Michigan (Willow Run Property)
- d. Willow Run Airport Lands
- e. Quirk Senior Citizen Center
- f. Fire Station
- g. Berean Baptist Church
- h. Belleville United Presbyterian Church

The land development pattern proposed for the development area is shown on Map 3. The future land use proposals shown on Map 3 are as adopted by the Charter Township of Van Buren Planning Commission at their October 11, 1989, meeting.

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



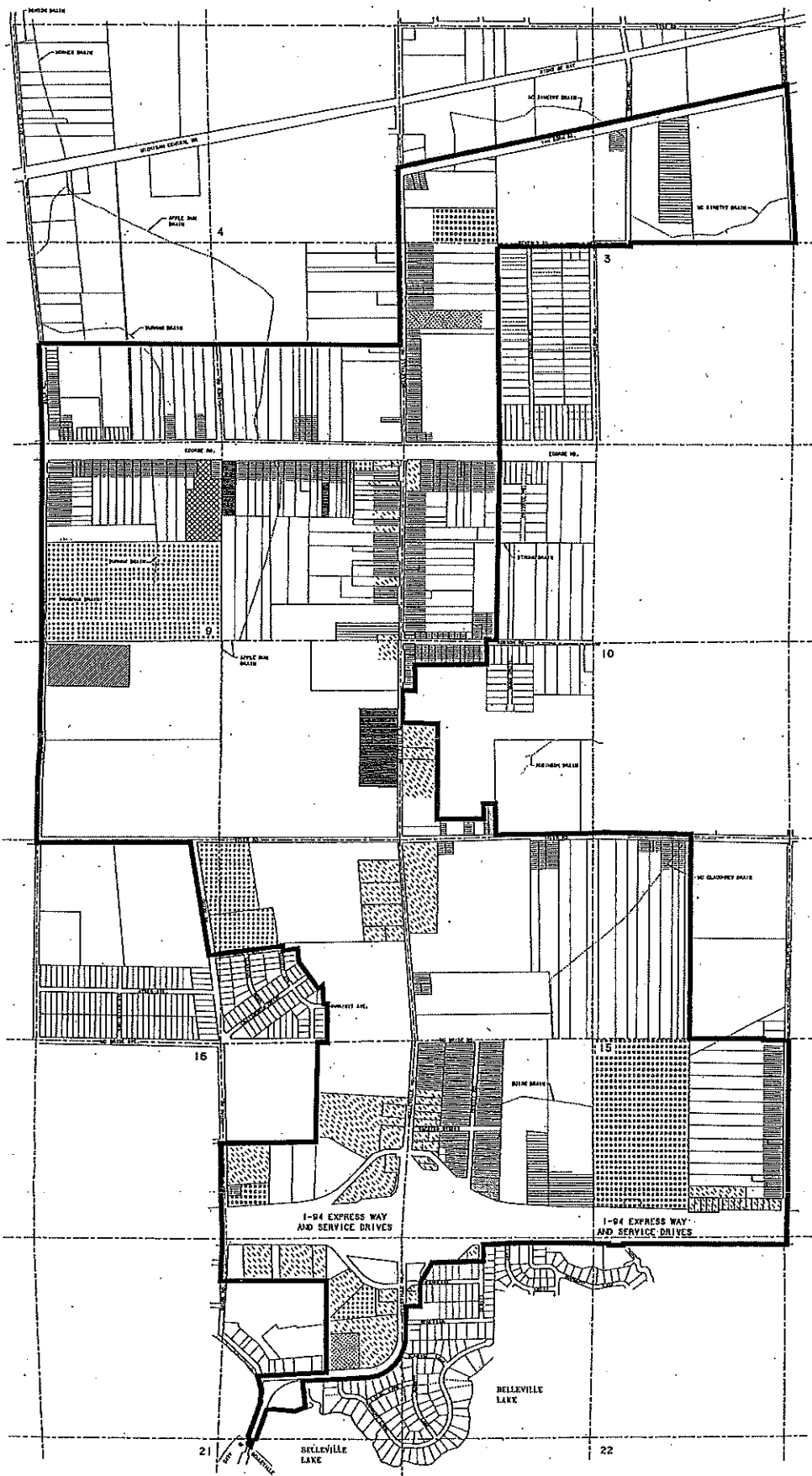
0 250 500 750 1000



MAP 1
DDA DISTRICT

DOWNTOWN DEVELOPMENT AUTHORITY
CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN

Wade-Trim



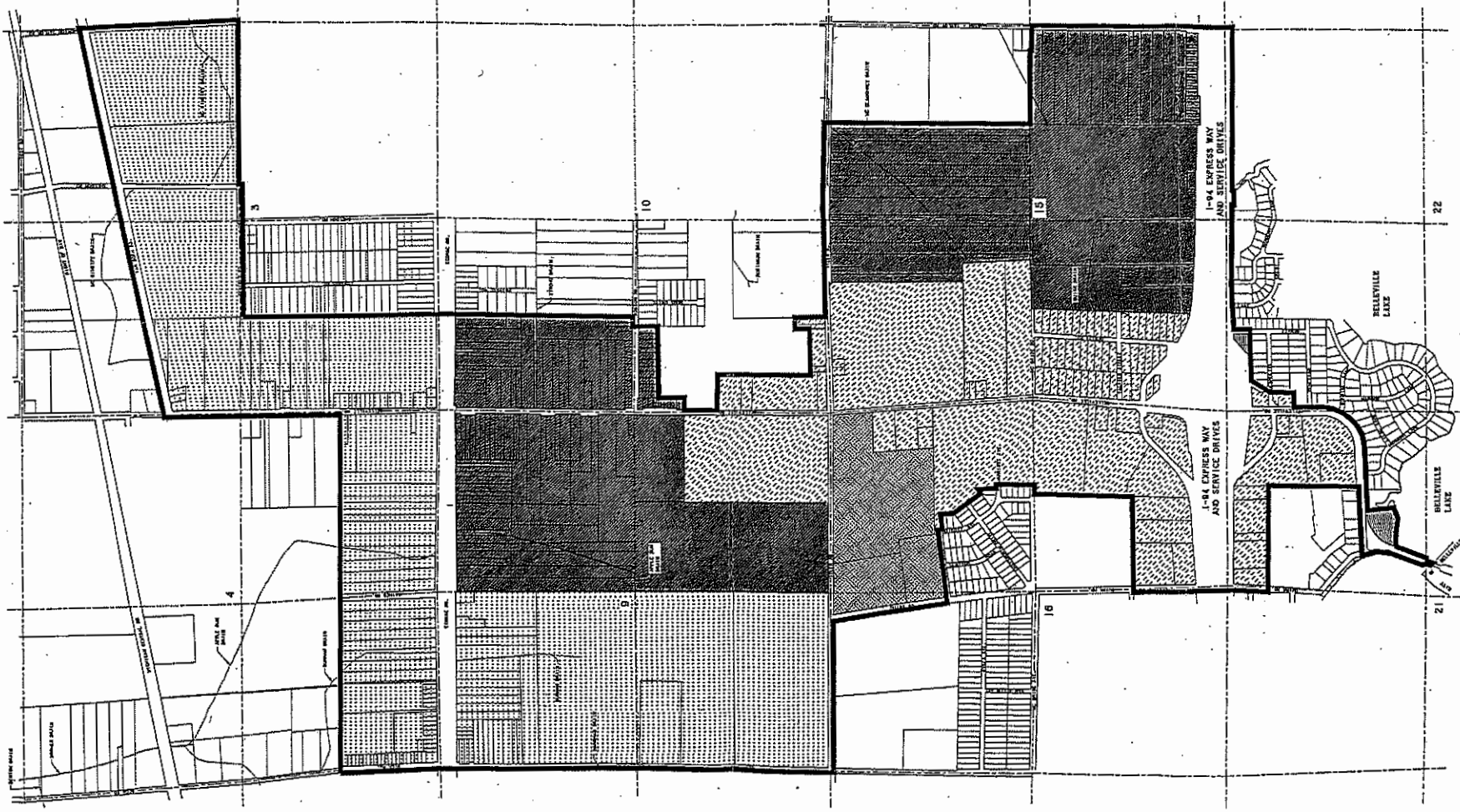
MAP 2
EXISTING LAND USE MAP

- LEGEND
- SINGLE & TWO FAMILY RESIDENTIAL
 - MOBILE HOME PARKS
 - AGRICULTURAL
 - COMMERCIAL
 - SEMI-PUBLIC
 - PUBLIC
 - LIGHT INDUSTRIAL
 - HEAVY INDUSTRIAL
 - VACANT
 - AIRPORT
 - DDA LIMIT

SOURCE:
SITE SURVEY, JANUARY 22, 1993

DOWNTOWN DEVELOPMENT AUTHORITY
CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN

