Pledge of Allegiance

Roll Call

1. Approve Agenda

2. City Council Minutes
   a. Regular Meeting of August 18, 2020

Public Questions Regarding Items on the Agenda

3. Presentations
   a. Check presentation to Wayne Goodfellows (S. Gocaj, US 12 Bar and Grill)

4. Closed Session
   a. The City Attorney requests a Closed Session pursuant to MCL15.268(e) to consult with the Council regarding trial or settlement strategy in connection with specific pending litigation; specifically Municipal Employees’ Retirement System of Michigan v. City of Wayne, Wayne County Circuit Court Case No. 20-010089-CZ (A. Chubb)

5. Requests
   a. Approval of request from Wayne Main Street regarding the Downtown Scarecrow Contest (L. Morrow – Wayne Main Street)

6. General Items
   a. Second Reading and Adoption of the Amended Downtown Development Plan and Tax Increment Finance Plan (L. Gouin)
   b. Approval of Budget Amendment 2021-1 (K. Sample, B. Camiller)
   c. City of Wayne Lymphoma Cancer Awareness Month Proclamation
7. Administration Reports

Public Comments for Matters Not on the Agenda – Pursuant to the Michigan Open Meetings Act and the enacted procedures and rules of City Council, now is the time for public comment.

Any questions will not be answered this evening, but the appropriate person will make their best effort to respond by the next Council meeting or as soon as possible, provided you state or leave your contact information with the City Clerk.

Approach the podium and state your name. Please limit your comments to three (3) minutes.

8. Consent Calendar

a. Wayne Housing Commission Minutes of July 8, 2020

b. Wayne Historical Commission Minutes of July 13, 2020

COMMENTS FROM MEMBERS OF THE CITY COUNCIL

9. Adjournment

Respectfully Submitted,

[Signature]

Tina M. Stanke, CMC
City Clerk

The City of Wayne will provide necessary auxiliary aids and services (i.e. signers and audio tapes) to individuals with disabilities attending meetings or hearings. A two week notice is required. For assistance contact the City Clerk's Office at 734-722-2204.
Virtual Council Meeting
September 1, 2020 at 7:00 p.m.
User Resource Sheet
Meeting ID: 854 3276 7486

The council meeting will be shown on the cable TV public access channel and uploaded to YouTube after the meeting is over. You do not have to use zoom to view the meeting. Zoom is available if you would like to participate in the public comment time of the meeting.

The City of Wayne encourages questions from the public at Wayne City Council meetings and there will be an opportunity for questions during the virtual meeting. However, these are not normal circumstances that the City Council is operating under. Therefore, the City of Wayne is respectfully requesting the following by those who would be willing to do so:

If you have a question on an item on the agenda, please email or call the Wayne City Clerk with your question and it will be read and answered at the meeting as usual. The City Clerk’s email is tstanke@cityofwayne.com or citizens can call 734-722-2204. Public questions/comments must be submitted by phone or email two (2) hours prior to the meeting to be read into the record.

If you have a question on an "item not on the agenda" under citizen comments, please follow the same procedure above. The City Clerk will read your question into the record and it will be answered at the next regularly scheduled Wayne City Council meeting.

If connecting from Windows Desktop PC and Laptops:
• Go to the Zoom Web Site (zoom.us)
• Click on “Join a meeting” and use meeting ID above

If connecting from Apple and Android Tablets or Phones:
• Install the Zoom App from the Apple or Android Store, prior to the call.
• Launch the Zoom app
• Click on “Join a meeting” and use meeting ID above

If connecting using a phone call only:
• Call 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)
• Join meeting ID 854 3276 7486

Technical Responsibilities of Participant:
• The city does not provide technical assistance for testing or troubleshooting. Additionally, the city does not provide time during the meeting to troubleshoot issues.
• Directions for testing your device and networking prior to the proceeding can be found at https://support.zoom.us/hc/en-us/articles/201362313-how-do-i-test-my-video-
- Remote Participants should take time prior to the call to become familiar with the Zoom controls and test your devices microphone and speaker controls.
- If you are having technical issues with your equipment, you should review Zoom training and support materials at ZOOM.US.
- Remote participants should use a good LAN, WiFi or substantial LTE connection to ensure a quality call. (Note: Mobile data use may incur cellular carrier charges which are the responsibility of the remote participant.

**Virtual Meeting Policy:**

- The call is a council meeting and therefore appropriate conduct is required.
- If choosing to speak during public comment, Remote Participants should use a quiet room that will be free of interruptions.
- The mayor has control over the meeting and participants as if they were present in the physical council chambers and usual public comment practices apply.

The City of Wayne will provide necessary and reasonable aids and services to individuals with disabilities who desire information by contacting the Wayne City Clerk at 734-722-2204 or via email at tstanke@cityofwayne.com.

The city of Wayne appreciates your understanding as we all work through this time of difficulty and uncertainty.
A regular meeting of the Wayne City Council was held on Monday, August 18, 2020, at 7:00 p.m. electronically via ZOOM due to Executive Order 2020-15, which temporarily authorizes remote participation in public meetings and hearings and describes the manner in which public meetings and hearings may be held remotely.

Mayor Rhaesa called the meeting to order at 7:00 p.m. and led the Council and the audience in the Pledge of Allegiance to the Flag.

Members Present: Mayor John P. Rhaesa, Mayor Pro Tem Thomas E. Porter, Anthony W. Miller, Jeremiah Webster, Kevin J. Dowd, Kelly S. Skiff, Phillip A. Wagner

Members Absent: None

Also Present: Lisa Nocerini, City Manager, Michael L. Bosnic, City Attorney, Tina M. Stanke, City Clerk

08-20-0189 Motion by Webster, seconded by Porter and carried by a 7-0 roll call vote, it was resolved to approve the agenda with the removal of Item 8a (Approval of Budget Amendment 2021-1).

08-20-0190 Motion by Webster, seconded by Dowd to approve the Special Meeting Minutes of August 3, 2020.

Chief Strong presented the 2019 Police officer of the Year to Officer Michael Bolton

Mr. Bob Walters gave a DivDat Kiosk presentation to Council

Ms. Lori Morrow spoke on the Main Street Downtown Clean-Up Event to take place on August 29, 2020.
08-20-0191    Motion by Porter, seconded by Wagner and carried by a 7-0 roll call vote, it was resolved to approve Site Plan #2020-03, Grewal Trucking-Vacant Annapolis parcel ID #55-015-99-0026-704 subject to the following conditions which have been approved by the Planning Commission and shall be implemented prior to the issuance of a Site Development Permit:

1. That the applicant shall obtain the necessary permits and pay the required fees from all City Departments (Building, Engineering, Fire, & Water) and Wayne County.
2. That one set of engineering plans and three sets of building plans shall be submitted reviewed and approved by the Building Official, City Engineer and Fire Marshal prior to any construction.
3. That the parking lot shall be constructed in conformance to Chapter 1282 Off Street Parking.
4. That the landscape shall conform to Chapter 1281 Landscape Regulations.
5. That the building shall be made accessible and usable to people with disabilities.
6. That the dumpster enclosure shall be constructed to City standards.
7. That any water, sanitary sewer and storm water taps shall be completed by the developer and inspected by the City of Wayne.
8. That the applicant confirms the location of service leas and all water meters with DPW.
9. That domestic and fire lines shall have separate taps and shall connect directly to the water main.
10. That the plumbing system plans shall be reviewed by Hydro-Designs for cross connection/back flow prevention.
11. That the fire hydrant locations shall be determined by the Fire Marshall. Minimum of two.
12. That all conditions at this site shall be completed before the issuance of a Certificate of Occupancy.
13. That all Police Department information shall be completed (business registration/handicapped enforcement).
14. Provide truck traffic route map.

Davinder Grewal was present to answer any questions and to accept the conditions.