Wade-Trim



MAP 3
FUTURE LAND USE MAP

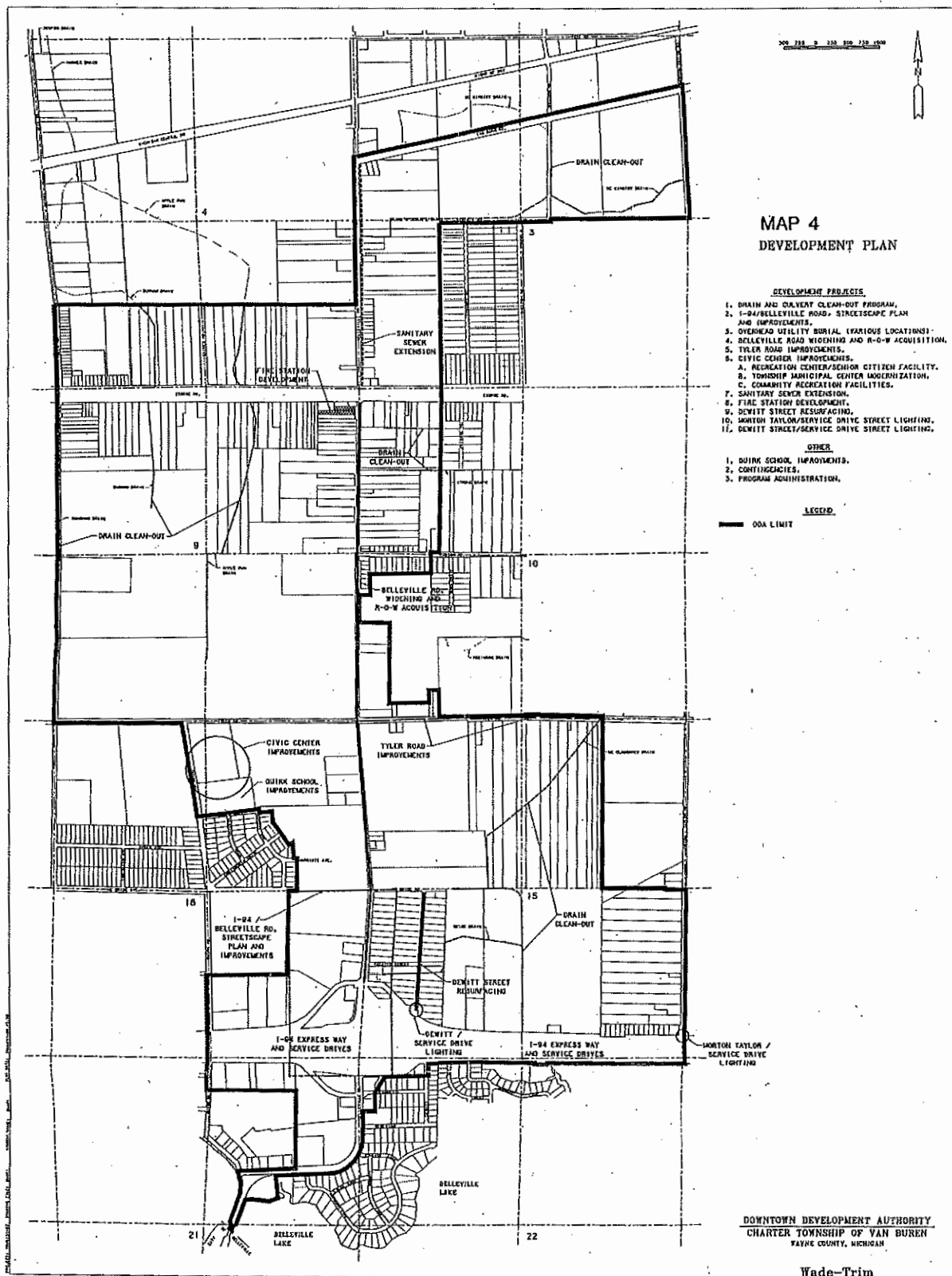
LEGEND

- LOW DENSITY/SINGLE FAMILY RESIDENTIAL
- GENERAL BUSINESS AREA COMMERCIAL
- COMMERCIAL/OFFICE
- OFFICE/RESEARCH
- PUBLIC/SEMI-PUBLIC
- DDA LIMIT

SOURCE:
VAN BUREN CHARTER TOWNSHIP
MASTER PLAN
OCTOBER 11, 1988

DOWNTOWN DEVELOPMENT AUTHORITY
CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN

Wade-Trim



VAN BUREN TOWNSHIP
PROPOSED DOWNTOWN DEVELOPMENT
AUTHORITY DISTRICT

LAND LOCATED IN SECTIONS 3, 4, 9, 10, 15, 16, 21, AND 22,
TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE
COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE
OF BECK ROAD (93 FEET WIDE) AND THE NORTH LINE, EXTENDED, OF
"KEPES SUBDIVISION," AS RECORDED IN LIBER 71 OF PLATS, PAGE
14, WAYNE COUNTY RECORDS; THENCE EASTERLY ALONG SAID NORTH
LINE OF "KEPES SUBDIVISION," APPROXIMATELY 258 FEET TO THE
NORTHEAST CORNER OF SAID "KEPES SUBDIVISION"; THENCE
CONTINUING EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 3 SOUTH,
RANGE 8 EAST, (ALSO BEING THE NORTH LINE OF PARCELS
04T1a1a2b, and 04T1a1b), APPROXIMATELY 1,005 FEET TO THE
NORTHWEST CORNER OF "SEYMOUR & TROESTER'S - WILLOW RUN
SUBDIVISION," AS RECORDED IN LIBER 71 OF PLATS, PAGE 83,
WAYNE COUNTY RECORDS; THENCE CONTINUING EASTERLY ALONG THE
NORTH LINE OF SAID "SEYMOUR & TROESTER'S - WILLOW RUN
SUBDIVISION," APPROXIMATELY 1,860 FEET TO THE NORTHEAST
CORNER OF SAID "SEYMOUR & TROESTER'S - WILLOW RUN
SUBDIVISION"; THENCE CONTINUING EASTERLY, ALONG THE NORTH
LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID
SECTION 4, APPROXIMATELY 1,764 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY LINE OF BELLEVILLE ROAD (88 FEET WIDE); THENCE
NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF BELLEVILLE
ROAD, APPROXIMATELY 1,187 FEET; THENCE WEST, APPROXIMATELY
12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF
BELLEVILLE ROAD (90 FEET WIDE); THENCE NORTHERLY ALONG SAID
WEST RIGHT-OF-WAY LINE OF BELLEVILLE ROAD, APPROXIMATELY
1,093 FEET; THENCE EASTERLY APPROXIMATELY 5 FEET TO A POINT
ON THE WEST RIGHT-OF-WAY LINE OF BELLEVILLE ROAD (73 FEET
WIDE); THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF
BELLEVILLE ROAD, APPROXIMATELY 40 FEET TO THE INTERSECTION
OF SAID WEST RIGHT-OF-WAY LINE OF BELLEVILLE ROAD AND THE
NORTHERLY RIGHT-OF-WAY LINE OF VAN BORN ROAD (120 FEET
WIDE); THENCE NORTHEASTERLY ALONG SAID NORTHERLY
RIGHT-OF-WAY LINE OF VAN BORN ROAD, APPROXIMATELY 5,520 FEET
TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF
VAN BORN ROAD AND THE EAST RIGHT-OF-WAY LINE OF
MORTON-TAYLOR ROAD (66 FEET WIDE); THENCE SOUTHERLY ALONG
SAID EAST RIGHT-OF-WAY LINE OF MORTON-TAYLOR ROAD,
APPROXIMATELY 2,097 FEET TO THE INTERSECTION OF SAID EAST
RIGHT-OF-WAY LINE OF MORTON-TAYLOR ROAD AND THE EAST-WEST
QUARTER LINE OF THE EAST HALF OF SECTION 3, TOWN 3 SOUTH,
RANGE 8 EAST; THENCE WESTERLY ALONG SAID EAST-WEST QUARTER
LINE OF SECTION 3, APPROXIMATELY 2,248 FEET TO THE
INTERSECTION OF SAID EAST-WEST QUARTER LINE OF SECTION 3 AND
THE EAST RIGHT-OF-WAY LINE OF SHELDON ROAD (66 FEET WIDE);
THENCE SOUTHERLY, APPROXIMATELY 33 FEET TO THE INTERSECTION
OF SAID EAST RIGHT-OF-WAY LINE OF SHELDON ROAD AND THE SOUTH
RIGHT-OF-WAY LINE OF BEVERLY ROAD (66 FEET WIDE); THENCE

WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BEVERLY ROAD, APPROXIMATELY 440 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF BEVERLY ROAD AND THE EAST RIGHT-OF-WAY LINE OF SHELDON ROAD (93 FEET WIDE); THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF SHELDON ROAD, APPROXIMATELY 10 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF SHELDON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF BEVERLY ROAD (43 FEET WIDE) EXTENDED; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BEVERLY ROAD, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 36, 37, AND 77 OF SEYMOUR & TROESTER'S - MOTOR CITY ACRES SUBDIVISION, AS RECORDED IN LIBER 65 OF PLATS, PAGE 71, WAYNE COUNTY RECORDS, APPROXIMATELY 1,362 FEET TO THE NORTHWEST CORNER OF SAID LOT 77, "SEYMOUR & TROESTER'S - MOTOR CITY ACRES SUBDIVISION"; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID "SEYMOUR & TROESTER'S - MOTOR CITY ACRES SUBDIVISION," APPROXIMATELY 2,578 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ECORSE ROAD (APPROXIMATELY 289 FEET WIDE); THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWN 3 SOUTH, RANGE 8 EAST, (SAID LINE ALSO BEING THE EAST LINE OF PARCELS 10Fla1, 10Fla2, 10Fl0a2, 10Fl0b, 10Q1a, and 10Q1b) APPROXIMATELY 2,696 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROBSON ROAD (76 FEET WIDE); THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF ROBSON ROAD, APPROXIMATELY 138 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF ROBSON ROAD AND THE EAST LINE EXTENDED, OF LOT 21 "ROHLER SUBDIVISION," AS RECORDED IN LIBER 81 OF PLATS, PAGE 53, WAYNE COUNTY RECORDS; THENCE SOUTHERLY ALONG SAID EXTENDED EAST LINE OF LOT 21, "ROHLER SUBDIVISION," APPROXIMATELY 333 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 21 THROUGH 30, INCLUSIVE, SAID "ROHLER SUBDIVISION," APPROXIMATELY 999 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF PART OF LOT 33 AND LOTS 34 THROUGH 36, INCLUSIVE, SAID "ROHLER SUBDIVISION," AND SAID EAST LINE, EXTENDED, APPROXIMATELY 355 FEET TO THE SOUTHEAST CORNER OF PARCEL 10R1e2a; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 10R1e2a, APPROXIMATELY 174 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BELLEVILLE ROAD (66 FEET WIDE); THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF BELLEVILLE ROAD, APPROXIMATELY 429 FEET TO THE NORTHWEST CORNER OF PARCEL 10Sa2,S2b2; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL 10Sa2,S2b2, APPROXIMATELY 503 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 10Sa2,S2b2; THENCE SOUTHERLY ALONG THE EAST LINE OF PARCELS 10Sa2,S2b2, 10S2a3 AND 10Sal1, APPROXIMATELY 1,293 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF PARCELS 10S2a1b,T1a2 AND 10T1a3a, APPROXIMATELY 651 FEET TO A POINT ON THE WEST LINE OF PARCEL 10T1b; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL 10T1b, APPROXIMATELY 202 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 10T1b; THENCE EASTERLY ALONG THE NORTH LINE OF PARCELS 10T1b AND 10T2, APPROXIMATELY 154 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 10T2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 10T2, APPROXIMATELY 429 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TYLER ROAD (VARIABLE WIDTH); THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF TYLER ROAD, APPROXIMATELY 2,699 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF TYLER

ROAD AND EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWN 3 SOUTH, RANGE 8 EAST, SAID LINE ALSO BEING THE EAST LINE OF PARCEL 15C1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 15C1 2,749 FEET TO A POINT ON THE EAST-WEST QUARTER LINE OF EAST HALF OF SAID SECTION 15 (SAID POINT ALSO BEING THE APPROXIMATE NORTHEAST CORNER OF PARCEL 15L2a); THENCE EASTERLY ALONG SAID EAST-WEST QUARTER LINE OF SECTION 15, APPROXIMATELY 1,010 FEET TO THE INTERSECTION OF SAID EAST-WEST QUARTER LINE OF SECTION 15 AND THE WEST LINE OF PARCEL 15M1a2b; THENCE SOUTHERLY ALONG SAID WEST LINE OF PARCEL 15M1a2b, APPROXIMATELY 18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 15M1a2b; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL 15M1a2b, APPROXIMATELY 353 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MORTON-TAYLOR ROAD (66 FEET WIDE); THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY WAY LINE OF MORTON-TAYLOR ROAD, APPROXIMATELY 2,738 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF MORTON-TAYLOR ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 94, SERVICE ROAD (VARIABLE WIDTH); THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 94 SERVICE ROAD, APPROXIMATELY 2,263 FEET TO AN ANGLE POINT OF SAID SERVICE ROAD RIGHT-OF-WAY TO THE SOUTH; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SERVICE ROAD, APPROXIMATELY 25 FEET TO AN ANGLE POINT OF SAID SERVICE ROAD RIGHT-OF-WAY TO THE WEST; THENCE WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SERVICE ROAD APPROXIMATELY 200 FEET TO AN ANGLE POINT OF SAID SERVICE ROAD RIGHT-OF-WAY TO THE NORTH; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SERVICE ROAD, APPROXIMATELY 25 FEET TO AN ANGLE POINT OF SAID SERVICE ROAD RIGHT-OF-WAY TO THE WEST; THENCE WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SERVICE ROAD; APPROXIMATELY 867 FEET; THENCE SOUTHERLY, APPROXIMATELY 5 FEET TO THE NORTHEAST CORNER OF "LAKE CREST ESTATES, SUBDIVISION NO. 7," AS RECORDED IN LIBER 90 OF PLATS, PAGE 27, WAYNE COUNTY RECORDS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID "LAKE CREST ESTATES, SUBDIVISION NO. 7," (SAID LINE ALSO BEING THE SOUTH LINE OF INTERSTATE 94, SERVICE ROAD), APPROXIMATELY 702 FEET TO THE NORTHWEST CORNER OF SAID "LAKE CREST ESTATES SUBDIVISION NO. 7"; THENCE NORTH, APPROXIMATELY 5 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE, INTERSTATE 94 SERVICE ROAD; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SERVICE ROAD, APPROXIMATELY 150 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SERVICE ROAD AND THE EAST RIGHT-OF-WAY LINE OF DEWITT ROAD (60 FEET WIDE); THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF DEWITT ROAD, APPROXIMATELY 210 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF DEWITT ROAD AND A LINE 293 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWN 3 SOUTH, RANGE 8 EAST; THENCE WESTERLY ALONG A LINE, 293 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 22, APPROXIMATELY 690 FEET TO THE NORTHWEST CORNER OF PARCEL 22Fla19a1; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF PARCELS 22Fla19a1 AND 22Fla20a, EXTENDED, APPROXIMATELY 292 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JEANNETTE ROAD (60 FEET WIDE); THENCE SOUTHERLY ALONG THE EAST LINE OF PARCELS 22Fla24a1 AND 22Fla25, Fla26, Fla45a1, EXTENDED, APPROXIMATELY 350 FEET TO

THE SOUTHEAST CORNER OF PARCEL 22Fla25, Fla26, Fla45a1;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 22Fla25,
Fla26, Fla45a1, APPROXIMATELY 200 FEET TO A POINT ON THE
EAST RIGHT-OF-WAY LINE OF BELLEVILLE ROAD (120 FEET WIDE);
SAID POINT BEING APPROXIMATELY 883 FEET SOUTH OF THE NORTH
LINE OF THE NORTHWEST QUARTER OF SECTION 22; THENCE
SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF BELLEVILLE
ROAD, APPROXIMATELY 379 FEET; THENCE CONTINUING ALONG SAID
EASTERLY RIGHT-OF-WAY LINE OF BELLEVILLE ROAD ALONG A
TANGENT CURVE TO THE RIGHT, RADIUS 559.10 FEET, AN
APPROXIMATE ARC DISTANCE OF 86 FEET TO THE NORTHWEST CORNER
OF LOT 29, "BELLE HARBOR ESTATES," AS RECORDED IN LIBER 77
OF PLATS, PAGES 99 AND 100, WAYNE COUNTY RECORDS; THENCE
CONTINUING ON SAID RIGHT-OF-WAY LINE OF BELLEVILLE ROAD
ALONG A TANGENT CURVE TO THE RIGHT, RADIUS 559.10 FEET, AN
APPROXIMATE ARC DISTANCE OF 761 FEET TO A POINT ON THE SOUTH
RIGHT-OF-WAY LINE OF SAID BELLEVILLE ROAD; THENCE WESTERLY
ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BELLEVILLE ROAD,
APPROXIMATELY 585 FEET TO THE NORTHWEST CORNER OF LOT 34,
SAID "BELLE HARBOR ESTATES," THENCE CONTINUING WESTERLY
ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BELLEVILLE ROAD,
APPROXIMATELY 294 FEET TO A POINT ON THE EAST LINE OF PARCEL
21B1b18a; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID
PARCEL 21B1b18a, APPROXIMATELY 318 FEET TO THE 655 CONTOUR
LINE OF BELLEVILLE LAKE; THENCE WESTERLY ALONG SAID 655
CONTOUR LINE, APPROXIMATELY 521 FEET TO A POINT ON THE
EASTERLY RIGHT-OF-WAY LINE OF BELLEVILLE ROAD (106 FEET
WIDE); THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY
LINE OF BELLEVILLE ROAD AND SAID EASTERLY RIGHT-OF-WAY LINE
EXTENDED, APPROXIMATELY 540 FEET TO A POINT ON THE NORTHERLY
LINE OF THE CITY OF BELLEVILLE; THENCE NORTHWESTERLY ALONG
SAID NORTHERLY LINE, CITY OF BELLEVILLE, APPROXIMATELY 120
FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF
BELLEVILLE ROAD (106 FEET WIDE) EXTENDED; THENCE
NORTHEASTERLY ALONG SAID EXTENDED WESTERLY RIGHT-OF-WAY LINE
OF BELLEVILLE ROAD, APPROXIMATELY 570 FEET; THENCE
NORTHWESTERLY, APPROXIMATELY 15 FEET; THENCE NORTHEASTERLY,
APPROXIMATELY 160 FEET TO THE INTERSECTION OF THE
NORTHWESTERLY RIGHT-OF-WAY LINE OF BELLEVILLE ROAD AND THE
SOUTHWESTERLY RIGHT-OF-WAY OF QUIRK ROAD (66 FEET WIDE);
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY
LINE OF QUIRK ROAD, APPROXIMATELY 180 FEET TO THE
INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY OF QUIRK
ROAD AND NORTH RIGHT-OF-WAY LINE OF BELLEVILLE ROAD (66 FEET
WIDE) EXTENDED; THENCE EASTERLY ALONG SAID NORTH
RIGHT-OF-WAY LINE OF BELLEVILLE ROAD EXTENDED APPROXIMATELY
909 FEET TO A POINT ON THE WEST LINE OF PARCEL 21A1a1b1;
THENCE NORTHERLY ALONG THE WEST LINE OF PARCELS 21A1a1b1,
21A1a1b2a, and 21A1a1b2b1, APPROXIMATELY 1,235 FEET TO THE
INTERSECTION OF SAID WEST LINE OF PARCELS 21A1a1b1,
21A1a1b2a, and 21A1a1b2b1, AND A LINE APPROXIMATELY 550 FEET
SOUTH ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION
21, TOWN 3 SOUTH, RANGE 8 EAST; THENCE WESTERLY ALONG A LINE
APPROXIMATELY 550 FEET SOUTH OF THE NORTH LINE OF SAID
NORTHEAST QUARTER OF SECTION 21, APPROXIMATELY 1,432 FEET TO
A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUIRK ROAD (76 FEET
WIDE); THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF
QUIRK ROAD (ALSO BEING THE EAST LINE OF PART OF LOT 11 AND