08-20-0192    Motion by Wagner, seconded by Miller and carried by a 7-0 roll call vote, the following resolution was adopted:
RESOLUTION

WHEREAS, Requests for qualifications and proposals were requested by the Building and Engineering Department to install outdoor lighting at the Wayne Veterans Memorial located on the Southside of Wayne City Hall (3355 S. Wayne Road)

WHEREAS, eight (8) bids were received, opened and publicly read by the City Clerk at 11:00 a.m. on Tuesday, August 11, 2020

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRG Electric, Willis, MI</td>
<td>$3,851.00</td>
</tr>
<tr>
<td>Corby Energy Services, Belleville, MI</td>
<td>$4,975.00</td>
</tr>
<tr>
<td>Innovated Energy Cont., Howell, MI</td>
<td>$5,480.00</td>
</tr>
<tr>
<td>Bayview Electric, Detroit, MI</td>
<td>$6,500.00</td>
</tr>
<tr>
<td>O’Donnell Electric, Whitmore Lake, MI</td>
<td>$8,540.00</td>
</tr>
<tr>
<td>Rauhorn Electric, Washington, MI</td>
<td>$10,814.00</td>
</tr>
<tr>
<td>J. Ranck, Mt. Pleasant, MI</td>
<td>$12,180.00</td>
</tr>
<tr>
<td>Decima, Angola, MI</td>
<td>$13,275.00</td>
</tr>
</tbody>
</table>

WHEREAS, the bids were sent to the Department for evaluation and recommendation has been received; and

NOW, THEREFORE BE IT RESOLVED, that the bid by CRG Electric, Willis, MI for $3,851.00 and to be funded from the Wayne Veterans Memorial Fundraising account. Approval subject to written contract acceptable by both the City and the Contractor.

Council held a Public Hearing regarding the Downtown Development Plan and Tax Increment Finance Plan.

**08-20-0193** Motion by Webster, seconded by Skiff and carried by a 7-0 roll call vote, it was resolved to approve closing the Public Hearing.

**08-20-0194** Motion by Skiff, seconded by Dowd and carried by a 7-0 roll call vote to approve the First Reading of the Downtown Development Plan and Tax Finance Plan.

By consensus of Council, Communications and Reports were received and filed or acted upon as indicated:


b. Revenue and Expenditure Report for Period Ending July 2020.
08-20-0195 Motion by Porter, seconded by Skiff and carried by a 7-0 roll call vote, it was resolved to approve the Resolution regarding the Great Lakes Water Authority establishing a regional sewerage disposal system to operate, control and improve the sewage disposal system leased from the City of Detroit, and that the City of Wayne concurs in the Industrial Pretreatment Program's rules and regulations.

08-20-0196 Motion by Porter, seconded by Webster and carried by a 7-0 roll call vote, it was resolved to approve the Consent Calendar as follows:

a. Zoning Board of Appeals meeting of July 9, 2020

b. Planning Commission meeting of July 30, 2020

c. Downtown Development Authority meeting of July 8, 2020

08-20-0197 Motion by Skiff, seconded by Wagner and unanimously carried, it was resolved to adjourn the meeting at 8:09 p.m.

John P. Rhaesa
Mayor

Tina M. Stanke, CMC
City Clerk

Abstract published August 27, 2020
MEMO

To: Lisa Nocerini, City Manager

From: Lori B. Gouin, Community Development/Planning Director

Date: 8/20/2020

RE: Special Presentation

This is a formal request being submitted on Behalf of Scott Gocaj, US 12 Bar and Grill.

Check presentation to the Wayne Good Fellows on behalf of the Scott Elliott, Chairman Local 900 Michigan Assembly Plant, Michigan’s Finest, Scott Gocaj and US 12 Bar and Grill.

If you could please place this item on the September 1, 2020 agenda for approval I would appreciate it.
WAYNE MAIN STREET PRESENTS

WAYNE Scarecrow Show & Contest

TAKE PART IN THE FUN! CREATE A SCARECROW THAT WILL BE DISPLAYED IN DOWNTOWN WAYNE

Make your very own scarecrow and turn it into the Wayne Historical Museum by September 24. The winners of our scarecrow voting contest will receive a cash prize at the Scarecrow Reception on October 17 in Derby's Alley.

AUG 24 - Complete the registration form online
SEP 21 or in-person and pick up your
Scarecrow frame from the museum
SEP 24 Deadline to turn in your Scarecrow
SEP 28 Facebook voting begins
OCT 17 Scarecrow Reception held in Derby's Alley (34924 W. Michigan Avenue) from 12-3 PM and contest winners announced

REGISTRATION $15*/$20
*use your frame from last year and receive a reduced registration

facebook.com/waynemainstreet
downtownwayne.org/scarecrows

FOR MORE INFORMATION: Wayne Main Street
734.629.6822
director@downtownwayne.org
MEMO

To: Lisa Nocerini, City Manager

From: Lori B. Gouin, Community Development/Planning Director

Date: 8/11/2020

RE: Second Reading and Adoption of 2020 Amended DDA/TIF Plan

The Wayne Downtown Development Authority has passed a Resolution to recommend the 2020 Amended Downtown Development and Tax Increment Financing (TIF) Plan to the City Council for approval.

I would like to request that the City Council hold the Second Reading and Adoption of the Plan Tuesday, September 1, 2020 at 7:00 p.m. A Public Hearing and First Reading was held on August 18, 2020.

If there are any questions please have members of the Council contact me.
2020 Amended Development Plan and Tax Increment Financing Plan

City of Wayne, Michigan Downtown Development Authority
2020 AMENDED DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN

for the

City of Wayne Downtown Development Authority

Downtown Development Authority
City of Wayne
Wayne County, Michigan

Recommended by the Downtown Development Authority (DDA): July 8, 2020
Approved by the Wayne City Council: [Signature]

Prepared with the Assistance of:

MCKENNA

235 East Main Street, Suite 105
Northville, Michigan 48167
(248) 596-0920
Acknowledgements

Thank you. The participation and cooperation of community and agency leaders, residents and members of the business community in the preparation of the Wayne 2020 Amended Development and Tax Increment Financing (TIF) Plan is greatly appreciated and we thank everyone who participated in its development.

In particular, we acknowledge the efforts of:

**DOWNTOWN DEVELOPMENT AUTHORITY (DDA) BOARD**
- Chairman, David Steinhauer, Professional Insurance
- Vice Chairman, James Demmer, Jack Demmer Ford
- Secretary/Treasurer, Scott Gocaj, US 12 Bar and Grill
- John Rhaesa, Mayor
- Walter Bender, Tropical Smoothie Café
- Abe Chahrour, Chahrour Investments, LLC
- Kim White-Jenkins, Helium Studio
- Vince Law, Law Auto

**CITY COUNCIL**
- John Rhaesa, Mayor
- Thomas E. Porter, Mayor Pro-Tem
- Jeremiah R. Webster
- Kevin J. Dowd
- Anthony W. Miller
- Kelly S. Skiff
- Phillip A. Wagner

**CITY ADMINISTRATION**
- Lisa Nocerini, City Manager
- Lori Gouin, Community Development and Planning Director
- Mike Buiten, Director of Building, Engineering and Ordinance

This Development Area and TIF Plan contains the information required by Section 125.4217 of Act 57 of 2018.

**ADDITIONAL INFORMATION IS AVAILABLE FROM:**
- Lori Gouin, Community Development and Planning Director
- 3355 South Wayne Road, City of Wayne, Michigan 48184
- (313) 722-2002 | lgouin@cityofwayne.com
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Background and Purpose
HISTORY OF WAYNE

The City of Wayne is a traditional town strategically located in western Wayne County near the convergence of many of the transportation corridors of the region. Developed along Michigan Avenue, the community was established along one of the state's earliest highways. Rail connections followed, which helped draw industry to the area. With convenient access to I-94, I-275 and the Wayne County Detroit Metropolitan (DTW) Airport, the City of Wayne remains at a central location in the region.

In addition to access and excellent transportation routes, Wayne's location in the region is an advantage with future developments planned, such as the Aerotropolis surrounding the DTW Airport, regional trail connections to the Lower Rouge River Parkway and a commuter rail corridor connecting downtown Detroit and downtown Ann Arbor that will pass through Wayne. Technology advancements are also planned for Michigan Avenue with Ford Motor Company's "transportation invention corridor" for autonomous vehicles linking again the downtowns of Detroit to Ann Arbor. Michigan's industry is changing and it is important that the City be positioned to continue to flourish. With the Ford Plant acting as an anchor in the City, Wayne can expect future economic development opportunities.

History of the Downtown Development Authority (DDA)

The City of Wayne experienced some growth in State Equalized Valuations in the early 1970's and decreases or static values in the later part of the decade. As a result of the changes in the amount of private investment in the City's downtown, many physical and lifestyle qualities were lost. The City believed that the creation and maintenance of an attractive downtown is a public purpose which can be achieved through economic health. The condition of the downtown, whether perceived or actual, plays a large part in the impression people have of the area. The Downtown Development District (the Development Area), is the focal point of the community and any neglect creates an image of a deteriorating economic base. As a result, potential businesses may be discouraged from locating in Wayne and existing property owners may defer maintenance and reinvestment in real estate.