ALL OF LOTS 12 AND 13 "ROBELLE ACRES," SUBDIVISION, AS RECORDED N LIBER 77 OF PLATS, PAGES 33 AND 34, WAYNE COUNTY RECORDS, APPROXIMATELY 467 FEET TO THE NORTHEAST CORNER OF LOT 13, SAID "ROBELLE ACRES" SUBDIVISION (SAID CORNER ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF QUIRK ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF THE INTERSTATE 94, SERVICE ROAD); THENCE CONTINUING NORTHERLY ALONG SAID WEST LINE OF QUIRK ROAD, EXTENDED, APPROXIMATELY 546 FEET TO THE SOUTHEAST CORNER OF LOT 41, "WILLOW GARDENS SUBDIVISION," AS RECORDED IN LIBER 71 OF PLATS, PAGE 38, WAYNE COUNTY RECORDS; THENCE CONTINUING NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF QUIRK ROAD (86 FEET WIDE), SAID LINE ALSO BEING THE EAST LINE OF LOTS 41 THROUGH 51 INCLUSIVE, SAID "WILLOW GARDENS SUBDIVISION," APPROXIMATELY 860 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF QUIRK ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF MOHAWK AVENUE (60 FEET WIDE); THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWN 3 SOUTH, RANGE 8 EAST, (SAID LINE ALONG BEING THE SOUTH LINE OF PARCEL 16E1a1), APPROXIMATELY 1,250 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16, (SAID LINE ALSO BEING THE EAST LINE OF PARCEL 16E1a1); THENCE NORTHERLY ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, APPROXIMATELY 1,325 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MCBRIDE ROAD (60 FEET WIDE); THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MCBRIDE ROAD, APPROXIMATELY 131 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF MCBRIDE ROAD AND THE EAST LINE OF "WILLOW GARDENS SUBDIVISION NO. 3," AS RECORDED IN LIBER 74 OF PLATS, PAGE 95, WAYNE COUNTY RECORDS; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 258 THROUGH 263, INCLUSIVE, SAID "WILLOW GARDENS SUBDIVISION NO. 3," APPROXIMATELY 503 FEET TO THE INTERSECTION OF SAID EAST LINE "WILLOW GARDENS SUBDIVISION NO. 3" AND THE NORTH RIGHT-OF-WAY LINE OF MARRIOTT AVENUE (60 FEET WIDE); THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MARRIOTT AVENUE, APPROXIMATELY 48 FEET TO THE SOUTHEAST CORNER OF LOT 257, SAID "WILLOW GARDENS SUBDIVISION NO. 3"; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 257; APPROXIMATELY 244 FEET TO THE NORTHEAST CORNER OF SAID LOT 257; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 257, APPROXIMATELY 65 FEET TO THE SOUTHEASTERLY CORNER OF LOT 231, SAID "WILLOW GARDENS SUBDIVISION NO. 3"; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 230 AND 231, SAID "WILLOW GARDENS SUBDIVISION NO. 3" APPROXIMATELY 460 FEET TO THE SOUTHEAST CORNER OF LOT 227, SAID "WILLOW GARDENS SUBDIVISION NO. 3"; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 225 THROUGH 227, INCLUSIVE, SAID "WILLOW GARDENS SUBDIVISION NO. 3," APPROXIMATELY 180 FEET TO THE NORTHEAST CORNER OF SAID LOT 225; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 225, APPROXIMATELY 200 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ENDICOTT AVENUE (60 FEET WIDE); THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF ENDICOTT AVENUE, APPROXIMATELY 60 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF ENDICOTT AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF AYRES AVENUE (60 FEET WIDE); THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF AYRES AVENUE,

APPROXIMATELY 1,006 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUIRK ROAD (86 FEET WIDE); THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUIRK ROAD, APPROXIMATELY 1,531 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF QUIRK ROAD AND THE SOUTH RIGHT-OF-WAY OF TYLER ROAD (66 FEET WIDE); THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF TYLER ROAD, APPROXIMATELY 2,096 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BECK ROAD (66 FEET WIDE); THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF BECK ROAD, APPROXIMATELY 5,134 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ECORSE ROAD (250 FEET WIDE); THENCE CONTINUING NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF BECK ROAD EXTENDED (93 FEET WIDE), APPROXIMATELY 1,553 FEET TO THE POINT OF BEGINNING, CONTAINING 1,967 ACRES, MORE OR LESS.

(SOURCE USED FOR DESCRIPTION: 1990 VAN BUREN - TAX ROLLS)

VBN 6131-02
03-23-90

Section 17.(2)(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.

A full description of all projects, including those which involve any of the changes described above is provided in Section 17.(2)(d).

Section 17.(2)(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.

Table 1, on the following page, provides a list of improvements within the development area. These are broken down into on-going projects, short-term, long-term, and other projects. The proposed improvements are discussed below. These projects are also depicted on Map 4.

On-Going

A. Drain and Culvert Clean-Out Program

There are a number of drains located in Van Buren Township, all of which need regular clean-out to prevent clogging and potential flooding and flood damage. A drain and culvert clean-out program is proposed for those facilities located within the DDA District.

B. Streetscape Design and Improvements

Streetscape design improvements along a primary corridor can dramatically improve the aesthetic appearance, make a route much more visually attractive, and serve to draw new investment. An urban design plan, along with construction drawings and funds for streetlighting, walkways, landscaping, and other pedestrian amenities are all planned for Belleville Road, the primary north-south corridor through both the DDA District as well as the entire Township.

C. Overhead Utility Burial

Burial of overhead utility lines reduces visual pollution and improves the overall appearance of a community. This is proposed as a district-wide activity.

Short-Term

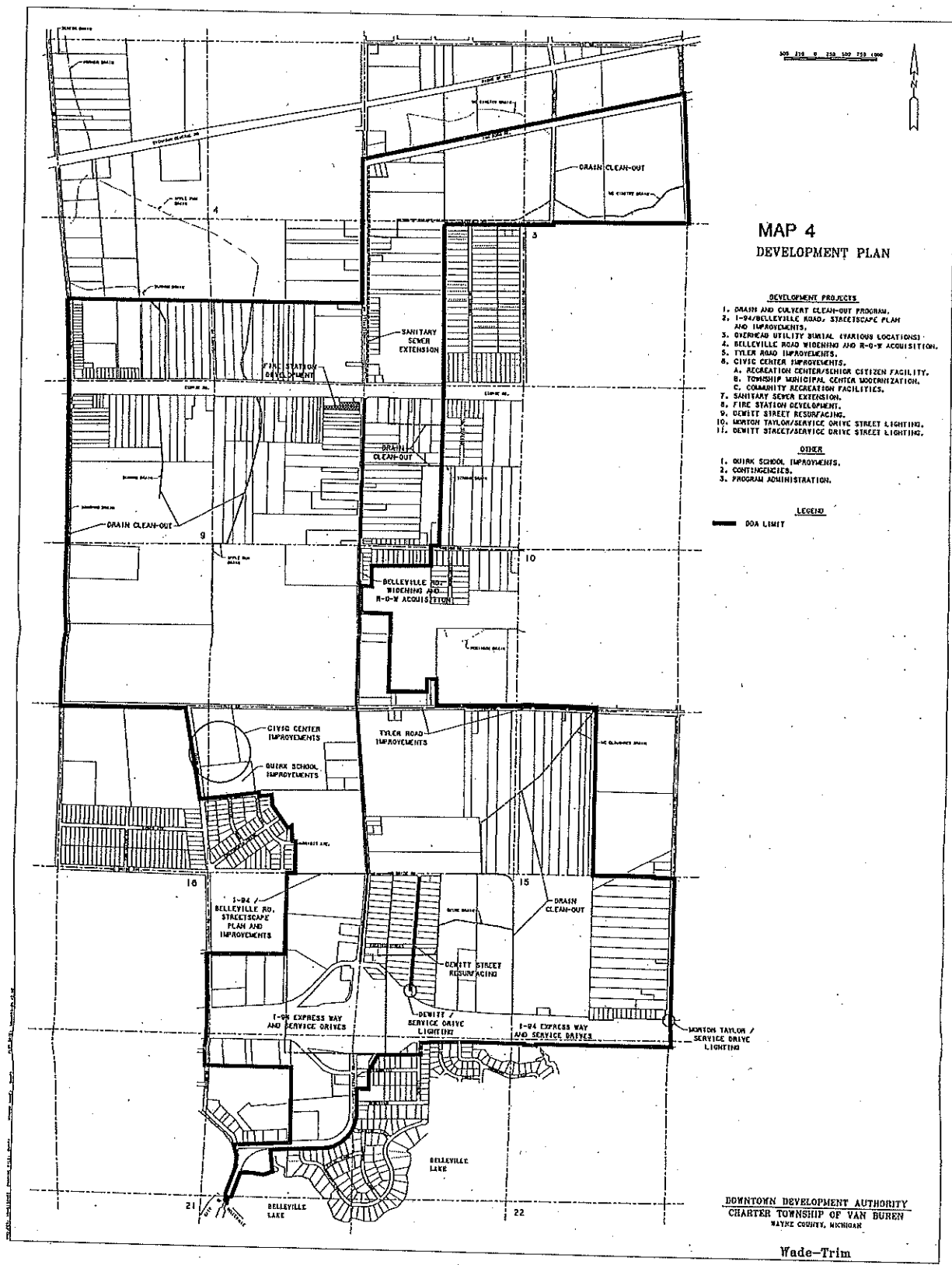
A. Belleville Road Right-of-Way Acquisition

This portion of the DDA plan would involve only right-of-way acquisition along the Belleville Road corridor to permit the construction of a five lane hard-surfaced thoroughfare. Actual construction would be done by Wayne County.