In order to prevent further deterioration in the Downtown District and to encourage pedestrian activity and economic growth, the City of Wayne established the Downtown Development Authority (DDA) and Development Area Citizens Council (DACC) pursuant to Act 197 of 1975 and an ordinance which was adopted by the City Council on February 9, 1981.

The City Council, through Ordinance No. 56, the Downtown Development Authority Ordinance, determined that it was in the best interests of the City to halt the deterioration of property values in the Downtown Development Area, increase property valuations where possible, eliminate the causes of that deterioration and promote economic stability and growth.

The DDA Ordinance contained the original legal description of the Development Area, which legal description was amended by the City Council with the adoption of the Tax Increment Financing and Downtown Development Plan (the "Original Plan") on May 4, 1982. The DDA Ordinance is detailed in the Appendix.

The legal description of the Development Area, as amended, and a listing of all current parcels is also included in the Appendix.
Purpose

When a governing body of a municipality determines that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of that deterioration, and to promote economic growth, the governing body may, by resolution, declare its intention to create and provide for the operation of an authority.

Recently, a new public act has been released, updating the PA 197, the previous Michigan DDA Act. Public Act 57 of 2018 is the new act guiding Downtown Development Authorities; all of the powers and duties are now given by Public Act 57:

*AN ACT to provide for the recodification and establishment of certain tax increment finance authorities; to prescribe the powers and duties of the authorities; to correct and prevent deterioration in residential, commercial, and industrial areas and certain other areas; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas; to promote residential and economic growth; to create certain boards; to prescribe the powers and duties of certain boards; to authorize the issuance of bonds and other evidences of indebtedness; to levy certain taxes; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; to provide for enforcement of this act; and to repeal acts and parts of acts.*
Overview of Wayne's DDA

Wayne’s Downtown District contains the majority of the commercial and industrial areas of the City and generally extends along the Wayne’s two principal arterials: Michigan Avenue (US-12) and Wayne Road.

When first established, the Downtown Development Area included a number of residential properties, however, most of the residential property was removed from the legal description when it was amended in 1981. Sufficient people (in excess of 100) still reside within the Downtown Development Area. While a Development Area Citizens Council was established in 1981, the Council no longer remains. Removing most of the previously included residential property in the amended legal description of the Development Area accounts for the "exclusions" at the end of the legal description and the "gaps" in the map of the Development Area.

Since May of 1982, the focus of the Downtown Development and TIF Plan has been both on the implementation of physical improvements to upgrade the appearance of the Development Area, and on the development of recreational and cultural activities which, together, create a strong basis for increased activity. In doing so, a customer base is created for the district’s commercial businesses.

Since 1982, the State Equalized Value (SEV) of the Development Area to which the original plan applies has increased from $104,150,761 to $136,786,500. Certain properties remain vacant, however, continuing to threaten the value of other properties in the Development Area.

The purpose of this Amended Development Plan and Tax Increment Financing Plan is to provide for the acquisition, construction and financing of the necessary street, sidewalk, lighting, streetscaping, parking, leisure, recreational and other facilities for the Downtown District to carry out the objectives of the DDA so as to prevent further deterioration of the Downtown District while encouraging pedestrian activity and promoting economic growth which is to the benefit of all taxing jurisdictions located within and benefitted by the Downtown District.
Development Plan
DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA

The boundaries of the Development Area are illustrated on the enclosed map, Downtown Development Area Boundaries; no modifications are proposed to the existing boundaries as part of this Plan. The Appendix includes the legal description of the Development Area.

Existing Land Use

Existing land uses in the Development Area are shown on the map, Existing Land Use, and are classified according to 2019 tax parcel assessing data. Land in Downtown Wayne is primarily used for industrial and commercial businesses; a detailed description of all the land use categories is provided below:

COMMERCIAL USES

The Development Area is home to a variety of businesses serving local and regional patrons. This includes retail shops, restaurants and bars and some office / medical spaces.

INDUSTRIAL USES

A significant portion of land in the DDA consists of industrial properties; Wayne Industries Inc., Ford Motor Company, and Ground FX are examples of existing industrial businesses.

RESIDENTIAL USES

There are several single-family and multiple-family residential properties, including the multi-story Wayne Tower Apartments. The majority of residential uses are located south of E. Michigan Avenue and along S. Wayne Road, south of the railroad.
PUBLIC USES

Public land uses include street rights-of-way (listed below), alleys or easements, and facilities such as City Hall, the Water Department, the Police Station, the Fire Department, the Community Development Department, the Building and Engineering Department, the Department of Public Services, the Public Housing Department, the Wayne-Westland Public Library, Historical Museum, the 29th District Court, and Wayne County Public Services-Roads Department.

Table 1: Streets or Portions of Streets within the DDA

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Street Name</th>
<th>Street Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Street</td>
<td>Earl Street</td>
<td>Myrtle Street</td>
</tr>
<tr>
<td>3rd Street</td>
<td>Elizabeth Street</td>
<td>Michigan Avenue (US-12)</td>
</tr>
<tr>
<td>4th Street</td>
<td>Elm Street</td>
<td>Newburgh Road</td>
</tr>
<tr>
<td>Annapolis Street</td>
<td>Filbert Street</td>
<td>Pershing Street</td>
</tr>
<tr>
<td>Ash Street</td>
<td>Forest Park Drive</td>
<td>Phyllis Street</td>
</tr>
<tr>
<td>Brush Street</td>
<td>Glover Street</td>
<td>S. Wayne Road</td>
</tr>
<tr>
<td>Cadillac Avenue</td>
<td>Grace Avenue</td>
<td>Sims Street</td>
</tr>
<tr>
<td>Chestnut Street</td>
<td>Hubbard Street</td>
<td>Sophia Street</td>
</tr>
<tr>
<td>Clark Street</td>
<td>Howe Road</td>
<td>Venoy Road</td>
</tr>
<tr>
<td>Clinton Street</td>
<td>John Street</td>
<td></td>
</tr>
<tr>
<td>Commerce Court</td>
<td>Josephine Street</td>
<td></td>
</tr>
</tbody>
</table>

Public uses also include recreational and open space areas, including the Lower Rouge River which runs from west to east through the Development Area. Goudy Park (approximately 2 acres) is located directly east of City Hall and contains roughly 590 ft. of river frontage. Goudy Park can be accessed from both S. Wayne Road to the west and 2nd Street to the east. The Park contains a pier and canoe launch, playground equipment, a picnic tables, benches, open space, pathways, lighting, trash receptacles, restrooms and the Goudy Park Amphitheater, located just south of the play area.

Mill Trail Park is a one-mile moderately trafficked out and back trail that features a river and is good for all skill levels. The trail is primarily used for walking, nature trips, and birding and is accessible year-round. The Dorsey Schools (Wayne Campus) is the only educational facility in the Development Area.

SEMI-PUBLIC USES

Semi-public land uses include Greater Dreams Church, St. Mary Catholic Church, St. Joseph's Church, New Hope Baptist Church, RCCG Amazing Grace Chapel, St. Mary Cemetery, Westlawn Cemetery, Community Programs and Services Assisted Living Facility, Wayne Chamber of Commerce, Community Living Services, and Michigan Public Works (Wayne Service Center).

VACANT LAND

There are several vacant and undeveloped parcels - vacant properties are identified by their previous use and broken out accordingly on the Existing Land Use Map (ex: vacant commercial properties are shown different than vacant residential properties). Vacant land owned by the Land Bank is also specifically identified on the map. Development of vacant land should be consistent with the City’s Master Plan and Zoning Ordinance.

UTILITY / TRANSPORTATION USES

There are a few parcels dedicated to the railroad rights-of-way of which are noted as utility and/or transportation uses.
PAST ACCOMPLISHMENTS OF THE DDA

In addition to annual projects and events, the City and DDA have accomplished many key projects within the Development Area. This includes the implementation of various street, road and parking lot improvements; construction of new parking lot screening walls in various public parking lots; reconstruction of parts of the alleys; the operation and maintenance of the public parking lots that serve the businesses; installation of curb ramps throughout the District; the purchase and renovation of the State Wayne Theater; construction of an amphitheater in Goudy Park (see image above); and the renovation of the former Wayne-Westland Public Library building for use as a Senior Services facility.

Specific Accomplishments by Area

The following is a listing of recent improvements by the DDA, per each specific area:

Area bounded by Sims Avenue, Second Street, Michigan Avenue West and Wayne Road:
- Acquired right-of-way to create a pedestrian walkway.
- Acquired existing parking lots (located behind the buildings).
- Developed a single, common, paved parking lot to facilitate safe, efficient traffic flow and easy access to rear entrances of the buildings. The lots also provided adequate space for trucks to load and unload and now feature lighting, landscaping and street furniture.