TABLE 1

LIST OF PROJECTS
BY PRIORITY AND COST
CHARTER TOWNSHIP OF VAN BUREN
DOWNTOWN DEVELOPMENT AUTHORITY

PROJECT PRIORITY	PROJECT DESCRIPTION	PROJECT COST
On-Going Projects	1. Drain and Culvert Clean-Out Program	\$1,000,000
	2. Streetscape Design and Improvements	750,000
	3. Overhead Utility Burial	3,500,000
	SUBTOTAL	\$5,250,000
Short-Term Projects	1. Belleville Road Right-of-Way Acquisition	\$2,000,000
	2. Tyler Road Improvements	250,000
	3. Recreation Center - Senior Citizen Facilities	2,500,000
	SUBTOTAL	\$4,750,000
Long-Term Projects	1. Sanitary Sewer Extension, Belleville Road, from Van Buren to Ecorse Road	\$ 300,000
	2. Community Recreation Facilities	200,000
	3. Township Municipal Center Modernization	6,000,000
	4. Fire Station Development	1,500,000
	5. Dewitt Street Resurfacing	350,000
	6. Morton-Taylor Lighting	5,000
	7. Dewitt Street Lighting	5,000
	SUBTOTAL	\$8,360,000
Other Projects	1. Quirk School	400,000
	2. Contingencies	Variable
	3. Program Administration	Variable
	SUBTOTAL	400,000
	TOTAL	\$18,760,000±



MAP 4
DEVELOPMENT PLAN

DEVELOPMENT PROJECTS

1. DRAIN AND CULVERT CLEAN-OUT PROGRAM.
2. I-94/BELLEVILLE ROAD, STREETSCAPE PLAN AND IMPROVEMENTS.
3. OVERHEAD UTILITY BUNDLING (VARIOUS LOCATIONS).
4. BELLEVILLE ROAD WIDENING AND R-O-W ACQUISITION.
5. TYLER ROAD IMPROVEMENTS.
6. CIVIC CENTER IMPROVEMENTS.
7. SANITARY SEWER EXTENSION.
8. FIRE STATION DEVELOPMENT.
9. DEWITT STREET RESURFACING.
10. MORTON TAYLOR/SERVICE DRIVE STREET LIGHTING.
11. DEWITT STREET/SERVICE DRIVE STREET LIGHTING.

OTHER

1. QUICK SCHOOL IMPROVEMENTS.
2. CONTINGENCIES.
3. PROGRAM ADMINISTRATION.

LEGEND

— DOW LIMIT

DOWNTOWN DEVELOPMENT AUTHORITY
CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN

Wade-Trim

B. Tyler Road Improvements

Much of Tyler Road is a gravel road within Van Buren Township. Because of new developments along and near this roadway, the need has increased to provide a hard surfaced roadway. Engineering for a two lane roadway has been completed. Funds from the DDA District will be utilized to provide the updated hard surfaced road which meets County standards from Belleville Road to the eastern boundary limits of the DDA District.

C. Recreation Center/Senior Citizen Center Facilities

As part of improvements scheduled with the DDA District, Van Buren Township has planned to construct a new recreation/senior center facility near the Township Hall. This plan uses a central 2-story structure to house administrative offices, limited supply storage, and multi-use rooms. A physical plant for all areas of the structure will be located in this central area. A gymnasium will be adjacent to one side of the 2-story central area. An "overlook" into the gymnasium is desirable for supervision purposes. The central area will house locker/shower facilities and be so arranged as to serve the gym and a potential addition third wing in the future. A second wing is the Senior Facility. The space dedicated to seniors will accommodate administration offices, kitchen and dining area, multiple use rooms, as well as accommodating special uses like a gift shop.

Long-Term

A. Sanitary Sewer Extension

As part of the long-term projects, the extension of sanitary sewer service along Belleville Road, between Ecorse and Van Born Roads, is proposed. It is necessary to provide service to be the existing and planned uses along this corridor.

B. Community Recreation Facilities

In concert with the Charter Township of Van Buren's Recreation Master Plan, adopted by the Van Buren Township Recreation Committee on February 26, 1992, the Township Planning Commission on February 26, 1992, and supported by resolution by the Charter Township of Van Buren's Board on March 3, 1992, the DDA development plan sets forth as one of its long-term projects, improvements to the community recreation facilities. Currently envisioned are the resurfacing of four courts, two baseball diamonds, a winter ice rink with warming station, and ancillary fencing and lighting.

C. Township Municipal Center Modernization

The Township's municipal center is in need of updating and modernization. The hall is the center of all township services, housing the public safety administration, police department, and the offices of the Supervisor, Clerk, Treasure, DPW, and Building/Planning. Meeting facilities for all Township Board and Commissions are provided. The expectation is to provide improved and modernized facilities for all Township departments and to provide both required storage space and maintenance work areas.

D. Fire Station Development

Improvements are needed at an existing fire station, located near the intersection of Belleville and Ecorse Roads including improved site access. In addition to land acquisition, the replacement of the existing structure is also scheduled. These improvements will be incorporated to provide more efficient and greater quality emergency services to Van Buren residents and businesses.

E. Dewitt Street Resurfacing

Dewitt Street between the I-94 north service drive and McBride Road provides access to a number of single-family residences. The roadway surface is in need of resurfacing, due to age and deterioration.

F. Morton-Taylor/Service Drive Lighting

As an increased traffic safety feature, lighting is needed at the intersection of the I-94 north service drive and Morton-Taylor Road.

G. Dewitt Street/Service Drive Lighting

Similar to the intersection of the north service drive and Morton-Taylor Road, the intersection of the I-94 north service drive and Dewitt Street is in need of increased lighting to improve vehicular safety.

Other Projects

A. Quirk School Improvements

Renovation or update of the Quirk School plant and/or grounds for a sum up to \$400,000 is proposed for the benefit of Van Buren Schools.

B. Contingencies

A contingency line item is added to cover project cost overruns due to inflation, unforeseen circumstances, or grant programs which could leverage additional capital.

C. Program Administration

It is intended that monies for program administration will be utilized for the employment and compensation of a permanent director or other personnel, considered necessary by the DDA Board, under Section 5 of PA 197 of 1975, including consulting services, as well as for supplies, materials, postage, newspaper publications, etc.

D. Private Development

Estimates of private development are reflected in Table 3.

Section 17.(2)(e)

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

The statement of the stages of planned construction is identified in Section 17.(2)(d). Refer to Table 6 for the estimated time each project is expected to be completed.

Section 17.(2)(f)

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

The areas to be left as public open space within the development area are:

- a. Township Hall municipal grounds.
- b. Township field located at the municipal complex.
- c. Quirk senior citizens center recreation fields.

Section 17.(2)(g)

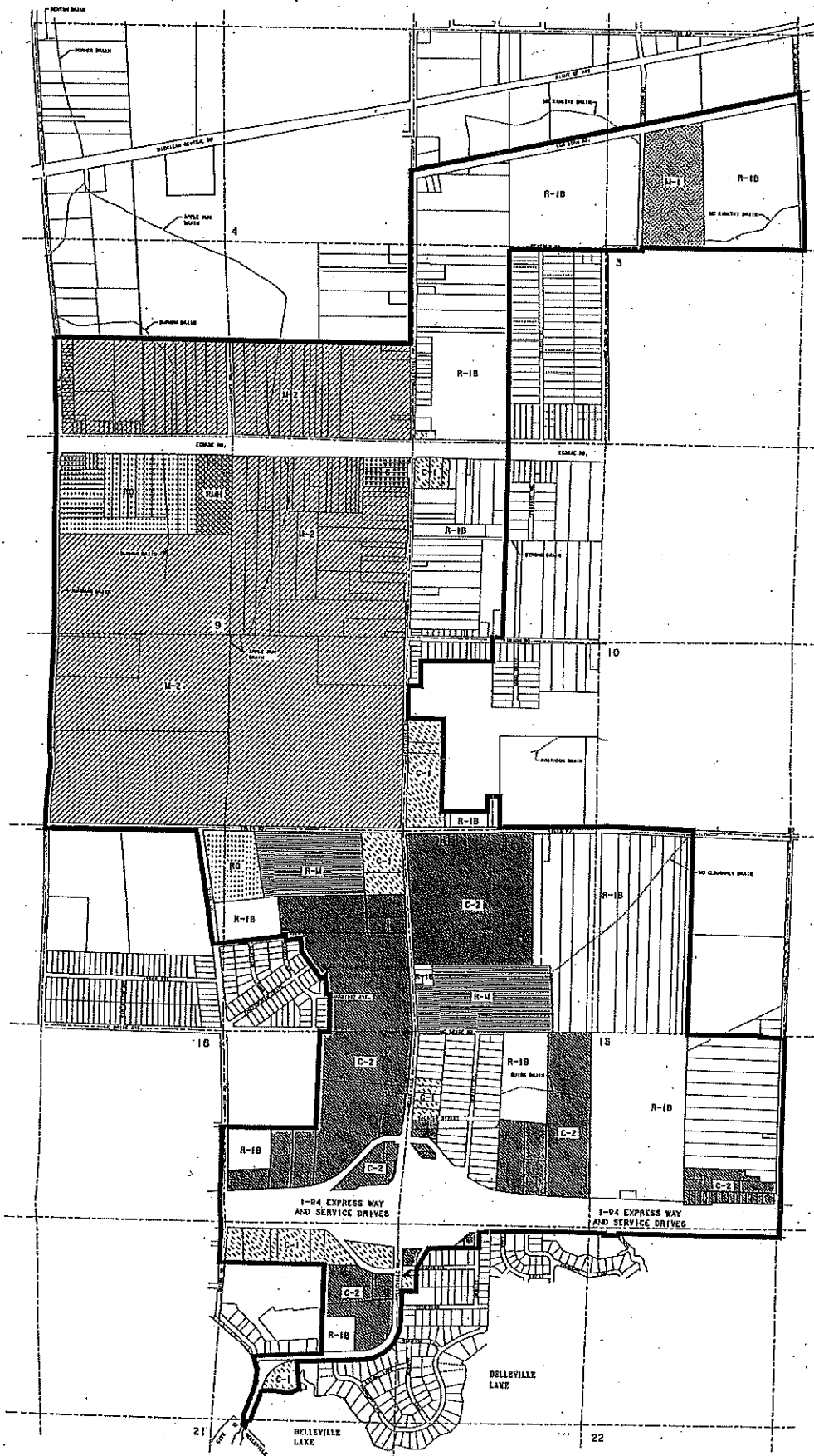
A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