Area bounded by the Lower Rouge River, Wayne Road, Michigan Avenue West and Elizabeth Street:
- Acquired and removed the building formerly occupied by the Salvation Army.
- Acquired and removed the building formerly occupied by the Fun Center.
- Acquired right-of-way to get to the municipal parking lot behind the buildings.
- Installed curb and landscaping improvements along the acquired right-of-way.
- Purchased and demolished 35134 Elm Street and made it available for a public parking lot to serve the businesses on the west side of Wayne Road between Elm and Chestnut Streets.
- Purchased and demolished 3130 South Wayne Road and made it available for commercial development.
Area bounded by Michigan Avenue West, Wayne Road, Michigan Avenue East and Elizabeth Street:

- Constructed a pedestrian plaza on Biddle Street from Michigan Avenue West to Park Street.
- Repaired two brick intersections: Newberry and Park Streets and Newberry and Main Streets.
- Landscaped along the west side of Wayne Road, south of Main Street.
- Planted ornamental trees on the north side of Michigan Avenue East, west of Wayne Road.
- Constructed and furnished the Wayne Public Library, located north of the Peace Memorial Plaza, east of Wayne Road, south of Michigan Avenue West and west of Second Street.
- Developed a multi-story commercial building (approximately 22,000 square feet) on the ground floor on the property bounded by Main and Newberry Streets, Michigan Avenue East and Wayne Road with parking.

Area bounded by Michigan Avenue West, Second Street, Michigan Avenue East and Wayne Road:

- Improved the Peace Memorial Plaza and the surrounding area, which included a restoration of the fountain, landscaping, and street furniture.
- Planted ornamental trees on the north side of Michigan Avenue East, east of Wayne Road.

Area east and west of the Central Business District:

- Installed entryway landscaping and signage at Michigan Avenue and Pershing Street, and at Fourth Street and Michigan Avenue.
- Installed 'Welcome to Wayne' signs at Michigan Avenue and Hannan Road and Merriman Road.

Area along Wayne Road from Glenwood Road to the Lower Rouge River (Northside Business District):

- Developed paved parking lots at: 35214 and 35205 Chestnut Street, 35167 and 35040 Elm Street; and 35024 and 35014 Ash Street.
- Constructed cul-de-sacs to prevent the traffic from flowing through residential areas at: Chestnut Street, west of Wayne road, west of the alley and east of Wayne Road, east of the alley; Elm Street, east of Wayne, east of the alley; and Ash Street, east of Wayne Road, east of the alley.
- Installed parking lot identification and directional signs (and landscaping) along Wayne Road.
- Developed architectural sketches for front and rear facade improvements, to illustrate a common coordinated architectural theme along the entire street.
- Spurred the utilization of vacant buildings by viable commercial uses (none were publicly owned).
PLANNED PROJECTS IN THE DDA

The following projects detailed in Table 2 are anticipated to be accomplished by the DDA over the next 20 years and further the priorities of the DDA.

Table 2: Planned Projects within the Development Area

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost</th>
<th>Project Details</th>
<th>Estimated Start Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Structure Improvements</td>
<td>$24,000</td>
<td>Replace broken windows and improve other elements of the facility</td>
<td>2020/21</td>
</tr>
<tr>
<td>Veterans Memorial</td>
<td>$20,000</td>
<td>Benches / on-going maintenance</td>
<td>2020/21</td>
</tr>
<tr>
<td>Holiday Decorations</td>
<td>$1,400 per pole</td>
<td>Wayne Road: Michigan Avenue to Glenwood = 20</td>
<td>2020/21</td>
</tr>
<tr>
<td>Holiday Decorations</td>
<td>$1,400 per pole</td>
<td>Wayne Road: Michigan Avenue to Glenwood = 20</td>
<td>2020/21</td>
</tr>
<tr>
<td>Derby's Alley Improvements</td>
<td>$10,000</td>
<td>Replace cement and implement clean-up programs and other activities</td>
<td>2021</td>
</tr>
<tr>
<td>Public Parking Lot Improvements</td>
<td>$300,000</td>
<td>Implement improvements and clean up programs behind the bank, and behind Imperial Press</td>
<td>2021</td>
</tr>
<tr>
<td>Street Banners</td>
<td>$125 per pole</td>
<td>Areas to be determined</td>
<td>2022</td>
</tr>
<tr>
<td>New Business Work Space / Cultivation</td>
<td>$3,000/month</td>
<td>Lease space utilized to cultivate new businesses and market</td>
<td>2022</td>
</tr>
<tr>
<td>Street Light Conversion</td>
<td>$53,802</td>
<td>Michigan Avenue: Viaduct to Hannon</td>
<td>2023</td>
</tr>
<tr>
<td>Pedestrian Crosswalk</td>
<td>$250,000</td>
<td>Create at Wayne Road, north of the Fire Station</td>
<td>2025</td>
</tr>
<tr>
<td>Public Art</td>
<td>$30,000</td>
<td>Fund, plan and implement building murals and other works of public art</td>
<td>2025</td>
</tr>
<tr>
<td>Irrigation</td>
<td>$20,000</td>
<td>Repair, maintain and create (as needed) irrigation within the downtown</td>
<td>2026</td>
</tr>
<tr>
<td>Marquee Addition</td>
<td>$20,000</td>
<td>Install a marquee at Wayne Road and Michigan Avenue East</td>
<td>2027</td>
</tr>
<tr>
<td>Entrance Signage</td>
<td>$25,000</td>
<td>Michigan Ave and Hannan - Michigan Avenue and Merriman</td>
<td>2027</td>
</tr>
<tr>
<td>Michigan Avenue Gateway</td>
<td>$50,000</td>
<td>Fund, plan and implement enhancements to the Michigan Avenue gateway</td>
<td>2029</td>
</tr>
<tr>
<td>Commuter Rail Station</td>
<td>$200,000</td>
<td>Aid in the development of a future, potential commuter rail station</td>
<td>2030</td>
</tr>
<tr>
<td>Marketing and Promotion</td>
<td>$100,000</td>
<td>Create a brochure regarding business opportunities in the downtown and fund, plan and design marketing activities for the district</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Business Recruitment and Economic Development</td>
<td>$50,000</td>
<td>Develop a business recruitment program, develop a strategic economic development plan and implement other economic policies</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Non-Motorized Improvements</td>
<td>$300,000</td>
<td>Create and repair sidewalks, crosswalks and ADA access points, and ensure connectivity to and within the downtown is properly provided</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Technology Advancements</td>
<td>$200,000</td>
<td>Plan and aid in the development for technology advancements in the downtown, including but not limited to partnering with outside agencies, applying for grants, curbside drop-off pickup, rideshare and autonomous vehicles, expanding infrastructure, broadband, etc.</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Façade Improvement Program</td>
<td>$60,000</td>
<td>Fund, plan and implement the established façade program</td>
<td>2020-2040</td>
</tr>
<tr>
<td>MI Main Street</td>
<td>TBD</td>
<td>Fund and implement programs, as recommended, by MI Main Street, including the hiring of a Main Street Manager</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Acquisition / Demolition</td>
<td>$650,000</td>
<td>Purchase and/or demolish properties or key properties for redevelopment</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Landscape Maintenance</td>
<td>TBD</td>
<td>Make Michigan Avenue tree ring improvements, and implement other landscaping programs / maintenance policies in the downtown</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Event Sponsorship</td>
<td>$70,000</td>
<td>Support events that draw people to the downtown</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Goudy Park Improvements</td>
<td>$600,000</td>
<td>Fund, plan and implement new cement work, wall improvements, pavilion, furniture, and other amenities, as needed</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Road Improvements</td>
<td>TBD</td>
<td>Finance, plan, design, construct and/or otherwise improve roads within the downtown</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Utility Improvements</td>
<td>$100,000</td>
<td>Finance, plan, design, construct, maintain and/or otherwise improve utilities within the downtown, including but not limited to water and sewer</td>
<td>2020-2040</td>
</tr>
<tr>
<td>Business Assistance Grants</td>
<td>$100,000</td>
<td>Business assistance grants to be used on an emergency basis</td>
<td>TBD</td>
</tr>
</tbody>
</table>

Total Estimated Cost: ± $10 million
DOWNTOWN DEVELOPMENT AUTHORITY ACT REQUIREMENTS

The following sections detail the necessary information for compliance with Section 217 of Public Act 57 of 2018 (see Appendix A for further information on Public Act 57 of 2018 requirements).

Location and Extent of Proposed Public and Private Land Uses

Proposed land uses for the Development District are generally identical to existing land uses with certain exceptions. It should be understood that all potential land use changes are contingent upon agreement between the property owner, DDA, City of Wayne and the Wayne Planning Commission. Land use changes must also be considered within the context of the City’s Master Plan and Zoning Ordinance.

Desired Zoning, Streets, Intersections and Utility Changes

It is anticipated that the City may review its Zoning Ordinance in light of this Plan. Additionally, changes to streets, street levels, utilities and intersections may also be explored.

Open Space and Contemplated Future Use

Various park and open space projects will be undertaken pursuant to the DDA’s established listing of Planned Projects within the Development Area (Table 2). These improvements are designed to enhance the walkability and livability of downtown Wayne, thereby supporting property values within the community. They also support the business environment by strengthening the downtown market.

Public parks located in the Development Area will remain as open space and will continue to be used for recreational activity and events as they function as important community gathering spaces and are natural assets. Mill Trail Park and the associated pedestrian and cyclist routes are also intended to remain.
Property to Sell, Donate, Exchange or Lease

The City of Wayne owns several properties in the Development Area that are for sale by the City, not the DDA. Therefore, the properties are subject to the City Charter regarding resale. All public improvement projects undertaken as part of this Development and TIF Plan are anticipated to remain in public ownership or under public control for the public benefit.

In the past, the City and the DDA entered into an agreement regarding a sale or lease of all the existing and proposed City-owned parking lots. As a result, the City owns the following parking lots today:

- Behind the buildings on Michigan Avenue West from South Wayne Road to Elizabeth Street, including the State Wayne Theater and excluding the Wayne Tower.
- Behind the buildings on Michigan Avenue West from Second Street to South Wayne Road.
- On the property that was formerly occupied by the Salvation Army Store and The Fun Center.
- Behind the buildings that are located on the west side of Wayne Road from Chestnut Street to Glenwood Road, east of the alley.
- The parking structure located on the north side of Michigan Avenue East, between South Wayne Road and Second Street.
- Behind the buildings that are located on the east side of South Wayne Road and north of Ash Street to the south property line of the Elm Street parking lot.
- Behind Henry's Service Station on South Wayne Road, north of Elm Street.
- Behind the buildings that are located on the west side of South Wayne Road, north of Elm Street, and south of Chestnut Street.
- Behind the building on the southwest corner of Wayne Road and Elm Street.
- Behind the buildings on Michigan Avenue, between Pershing Street and Laura Street.

Procedures for Bidding, Leasing and Purchasing

In the event the DDA purchases, receives a donation of or otherwise comes to own property in the Development Area, it will conform with any bidding or land disposition process adopted by the City or, in the absence of such procedures, the DDA will adopt suitable procedures to guide it in the disposition of property.

Location, Extent, Character and Estimated Cost of Improvements, and Stages of Construction Planned

The Wayne DDA will continue to undertake a number of projects over the next 20 years that will help make the downtown community into a more special and distinctive place. The DDA Board should revisit its strategy annually to ensure its actions are effective and to identify opportunities to improve the investment environment for private entities.

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 are listed in Table 2: Planned Projects within the Development Area.
Method of Financing and Ability to Arrange the Financing

During the 20-year term of this Development and TIF Plan, the estimated cost of the public improvement projects and services is approximately $10 million. This includes costs for the administration, promotion, planning, and design guidelines associated with a Michigan Main Street Manager and/or Main Street Certification. It is anticipated that all these projects will be paid for with a combination of tax increment revenues, private contributions, grants, land sales and/or lease proceeds, expense sharing with other entities, and such other funds as may be made available to the DDA for the improvements. Tax increment revenues may be used to pay bond obligations.

The DDA has the authority to carry out a public improvement program utilizing tax increment financing, may receive donations for the performance of its functions, and may also finance its activities from money provided from other sources approved by the City of Wayne.

The listing of Planned Projects within the Development Area (Table 2) is proposed to remain flexible to permit the DDA to respond to private interest when said interest is expressed and as funding and land opportunities become available. The sequence of timing for implementing the recommendations of this Plan are also flexible to allow the DDA to take advantage of funding and other opportunities which may arise. Cost estimates for projects in Table 2 are estimates because construction / engineering drawings have not been done, and therefore costs are based on preliminary design concepts.

Plan for Establishing Priority for the Relocation of Persons Displaced and Provision for Costs of Relocation of Displaced Persons

It is estimated that approximately 1,000 people reside within the Development Area. No families or individuals are planned to be displaced and no occupied residences are designated for acquisition and clearance by the DDA.

Priority for Relocation

No displacement is anticipated. Should displacement occur, the City and DDA will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and guidelines implementing the Uniform Act by the U.S. Department of Housing and Urban Development.


Tax Increment Financing Plan
INTRODUCTION TO TAX INCREMENT FINANCING PROCEDURES

As provided in Public Act 57 of 2018, tax increment financing is a financing tool for the redevelopment of designated areas within a DDA development area. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes.

Tax dollars generated from new private property developments and from improvements to existing private property within a designated development area are “captured” and utilized by the DDA to finance public improvements within that development area. This process supports and encourages continued private investment.

Tax increment revenue to be transmitted to the DDA is generated when the current assessed value of all properties within a development area exceeds the initial assessed value of the properties. The initial assessed value is the assessed value of all 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 ordinance is adopted. The current assessed value refers to the assessed value of all properties, real and personal, within the development area as established each year subsequent to the adoption of the tax increment financing plan. The amount in any one year by which the current assessed exceeds the initial assessed value, including real and personal property, is defined as the “captured assessed value”. The tax increment revenue transmitted to the DDA results from applying the total tax levy of all taxing units within the development area to the captured assessed value.

Increases in assessed values within a development area (which result in the generation of tax increment revenues) can result from increases in property values and/or the following:

a. Construction of new developments occurring after the date establishing the “initial assessed value.”

b. Construction of new rehabilitation, remodeling alterations, or additions accruing after the date establishing the “initial assessed value.”

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

The DDA may expend tax increment revenues only in accordance with the tax increment financing plan; surplus revenues revert proportionately to the respective taxing jurisdictions.
TIF PLAN REQUIREMENTS

The TIF Plan includes the preceding Development Plan, along with a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the DDA.

Captured Assessed Value and Tax Increment Revenues

The assessed valuation of property within the Wayne DDA Development Area was $125,495,636 in 2019. The initial assessed value within the DDA (the base year of 1982) was $104,150,761. In 2019, the total taxable value in the Development Area was $21,344,875, excluding the existing Industrial Facility Tax Exemptions (IFT) at 50%, the realized DDA captured taxable value in 2019 was $16,509,825.

Assessed valuation projections are based upon anticipated major improvements within the DDA coupled with new developments and the remodeling of existing facilities. Table 3: Future TIF Capture Estimates summarizes the projected captured revenue for the duration of the Plan, keeping the existing IFT’s at 50%. The projected annual growth in taxable value is estimated in Table 3 at a 1.5% annual rate, which is a conservative rate. Over the life of this 20-year DDA Plan, the total estimated TIF revenue projected is $24,104,860.