Not Applicable.

Section 17.(2)(h)

A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

The zoning categories found within the DDA District are shown on Map 5. The existing utility network is shown on Map 6. No zoning changes are proposed as part of the development plan activities. Changes to streets, intersections, and utilities were previously identified under Sections 17.(2)(c) and 17.(2)(d).



MAP 5
ZONING DISTRICT MAP

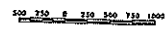
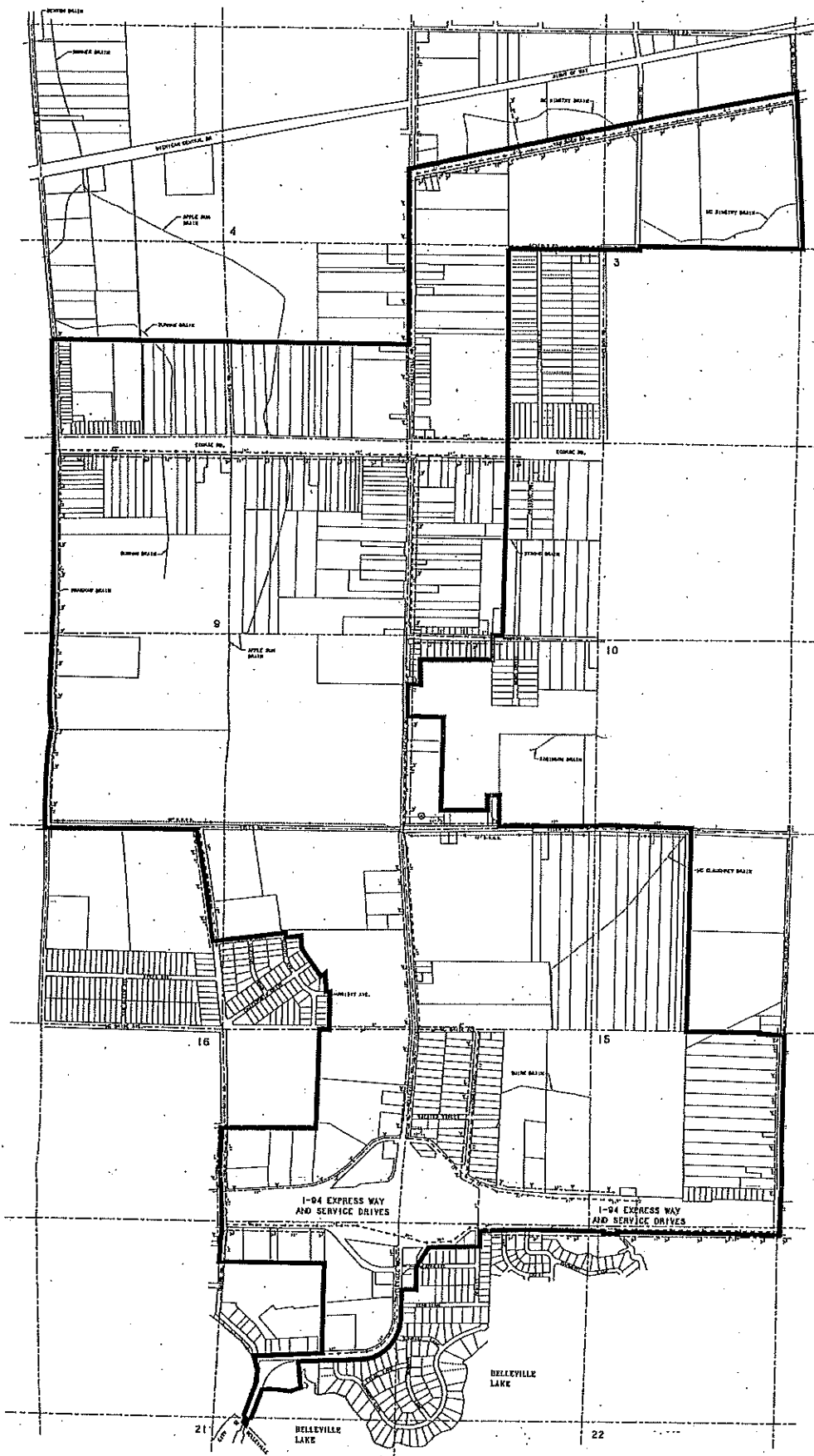
LEGEND

- R-1B SINGLE-FAMILY
- R-1M MULTIPLE-FAMILY
- R-1H MOBILE HOME PARK
- C-1 LOCAL BUSINESS
- C-1 GENERAL BUSINESS
- C-2 EXTENSIVE HIGHWAY BUSINESS
- R-2 RESTRICTED OFFICE
- M-1 LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- DDA LIMIT

SOURCE:
TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN
ZONING DISTRICTS, JULY, 1992

DOWNTOWN DEVELOPMENT AUTHORITY
CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN

Wade-Trim



MAP 6 UTILITY MAP

LEGEND

- DETROIT METRO, WATER DE
- GATE VALVE
- VALVE
- GATE VALVE
- ⊙ METER PIT
- • FIRE HYDRANTS
- WATER DISTRIBUTION LINE
- - - SANITARY SEWER LINES
- DETROIT METRO, WATER DE
- WATER DISTRIBUTION LINE
- DDA LIMIT

SOURCE:
TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN
SANITARY SEWER SYSTEM, MARCH 1980
WATER DISTRIBUTION SYSTEM, OCTOBER 19

DOWNTOWN DEVELOPMENT AUTHORITY
CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN

Wade-Trim

Section 17.(2)(i)

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

The total cost for undertaking the projects identified under Section 17.(2)(d) is approximately \$47.6 million (refer also to Table 6).

The activities of the Authority and the development of public improvements shall be financed from one or more of the following sources. Where receipt of specific funds are indicated as being anticipated by the Authority, methods of repayment will be established as necessary. Where repayment is not necessary, funds shall be credited to the general fund of the Authority for the purpose of financing only those activities, as indicated in this plan or otherwise appropriate as provided in PA 197 of 1975, as amended.

- A. Donations to the Authority for the performance of its functions.
- B. Proceeds of a tax imposed pursuant to Section 12.
- C. Money borrowed and to be repaid as authorized by Section 13.
- D. 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.
- E. Proceeds of a tax increment financing plan, established under Sections 14 to 16.
- F. Proceeds from a special assessment district created as provided by law.
- G. Money obtained from other sources approved by the governing body of the municipality.

The ability of the Authority to arrange the financing is considered to be established on the basis of tax increment revenues currently available to the Authority. Additionally, bond funds will become available after the DDA issues \$10,000,000 in bonds. More detail on these financing sources are provided in the financing plan sections.

Section 17.(2)(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.

The public improvements are contemplated to be acquired and constructed by the DDA on land owned by the Township and upon completion thereof conveyed to the Township for no consideration.

In addition, the Downtown Development Authority of the Charter Township of Van Buren shall enter into a wholly revised Interlocal Agreement with the Van Buren Schools (the "School District") in lieu of the existing Interlocal Agreement between those parties, regarding shared tax increment revenues or captured assessed value ("Tax Increments") providing for (i) the furnishing by the Downtown Development Authority of public facilities (presently identified as improvements to Quirk School) for the School District at a cost not to exceed \$400,000, (ii) in the event that the School District becomes out-of-formula, the distribution of 20% of the Tax Increments to the School District for each year in which the School District then and thereafter remains out-of-formula, with such distribution to be subordinate in all respects to the rights of the holders of any bonds of the Authority then outstanding with respect to Tax Increments, (iii) the term of the Agreement approximately co-terminous with the duration of the Amended and Restated Development Plan and Tax Increment Financing Plan, and (iv) other changes necessary or appropriate to permit the issuance of bonds contemplated in the plan.

Section 17.(2)(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.

Not Applicable

Section 17.(2)(1)

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 sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

Within the development area, there appears to be 245 occupied single-family homes, as well as a mobile home park containing 147 mobile homes. Based on a person per household average of 2.63 from the 1990 U.S. Census for Van Buren Township, this would indicate that the number of persons residing within the DDA District equals 1,031 persons. The DDA does not intend to displace any families or individuals as part of this development plan. Therefore, the survey and statistical description are not applicable.

Section 17.(2)(m)

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

Not Applicable

Section 17.(2)(n)

Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 USC sections 4601, et seq.

Not Applicable

Section 17.(2)(o)

A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

Not Applicable

Section 17.(2)(p)

Other material which the authority, local public agency, or governing body deems pertinent.

Not Applicable.

FINANCE PLAN

Section 14(2)

A detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions.

1. Tax Increment Procedure

The Downtown Development Authority proposes to use tax increment financing (TIF) as its major funding mechanism.

TIF is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result if the (re)development stimulates private investment. The concept of tax increment financing is applied only to the downtown district for which a development plan has been prepared by the DDA and adopted by the community's legislative body.

PA 197 treats all increases in valuation resulting from the development plan whether in fact these increases bear any relation to the development or not. Tax increment revenues for the DDA result in the application of general tax rates of the community and all other political bodies levying taxes in the downtown district. These include the county, school district(s), intermediate school district, community college, drainage district(s), park authorities, etc. The amount to be transmitted to the DDA is that portion of the tax levy of all of these applicable taxing bodies paid each year on real and personal property (refer to Table 2).

"Captured assessed value" means the amount in any one year by which the current assessed value of the district, including the assessed value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial value. "Initial assessed value" means the assessed value, as equalized, of all the taxable property within the boundaries of the district 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 ordinance is adopted. Property for which a commercial facilities exemption certificate, an industrial facilities exemption certificate, or a commercial housing facilities exemption certificate, is in effect shall not be considered to be property which is exempt from taxation. Tax dollars accruing from any incremental increase in SEV above the initial assessed value (base year total) may then be used by the DDA. Data presented in Table 3 "Estimate of Captured SEV," reveal what the anticipated capture is for the District through the Year 2011.

2. Captured Revenue

The revenue available to the DDA from captured SEV is displayed in Table 4. By the end of the planning period, it is estimated that approximately \$47.6 million could be collected by the DDA and used for making public improvements within the downtown district.

The affect of this total reallocation of revenues on all the taxing bodies is displayed on Table 5. As documented, the majority of the captured monies would be diverted from the local school district from operating millage.

3. Revenue Assignment

Once the flow of captured revenues is calculated, the monies can be assigned against the recommended improvement proposals. Data in Table 6 identify the use of the captured revenue, by item and priority for the program period.

It is important to note that approximately 41 percent of the available revenues will go toward the bond payment program (see Table 7). The maximum amount of bonded indebtedness to be incurred shall not exceed \$10,000,000. The Charter Township of Van Buren's DDA Development Plan and Finance Plan shall run until the close of the Year 2014 or until the close of the year in which all incurred indebtedness has been retired, whichever is later.

4. General

The terms of the original Downtown Development Plan and Tax Increment Financing Plan, to the extent not inconsistent with the terms of this Amended and Restated Plan, are hereby incorporated herein by this reference, including the establishment of the "initial assessed value" as defined in the Act as of December 31, 1989. All estimates and projections, and expectations regarding project identification and scope, are subject to change.

Table 2
Millage Rates Applied
to Captured SEV
Charter Township of Van Buren
Downtown Development Authority

Tax Jurisdiction	Millage Rate (a)
Wayne County	
Charter Operating	5.9267
Extra Voted	1.9844
HCMA	0.2303
Township Operating	0.9864
Van Buren Schools	
Operating	8.6500
Voted Operating	36.3500
Intermediate School	
Operating	0.0293
Voted Operating	1.9609
Community College	
Operating	0.2500
Local Police	
Real Property	1.0000
Local Fire	
Real Property	1.0000
TOTAL	58.368(b)

- (a) Data from 1992 Apportionment Report.
- (b) Figure excludes 6.00 mills for Township Debt, 2.00 mills for Local School Site and Debt, and 0.300 mills for Community College Debt.

Table 3
Estimate of Captured SEV
Van Buren Township
Downtown Development Authority

Year	(1) SEV Base	(2) New Development	(3) Inflation	(4) Total	(5) Captured SEV
1992	34,302,850	514,543 (a)	1,372,114 (d)	36,189,507	13,307,543
1993	36,189,507	542,843	1,447,580	38,179,930	15,297,966
1994	38,179,930	572,699	1,527,197	40,279,826	17,397,862
1995	40,279,826	604,197	1,611,193	42,495,216	19,613,252
1996	42,495,216	637,428	1,699,809	44,832,453	21,950,489
1997	44,832,453	672,487	1,793,298	47,298,238	24,416,274
1998	47,298,238	985,828 (b)	1,891,930	50,175,995	27,294,031
1999	50,175,995	752,640	2,007,040	52,935,675	30,053,711
2000	52,935,675	794,035	2,117,427	55,847,137	32,965,173
2001	55,847,137	1,323,917 (c)	2,233,885	59,404,940	36,522,976
2002	59,404,940	891,074	2,376,198	62,672,212	39,790,248
2003	62,672,212	940,083	2,506,888	66,119,183	43,237,219
2004	66,119,183	991,788	2,644,767	69,755,738	46,873,774
2005	69,755,738	1,046,336	2,790,230	73,592,304	50,710,340
2006	73,592,304	1,103,885	2,943,692	77,639,881	54,757,917
2007	77,639,881	1,164,598	3,105,595	81,910,074	59,028,110
2008	81,910,074	1,228,651	3,276,403	86,415,128	63,533,164
2009	86,415,128	1,296,227	3,456,605	91,167,960	68,285,996
2010	91,167,960	1,367,519	3,646,718	96,182,198	73,300,234
2011	96,182,198	1,442,733	3,847,288	101,472,219	78,590,255

- * Compiled by Wade-Trim/Associates, January 1993.
- (1) State Equalized Valuation (SEV) base year figure represents district value as of tax day (December 31) of previous calendar year.
- (2) SEV values represent new construction or renovation of existing structures.
- (3) Inflation factor of four (4) percent applied to SEV base, for respective years.
- (4) Figure represents sum of columns 1-3.
- (5) Figures presented in column 5 represent the difference between column 4 values, for respective years, and original SEV base value of \$22,881,964 (1989 DDA creation).
- (a) Figure for new development calculated at (.015) of SEV base per year.
- (b) Figure represents the above noted factor for estimated new development plus \$225,000 to represent the effect to the DDA's TIF certificate.
- (c) Figure represents the above stated SEV increase for new development, plus \$452,000 to represent the effect to the DDA's TIF revenues caused by the expiration of HLF Furniture's IFT certificate.

Table 4
Anticipated Revenue Stream
for the
Van Buren Township Downtown
Development Authority*

(1) Year Producing Captured Revenue	(2) Captured SEV	(3) TIF Revenues	(4) Disbursement Cycle
1992	\$ 13,307,543	\$ 776,735	1993-94
1993	15,297,966	892,912	1994-95
1994	17,397,862	1,015,478	1995-96
1995	19,613,252	1,144,786	1996-97
1996	21,950,489	1,281,206	1997-98
1997	24,416,274	1,425,129	1998-99
1998	27,294,031	1,593,098	1999-00
1999	30,053,711	1,754,175	2000-01
2000	32,965,173	1,924,111	2001-02
2001	36,522,976	2,131,773	2002-03
2002	39,790,248	2,322,477	2003-04
2003	43,237,219	2,523,670	2004-05
2004	46,873,774	2,735,928	2005-06
2005	50,710,340	2,959,861	2006-07
2006	54,757,917	3,196,110	2007-08
2007	59,028,110	3,445,353	2008-09
2008	63,533,164	3,708,304	2009-10
2009	68,285,996	3,985,717	2010-11
2010	73,300,234	4,278,388	2011-12
2011	78,590,255	4,587,156	2012-13
Total Capture		\$ 47,682,367	

* Compiled by Wade-Trim/Associates, January 1993

(1) Data from Table 3

(2) Data from Table 3, Column 5.

(3) Figure calculated by applying total millage of 58.368 mills.

(4) Period funds are available.

Table 5
Estimated Revenue Reallocation
By Taxing Jurisdiction
Van Buren Township Downtown Development Authority
1992-2011