The actual tax increment revenue to be transmitted to the DDA will likely vary from estimates based upon the actual tax levy of all taxing jurisdictions during each year of the TIF Plan and the actual assessed value in the Development Area. It is the intention of the DDA through this TIF Plan to use the entire captured assessed value in the Downtown Area for the purposes defined in the Development Plan and period hereinafter set forth, and not to exclude assessed value growth in property resulting solely from inflation.
<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Total Taxable Value</th>
<th>Base Year Amount</th>
<th>Total Captured Value</th>
<th>Total Captured Value, Excluding 50% IFT</th>
<th>Total TIF Revenue (with 29.1014 Millage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$125,456,636</td>
<td>$104,150,761</td>
<td>$21,344,875</td>
<td>$16,509,825</td>
<td>$480,459</td>
</tr>
<tr>
<td>2020</td>
<td>$127,378,071</td>
<td>$104,150,761</td>
<td>$23,227,310</td>
<td>$18,392,260</td>
<td>$535,241</td>
</tr>
<tr>
<td>2021</td>
<td>$129,288,742</td>
<td>$104,150,761</td>
<td>$25,137,981</td>
<td>$20,302,931</td>
<td>$590,844</td>
</tr>
<tr>
<td>2022</td>
<td>$131,228,073</td>
<td>$104,150,761</td>
<td>$27,077,312</td>
<td>$22,242,262</td>
<td>$647,281</td>
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<tr>
<td>2023</td>
<td>$133,196,494</td>
<td>$104,150,761</td>
<td>$29,045,733</td>
<td>$24,210,663</td>
<td>$704,565</td>
</tr>
<tr>
<td>2024</td>
<td>$135,194,441</td>
<td>$104,150,761</td>
<td>$31,043,680</td>
<td>$26,208,630</td>
<td>$762,708</td>
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<tr>
<td>2025</td>
<td>$137,222,358</td>
<td>$104,150,761</td>
<td>$33,071,597</td>
<td>$28,236,547</td>
<td>$821,723</td>
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<tr>
<td>2026</td>
<td>$139,280,693</td>
<td>$104,150,761</td>
<td>$35,129,932</td>
<td>$30,294,882</td>
<td>$881,623</td>
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<tr>
<td>2027</td>
<td>$141,369,904</td>
<td>$104,150,761</td>
<td>$37,219,143</td>
<td>$32,384,063</td>
<td>$942,422</td>
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<tr>
<td>2028</td>
<td>$143,490,452</td>
<td>$104,150,761</td>
<td>$39,339,691</td>
<td>$34,504,641</td>
<td>$1,004,133</td>
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<tr>
<td>2029</td>
<td>$145,642,809</td>
<td>$104,150,761</td>
<td>$41,492,048</td>
<td>$36,666,998</td>
<td>$1,065,770</td>
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<tr>
<td>2030</td>
<td>$147,827,451</td>
<td>$104,150,761</td>
<td>$43,676,690</td>
<td>$38,841,640</td>
<td>$1,130,346</td>
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<tr>
<td>2031</td>
<td>$150,044,863</td>
<td>$104,150,761</td>
<td>$45,894,102</td>
<td>$41,069,052</td>
<td>$1,194,876</td>
</tr>
<tr>
<td>2032</td>
<td>$152,295,536</td>
<td>$104,150,761</td>
<td>$48,144,775</td>
<td>$43,309,725</td>
<td>$1,260,374</td>
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<tr>
<td>2033</td>
<td>$154,579,969</td>
<td>$104,150,761</td>
<td>$50,429,208</td>
<td>$45,594,158</td>
<td>$1,326,854</td>
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<tr>
<td>2034</td>
<td>$156,898,668</td>
<td>$104,150,761</td>
<td>$52,747,907</td>
<td>$47,912,657</td>
<td>$1,394,331</td>
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<tr>
<td>2035</td>
<td>$159,252,148</td>
<td>$104,150,761</td>
<td>$55,101,387</td>
<td>$50,266,337</td>
<td>$1,462,821</td>
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<tr>
<td>2036</td>
<td>$161,640,931</td>
<td>$104,150,761</td>
<td>$57,490,170</td>
<td>$52,655,120</td>
<td>$1,532,338</td>
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<td>2037</td>
<td>$164,065,545</td>
<td>$104,150,761</td>
<td>$59,914,784</td>
<td>$55,079,734</td>
<td>$1,602,897</td>
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<tr>
<td>2038</td>
<td>$166,626,528</td>
<td>$104,150,761</td>
<td>$62,375,767</td>
<td>$57,540,717</td>
<td>$1,674,515</td>
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<tr>
<td>2039</td>
<td>$169,024,426</td>
<td>$104,150,761</td>
<td>$64,873,665</td>
<td>$60,038,615</td>
<td>$1,747,208</td>
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<tr>
<td>2040</td>
<td>$171,559,792</td>
<td>$104,150,761</td>
<td>$67,409,031</td>
<td>$62,573,981</td>
<td>$1,820,990</td>
</tr>
</tbody>
</table>

Total TIF Revenue Projected for the 20-Year DDA Development Plan: $24,104,860

Source: City of Wayne, April, 2020
Estimated Impact on Taxing Jurisdictions

Adoption of the reinstated TIF Plan will not adversely impact the assessed values of property upon which taxing jurisdictions depend for tax revenue. On the contrary, the Authority proposes to strengthen the Downtown Area and its properties. This is to be accomplished by using the additional tax revenues generated in the Development Area to make public improvements and encourage private development.

It is anticipated that the public improvements proposed for the Downtown Area and the private improvements they induce will provide long-term stability and growth in the Downtown Area and the City as a whole. This will benefit all taxing jurisdictions. This benefit will result from increases in property valuations surrounding the Development Area; increases in property valuations in the Development Area at the time the TIF Plan is completed, and increases in property valuations throughout the entire community which is, to some degree, dependent upon the well-being of the Downtown District for stability and growth.

A listing of the applicable tax jurisdictions and the millage subject to capture (rates per $1,000 of taxable value) is detailed below in Table 4: Taxing Jurisdictions. The impact of the TIF Plan on the tax jurisdictions depends on three factors:

- The millage rate of each taxing jurisdiction;
- The portion of the total budget of each taxing jurisdiction that is represented by the property tax revenues collected in the Development Area; and
- The rate and extent of private investment in the Development Area.

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>Mill Rates Subject to Capture</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Wayne (Operating)</td>
<td>14.9160</td>
</tr>
<tr>
<td>City of Wayne (Pension)</td>
<td>0.9637</td>
</tr>
<tr>
<td>City of Wayne (Recreation)</td>
<td>0.9943</td>
</tr>
<tr>
<td>Wayne County Operating (Summer)</td>
<td>5.6483</td>
</tr>
<tr>
<td>Wayne County Operating (Winter)</td>
<td>0.9897</td>
</tr>
<tr>
<td>Wayne County Jail</td>
<td>0.9381</td>
</tr>
<tr>
<td>Wayne County Parks</td>
<td>0.2459</td>
</tr>
<tr>
<td>HCMA, Huron-Clinton Metropolitan Park Authority</td>
<td>0.2117</td>
</tr>
<tr>
<td>WCCC, Wayne County Community College</td>
<td>3.2408</td>
</tr>
<tr>
<td>WCTA, Wayne County Transit Authority</td>
<td>0.9529</td>
</tr>
<tr>
<td>Total Applicable DDA Mill Rates</td>
<td>29.1014</td>
</tr>
</tbody>
</table>

Source: City of Wayne, April, 2020
Use of Tax Increment Revenues

Tax increment revenues derived from the Development Area shall be utilized to finance public improvements within the District, as proposed in the Development Plan. Cost estimates for the planned projects listed in Table 2 are preliminary; specific plans and refined cost estimates for the Development Area improvements will be completed upon initiation of each project. Projects that arise and are consistent with the objectives and priorities of the DDA may also be funded consistent with the financing methods described in this Plan. Outside grant funding should also be pursued using TIF and other City revenues to provide the required matching contributions.

Additional tax increment revenues beyond the identified projects in the Development Plan may be used in any of the following ways:

- Accelerate the repayment of debt as permitted by bond provisions;
- Expand the list of projects or expedite the completion of projects; and
- Be returned to the taxing units as provided by law.

Should the tax increment revenues be less than those projected, the DDA may elect to collect and hold captured revenues until a sufficient amount is available to implement specific public improvements or consider implementing public improvements based on the ability to match existing funds with expenditures while seeking out additional funding sources.

The DDA shall annually review proposed increment expenditures and revenues to prioritize the use of additional funds.

On-Going Activities

DDA Authority maintenance and administration may utilize a reasonable portion of the annual TIF revenues, including the cost for a Michigan Main Street Manager. Additionally, architectural and rehabilitation assistance for facades, blight improvements to commercial buildings, signs, and interior landscaping may be funded by a portion of annual TIF revenues.

TIF revenues may be used on an as-needed basis for development projects that cannot yet be estimated for budgeting purposes, such as parcel assemblage and the acquisition of blighted parcels. Other examples of as-needed projects include right-of-way acquisition for greenways/non-motorized improvements, marketing, public/private opportunities, or other similar projects.

Annually and in accordance with Public Act 57 of 2018, the DDA shall submit to the City Council and the State Tax Commission a report on the status of the tax increment financing account. The report shall be published annually in the official City newspaper, or other paper, as available.