Year	Captured SEV	Wayne County Chart Oper. 6,9267	Wayne County Extra Voted 1,9844	Huron Clinton Authority 0.2303	Van Buren Schools 45.00	Van Buren Operating 0.9864	Van Buren Inter Schools 1.9902	Wayne Community College 0.25	Local Police 1.00	Local Fire 1.00	Total 58.868
1992	13,307,543	\$ 78,863.82	\$ 26,407.49	\$ 3,064.73	\$ 588,833.44	\$ 13,126.56	\$ 26,484.67	\$ 3,326.89	13,307.54	13,307.54	\$ 776,794.68
1993	15,297,966	90,686.46	30,357.28	3,593.12	638,408.47	15,089.91	30,446.01	3,824.49	15,297.97	15,297.97	892,911.67
1994	17,397,862	103,111.91	34,524.32	4,006.73	782,903.79	17,161.25	34,625.22	4,349.47	17,397.86	17,397.86	1,015,478.41
1995	19,613,252	116,241.86	38,920.54	4,516.93	882,586.34	19,346.51	39,034.29	4,908.31	19,613.25	19,613.25	1,144,786.28
1996	21,950,489	130,093.96	43,558.55	5,055.20	987,772.01	21,651.96	43,686.86	5,487.62	21,950.49	21,950.49	1,281,206.14
1997	24,416,274	144,707.93	48,451.65	5,623.07	1,098,732.33	24,084.21	48,593.27	6,104.07	24,416.27	24,416.27	1,425,129.07
1998	27,294,081	161,763.53	54,162.28	6,238.82	1,228,231.40	26,922.83	54,320.58	6,823.51	27,294.03	27,294.03	1,593,098.01
1999	30,053,711	178,119.33	59,638.58	6,921.37	1,352,417.00	29,644.98	59,812.90	7,513.43	30,053.71	30,053.71	1,764,175.01
2000	32,966,173	196,374.63	66,416.09	7,591.88	1,483,482.79	32,516.85	65,607.29	8,241.29	32,966.17	32,966.17	1,924,111.22
2001	36,522,976	216,460.72	72,476.19	8,411.24	1,643,533.92	36,026.26	72,688.03	9,130.74	36,522.96	36,522.96	2,131,773.06
2002	39,730,248	235,824.86	78,939.77	9,163.69	1,790,561.16	39,249.10	79,190.55	9,947.56	39,730.25	39,730.25	2,322,477.19
2003	43,237,219	256,254.03	85,799.94	9,987.53	1,945,674.86	42,649.19	86,050.71	10,809.30	43,237.22	43,237.22	2,553,670.00
2004	46,873,774	277,806.80	93,016.32	10,785.05	2,109,319.32	46,236.29	93,286.19	11,718.44	46,873.77	46,873.77	2,785,928.43
2005	50,710,340	300,544.97	100,629.60	11,678.59	2,281,956.30	50,020.68	100,923.72	12,677.59	50,710.34	50,710.34	2,969,861.13
2006	54,757,917	324,533.75	108,661.61	12,610.75	2,484,106.27	54,013.21	108,979.21	13,689.49	54,757.92	54,757.92	3,186,110.13
2007	59,028,110	349,841.90	117,135.38	13,594.17	2,686,264.95	58,225.38	117,477.74	14,757.03	59,028.11	59,028.11	3,445,352.72
2008	63,533,164	376,542.00	126,075.21	14,631.69	2,858,992.38	62,689.11	126,443.70	15,883.29	63,533.16	63,533.16	3,703,003.70
2009	68,238,996	404,710.61	135,606.73	15,726.26	3,072,869.82	67,357.31	135,902.79	17,071.50	68,238.00	68,238.00	3,983,717.02
2010	73,300,234	434,428.50	145,456.98	16,881.04	3,298,510.53	72,303.35	145,882.13	18,325.06	73,300.23	73,300.23	4,278,388.05
2011	78,590,255	465,780.86	155,954.50	18,099.34	3,536,661.48	77,521.43	156,410.33	19,647.56	78,590.26	78,590.26	4,587,156.02
	816,926,534	4,841,678.49	1,621,109.01	188,138.18	36,761,694.06	805,816.32	1,625,847.19	204,231.64	816,926.53	816,926.53	47,632,367.95

Table 6
Schedule of Revenue Requirements
Van Buren Township Development Authority
1998-99 through 2012-13

Improvement Proposal	Total Cost	Year of Disbursement											
		1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
On-Going Projects													
1. Drain & Culvert Clean-Out	\$1,000,000												
2. Streetscape Design/Improvement	750,000	25,000											
3. Overhead Utility Shield	3,500,000												
Short Term Projects													
1. Bellefleur Road ROW Acquisition	2,000,000	200,000	125,000										
2. Tyler Road Improvements	250,000	25,000											
Bond Projects													
1. Recreation Center/City Center Facility	2,500,000												
2. Municipal Ctr. Modernization	6,000,000	600,000	600,000	700,000	871,475	946,750	1,029,730	1,087,270	1,087,350	1,084,555	1,085,116	1,088,666	
3. Bond Costs/Capitalization of Interest	600,000												
4. Debt Service Reserve	1,000,000												
Long Term Projects													
1. Sanitary Sewer Extension	300,000												
2. Community Rec. Facilities	200,000												
3. Rec Station Development	1,500,000												
4. Davis St. Remodeling	550,000												
5. Morton-Taylor Lighting	5,000												
6. Davis St. Lighting	5,000												
Other													
1. Quick School Improvements	\$400,000	200,000	200,000										
2. Courtyards	Variable	87,665	67,665	261,386	243,311	296,458	365,339	416,728	426,516	489,186	626,364	564,495	
3. Administration	Variable	20,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	44,317
TIF Revenues													
Building Cash Reserves		776,736	892,512	1,016,478	1,144,786	1,281,206	1,425,129	1,589,096	1,764,176	1,954,111	2,151,773	2,352,477	
Total Available Revenue		1,150,178	1,116,445	1,099,469	1,144,786	1,281,206	1,425,129	1,589,096	1,764,176	1,954,111	2,151,773	2,352,477	

Table 6(Continued)
Schedule of Revenue Expenditures
Van Buren Township Downtown Development Authority
1993-94 through 2012-13

Table 6(Cashflow)											
Schedule of Revenue Expenditures											
Van Buren Township Downtown Development Authority											
1998-94 through 2012-13											
Improvement Proposal	Project Cost	Year of Disbursement									
		2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Totals
On-Going Projects											
1. Drain & Culvert Clean-Out	\$1,000,000		100,000	100,000	200,000	575,000					1,000,000
2. Streetscape Design/Improvement	750,000		100,000	100,000	200,000	225,000					750,000
3. Overhead Utility Burial	3,500,000	25,000		150,000	250,000	850,000	1,600,000	400,000			3,500,000
Short Term Projects											
1. Bellville Road ROW Acquisition	2,000,000	300,000	150,000	250,000	75,000						2,000,000
2. Tyler Road Improvements	250,000	50,000	50,000	25,000							250,000
Bond Projects											
1. Recreation Center/Ctr. Citizen Facility	2,500,000										
2. Municipal Ctr. Modernization	6,000,000	1,008,763	1,066,673	1,009,820	1,009,890	1,009,980	1,006,640	1,006,120	1,009,640	1,004,480	10,501,485
3. Bond Cost/Capitalization of Interest	800,000										
4. Debt Service Reserve	1,000,000										
Long Term Projects											
1. Sanitary Sewer Extension	300,000										300,000
2. Community Rec. Facilities	200,000		80,000		35,000						200,000
3. Fire Station Development	1,500,000		540,000	560,000	400,000						1,500,000
4. Davitt St. Resurfacing	350,000	350,000									350,000
5. Morton-Tyler Lighting	5,000	5,000									5,000
6. Davitt St. Lighting	5,000	5,000									5,000
Other											
1. Quirk School Improvements	400,000										400,000
2. Contingencies	Variable	704,784	637,185	693,972	989,222	889,670	991,660	2,450,597	3,156,748	3,487,676	17,850,105
3. Administration	Variable	45,188	43,073	43,569	58,008	66,723	80,004	100,000	100,000	100,000	1,060,778
TIF Revenue		2,823,670	2,735,975	2,569,861	3,106,110	3,445,583	3,708,504	3,366,717	4,278,388	4,587,156	47,857,968
Existing Cash Reserves											720,000
Total Available Revenue		2,823,670	2,735,975	2,569,861	3,106,110	3,445,583	3,708,504	3,366,717	4,278,388	4,587,156	48,402,968

(a) Includes bond payments for all bond projects.

Table 7
Bonding Impacts
for the
Van Buren Township Downtown
Development Authority*

(1) Year Producing Captured Revenue	(2) Captured SEV	(3) TIF Revenues	(4) Disbursement Cycle	(5) Bond Payment	(6) Unallocated TIF Revenue
1992	\$13,307,543	\$ 776,735	1993-94	\$682,513	\$ 94,222
1993	15,297,966	892,912	1994-95	682,513	210,399
1994	17,397,862	1,015,478	1995-96	797,513	217,965
1995	19,613,252	1,144,786	1996-97	871,475	273,311
1996	21,950,489	1,281,206	1997-98	945,750	335,456
1997	24,416,274	1,425,129	1998-99	1,029,790	395,339
1998	27,294,031	1,593,098	1999-00	1,037,370	555,728
1999	30,053,711	1,754,175	2000-01	1,037,360	716,815
2000	32,965,173	1,924,111	2001-02	1,034,955	889,156
2001	36,522,976	2,131,773	2002-03	1,035,515	1,096,258
2002	39,790,248	2,322,477	2003-04	1,038,665	1,283,812
2003	43,237,219	2,523,670	2004-05	1,038,753	1,484,917
2004	46,873,774	2,735,928	2005-06	1,035,673	1,700,255
2005	50,710,340	2,959,861	2006-07	1,039,320	1,920,541
2006	54,757,917	3,196,110	2007-08	1,038,880	2,157,230
2007	59,028,110	3,445,353	2008-09	1,039,560	2,405,793
2008	63,533,164	3,708,304	2009-10	1,036,640	2,671,664
2009	68,285,996	3,985,717	2010-11	1,035,120	2,950,597
2010	73,300,234	4,278,388	2011-12	1,039,640	3,238,748
2011	78,590,255	4,587,156	2012-13	1,034,480	3,552,676
Totals		\$47,682,367		\$19,531,485	\$28,150,882

- * Compiled by Wade-Trim/Associates, January, 1993.
- (1) Data from Table 3.
 - (2) Data from Table 3, Column 5.
 - (3) Figure calculated by applying total millage of 58.368 mills.
 - (4) Period funds are available.
 - (5) Bond payment schedule per A.G. Edwards & Sons, Inc. and based on a \$10,000,000/20 yr. note.
 - (6) Difference between estimated TIF revenues and scheduled bond payment.