Duration of Tax Increment Financing Plan

The TIF Plan will terminate on December 31, 2040. The term may be extended by amendment or modification as provided by Public Act 57 of 2018, Section 214(5). Extension of time periods may be necessary to allow retirement of bond obligations during later years of the Development Plan. Upon completion of the Development Plan, all "excess" revenues captured will be proportionately distributed to the taxing jurisdictions.
Tax Increment Bonds and Financing

Pursuant to Public Act 57 of 2018, the costs of development may be financed by various mechanisms, including general obligation bonds issued by the City, proceeds of a special assessment district, and from money obtained from other sources approved by the governing body. The maximum amount of the bond indebtedness shall be $4 million. Several of these options are detailed below:

CITY OF WAYNE LIMITED TAX GENERAL OBLIGATION BONDS ISSUED

The City may wish to issue general obligation bonds in an amount not exceeding the amount which 80% of the estimated tax increment will service as to annual principal and interest requirements.

If bonds are to be sold the municipality may not pledge for annual debt service requirements in excess of 80% of the estimated tax increment revenue to be received from a development area for that year. In addition, the estimated annual debt service owed on bonds issued by the municipality may not exceed 80% of the estimated annual tax increment revenues. Should actual tax increment revenues fall below projections, any previously accumulated revenue would be devoted to retirement of the bonds. Any tax increment revenues collected in excess of the 80% measure will be used to pay current debt service on any bonds issued under the Plan and to pay or provide for payment by deposit into an improvement fund of development costs described in the Development Plan. The bonds are subject to the provisions of the Michigan Municipal Finance Act and may not mature in more than thirty years. If tax increment revenues are insufficient for any reason, the Michigan Municipal Finance Act provides that if the bond issue has been approved by the electors of the municipality, the municipality must meet debt service requirements from its general fund and, if necessary, levy whatever additional taxes are required. If the bond issue has not been approved by the electors, meeting debt service requirements becomes a first budget obligation of the general fund.

CITY SPECIAL ASSESSMENT/GENERAL OBLIGATION BONDS

The City may also issue special assessment bonds alone or in combination with general obligation bonds to finance all or part of the street and alley improvements, the sidewalks, lighting and the parking improvements. The size of such bond issues would depend on the projects included within such bond issues and the portion of each such project to be financed from special assessment bonds would be from the proceeds of the special assessment rolls consisting of the lands specially benefitted by the project. Payment of the general obligation bonds would be from general funds of the City derived from the proceeds of taxes levied upon all property within the City.

MICHIGAN TRANSPORTATION FUND BONDS

For purposes of paying the costs of major and local street improvements, including paving, widening and lighting the City may also borrow an amount not to exceed an amount which 45% of the City’s receipts from the Michigan Transportation Fund for the State fiscal year immediately preceding such a bond issue would support in annual debt service.
Appendix
APPENDIX A:

LEGAL REQUIREMENTS OF THE PLAN

Based on the new legislation under Public Act 57 of 2018, the following information is now required of the DDA:

- A development plan as provided in Section 217 of Public Act 57 of 2018;
- A detailed explanation of the tax increment procedure;
- The maximum amount of bonded indebtedness to be incurred;
- The duration of the program; and
- The amount of taxes intended to be used.

The following information is required to be in the Development Plan:

- The designation of boundaries of the development area in relation to highways streets, streams, or otherwise;
- The location and extent of existing streets and other public facilities within the development area;
- A designation of the location character and extent of categories of public and private uses, existing and proposed, including residential, recreational, commercial, industrial, educational and other;
- A legal description of development area;
- A description of existing improvements in the development area and a description of any repairs and alterations and an estimate for time required to complete;
- The location, extent character and estimated cost of the improvements including rehabilitation contemplated for the development area;
- A statement of the construction stages of construction planned;
- A description of any parts of the development area to be left as open space;
- A description of any portions of the development area that the authority desires to sell, donate exchange, or lease to or from the municipality and the proposed terms;
- A description of desired zoning changes and changes in streets, street levels, intersections or utilities;
- An estimate of the cost of the development, a statement of the proposed method of financing, and the ability of the authority to arrange financing;
- Designation of the 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;
- The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development or portion of the development upon completion, if there is no express or implied agreement between the authority and person that all or a portion of the development will be leased, sold or conveyed;
- 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 acquisitions and clearance, a development plan shall include a survey of the families/individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, and estimated capacity for private/public housing available;
- A plan for establishing for the relocation of persons displaced by development in any new housing in the development area;
- Provisions for the cost of relocating persons displaced by the development and financial assistance and reimbursement expense in accordance with the federal uniform assistance and reimbursement expense in accordance with the federal uniform relocation assistance and real property acquisition policies act of 1970;
- A plan for compliance with the relocation assistance act PA 227 of 1972; and
- Other material that the authority, local public agency, or governing body consider pertinent.
Section 217 of Act 57, as amended, requires the DDA, to create a development plan. Upon a determination that is necessary for the achievement of the purposes of the Act, to prepare and submit a tax increment financing plan to the governing bodies in accordance with section 214 of act 57. Tax increment financing results from the “capturing” of tax revenues by the DDA, which are derived from the increase in assessed valuation in the development area over the valuations of the area at the time the development area was established. Tax increment revenues accrued to the DDA from the application of the tax rates of all political subdivisions (city, county, school district, community college, etc.) levying taxes in the development area. The tax increment revenues may be used by the DDA to make public improvements within the development area, provided by Section 215 of Act 57 as amended. The tax increment financing plan includes a detailed explanation of the tax increment procedure, the amount of the bonded indebtedness, if any, to be incurred, duration of the tax increment program, statement of the impact of the program on all taxing jurisdictions in the development area, and a statement of the amount of tax increment revenues to be used by the DDA.

The DDA or the City may exclude from captured assessed value, growth in property value resulting solely from inflation. In such an event, the tax increment financing plan shall set forth the method for excluding growth in property value resulting solely from inflation. Further, the percentage of taxes levied for school operating purposes as captured and used by the plan shall not be greater than the plan’s percentage capturing use of taxes levied by a city or county for operating purposes.

Section 217 of Act 57, as amended, required that whenever a Downtown Development Authority decides to finance a project within the development area through the use of tax increment revenues, or revenue bonds, it must prepare a Development Plan. The Development Plan must contain the designation of the development area (that area within which tax increment revenues are to be captured and expended for public purposes); the projects to be undertaken; the estimated cost of the projects; an estimate of stages of construction and the impact upon the existing character of development in the area.

Section 128 of Act 57, as amended, provides for the adoption of the tax increment financing plan and development plan by the City Council only after conducting a public hearing. Below is the required procedure:

- Notice of public hearing shall be given twice in a newspaper of general procedure;
- First shall not be within 20 days before the date set in the hearing;
- Notice of hearing shall be posted in 20 conspicuous place public places in the downtown district not less than 20 days before the hearing;
- Notice shall also be mailed to all property taxpayers of recorded district not less than 20 days before the hearing; and
- Notice of hearing within the same time frame shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture, in addition a draft copy of the proposed plan should be included in this mailing to the governing body.
APPENDIX C:

1288.08 DOWNTOWN DESIGN STANDARDS

This chapter specifies the general standards and requirements for buildings in the downtown area as defined by this section. This chapter is being adopted to ensure aesthetics in the downtown are maintained and to make the connection to the existing buildings and new construction, renovations and additions.

The "Downtown Design Standard Area" is defined as properties located in the core area of the City as described with these boundaries as: Michigan Avenue West from Fourth Street west to the railroad viaduct, Michigan Avenue East from Pershing Street to Fourth Street, Wayne Road from Michigan Avenue East, north to Glenwood Road and Sims Avenue from Michigan Avenue West, west to Newberry Street.

a. The chapter applies to any development that proposes to construct any new building, building additions and any renovations that affect the facade of the building. The following are the criteria for downtown design standards for the facade of the buildings:

1. "Facade" is defined as the portion of any building side facing a public street, private street, public alleyway or public parking lot, with corner buildings required to apply these design standards to both facades.

2. There shall be a mixture of two or more predominant downtown finish materials (brick, clay, stucco (not-dryvit), natural stone or ornamental concrete/fiber cement siding). The facade may be 100% brick but the brick shall contain a design in the brick such as cornices and soldier coursing.

3. Transparent glass shall not make up less than 70% of the total wall area of the first floor elevation, with the upper stories providing similar window openings corresponding with the overall design of building and adjacent existing structures. Storefronts shall be maintained and repaired, when replacement is required the new storefront shall fill the entire historic storefront opening, maintain the same proportion of bulkhead, display window, and transom, and maintain the same level of transparency. Sliding windows are prohibited as well as glass block windows.

4. Exterior walls cannot be covered with metal panels, EIFS (exterior insulation and finish system), vinyl siding, faux half timbering, logs, shakes, shingles, exposed aggregate or split faced block.

5. Preassembled clay brick panels, artificial stucco, decorative precast units resembling stone need to match the appearance of natural material.

6. "Trademark" commercial buildings shall meet the architectural style and design standards of the Downtown Design Standard Area.

7. New construction shall not imitate authentic historical styles but be compatible in size, scale and proportion, massing, and building materials shall be encouraged to fit with the rest of downtown designs.

8. The size, scale, massing, and facade materials of new construction shall complement the architectural character of buildings in a traditional downtown.

9. The building facades shall incorporate recesses or projections along at least 20% of the length of the facade.

10. Decorative fencing consists of wrought iron, vinyl or ornamental aluminum.

11. Building entries shall be readily identifiable and accessible, with at least one main entrance that opens directly onto the public sidewalk.

12. Building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning (with no signage), arcade, or portico in order to provide shelter from the elements.

13. Flat roofs shall be enclosed by parapets to conceal mechanical equipment.
b. Lighting.
   1. All outdoor lighting shall be decorative. The use of wall pack type lighting is prohibited.
   2. All outdoor lighting shall be of the dark sky type with no light projecting up.
   3. All outdoor lighting shall be in proportion to the type and style of the building.

c. Anti-Theft.
   1. All anti-theft devices shall be constructed or installed on the interior of the structure. No bars, rolling gates or iron work shall be installed on any exterior of the structure.

d. Residential Uses.
   1. The following standards are required for any residential uses:
      A. Residential minimum floor area:
         Studio - 400 sq. ft.
         One bed - 600 sq. ft.
         Two bed - 800 sq. ft.
      B. Open space/landscape/civic space.
      C. Terraces/patios for each unit.
      D. Porches.

   e. Patio Seating/Outdoor Service Areas. In additions to the approval of the Zoning Board of Appeals outdoor service areas must include a detailed plan for the fencing, location, furniture, umbrellas/covering and lighting. The fencing shall be wrought iron or ornamental aluminum, if a cover is not proposed tables shall include an umbrella with no temporary structures permitted.

   f. Dumpsters/Trash Receptacles. All dumpsters/trash receptacles shall be screened with enclosures constructed in accordance to City standards.

g. Setback.
   1. To determine the building line, the setback of the front facade of the building shall be determined on a block by block basis. A front setback calculation shall be determined based on the existing structures in that block or within 100 feet if there are no other buildings in that block.
   2. Exclusions to the "build to" setback include new construction on Main Street from Williams to South Wayne Road, Biddle Street from Main Street to Michigan Avenue West and Newberry Street from Michigan Avenue East to Sims Avenue and all of Veterans Plaza.

h. Exceptions. These standards apply to the Downtown Design Standard Area as described, unless otherwise provided. Projects exempt from meeting the standards are those commercial buildings that are comprised of any of the following project types:
   1. Interior remodels;
   2. Normal or routine maintenance and repair of existing structures;
   3. Work that does not require a permit.

(Ord. 2014-02. Passed 4-15-14.)
Date: August 19, 2020

To: Lisa Nocerini, City Manager
    Mayor and Council

From: Finance Department
      Plante Moran

Re: Budget Amendment 2021-1

As required by Michigan’s Uniform Budgeting and Accounting Act (PA 2 of 1968), we have calculated budget amendments for the funds of the City. The attached page provides the detail and description of each amendment.

The following are the proposed budget amendments by fund:

<table>
<thead>
<tr>
<th>Fund</th>
<th>Proposed Amendment to Revenues</th>
<th>Proposed Amendment to Expenditures</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund (101)</td>
<td>$626,225 increase</td>
<td>$71,850 increase</td>
<td>$554,375 increase to fund balance</td>
</tr>
<tr>
<td>Major Streets (202)</td>
<td>$0 – no change</td>
<td>$45,000 increase</td>
<td>$45,000 decrease to fund balance</td>
</tr>
<tr>
<td>Local Streets (203)</td>
<td>$1,060 decrease</td>
<td>$19,475 increase</td>
<td>$20,535 decrease to fund balance</td>
</tr>
<tr>
<td>Rubbish Collection (226)</td>
<td>$3,080 decrease</td>
<td>$20,000 increase</td>
<td>$23,080 decrease to fund balance</td>
</tr>
<tr>
<td>Water &amp; Sewer Fund (592)</td>
<td>$0 – no change</td>
<td>$208,000 increase</td>
<td>$208,000 decrease to net position</td>
</tr>
</tbody>
</table>

Our recommendation is for Council to approve the budget amendments as noted above and on the subsequent pages. Thank you.
# City of Wayne

## Fiscal Year 2020-2021 Budget Amendment Summary (BA-1)

<table>
<thead>
<tr>
<th>General Fund Combined (101)</th>
<th>Current Amended Budget</th>
<th>Proposed Budget Amendment</th>
<th>Proposed Amended Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenue: Positive/ (Negative) Change</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dept 000.00 - GENERAL</td>
<td>PT factor, COVID federal grant, admin. allocations</td>
<td>330,530</td>
<td></td>
</tr>
<tr>
<td>Dept 258.00 - INFORMATION TECHNOLOGY</td>
<td>FDCVT IT grant</td>
<td>296,755</td>
<td></td>
</tr>
<tr>
<td>Dept 752.00 - P&amp;R:ADMINISTRATION</td>
<td>PT factor</td>
<td>(1,060)</td>
<td></td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>$ 15,165,150</td>
<td>626,225</td>
<td>$ 15,791,375</td>
</tr>
<tr>
<td><strong>Expenditures: (Positive)/ Negative Change</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dept 136.00 - DISTRICT COURT</td>
<td>COVID and operational changes</td>
<td>(121,530)</td>
<td></td>
</tr>
<tr>
<td>Dept 191.00 - ELECTIONS</td>
<td>Election source</td>
<td>6,000</td>
<td></td>
</tr>
<tr>
<td>Dept 258.00 - INFORMATION TECHNOLOGY</td>
<td>FDCVT IT grant expenditures</td>
<td>114,375</td>
<td></td>
</tr>
<tr>
<td>Dept 265.00 - CITY HALL &amp; GROUNDS</td>
<td>Veteran’s memorial</td>
<td>73,005</td>
<td></td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>19,000,856</td>
<td>71,850</td>
<td>19,072,706</td>
</tr>
<tr>
<td><strong>Net Revenues and Expenditures</strong></td>
<td>(3,835,706)</td>
<td>554,375</td>
<td>(3,281,331)</td>
</tr>
</tbody>
</table>

| Combined General Fund: |                     |                             |                        |
|------------------------|---------------------|----------------------------|                        |
| Beginning Fund Balance at July 1, 2020 - Projected (unaudited) | 38,765 | 38,765 |                        |
| Projected Ending Fund Balance at June 30, 2021 | $ 3,796,941 | $ 3,796,941 | $ (3,242,560) |

| Major Street Fund (202) |                     |                             |                        |
|-------------------------|---------------------|----------------------------|                        |
| **Revenue: Positive/ (Negative) Change** |                     |                             |                        |
| Total Revenues          | $ 1,312,505         | $ 1,312,505                 |                        |
| **Expenditures Positive/ (Negative) Change** |                     |                             |                        |
| Dept 451.01 - ROAD PROJECTS - STREETS | Administration | 45,000                      |                        |
| **Total Expenditures**  | 975,440             | 45,000                      | 1,020,440              |
| **Net Revenues and Expenditures** | 337,065 | (45,000) | 292,065 |

| Local Street Fund (203) |                     |                             |                        |
|-------------------------|---------------------|----------------------------|                        |
| **Revenue: Positive/ (Negative) Change** |                     |                             |                        |
| Dept 000.00             | PT factor           | (1,060)                     | $ 1,329,020            |
| **Total Revenues**      | $ 1,330,080         | (1,060)                     | $ 1,329,020            |
| **Expenditures Positive/ (Negative) Change** |                     |                             |                        |
| Dept 451.01 - ROAD PROJECTS - STREETS | Administration | 19,475                      |                        |
| **Total Expenditures**  | 1,916,575           | 19,475                      | 1,936,050              |
| **Net Revenues and Expenditures** | (586,495) | (20,535) | (607,030) |

| Refuse Collection and Disposal Fund (226) |                     |                             |                        |
|-------------------------|---------------------|----------------------------|                        |
| **Revenue: Positive/ (Negative) Change** |                     |                             |                        |
| Dept 000.00             | PT factor           | (3,080)                     | $ 1,151,850            |
| **Total Revenues**      | $ 1,154,930         | (3,080)                     | $ 1,151,850            |
| **Expenditures Positive/ (Negative) Change** |                     |                             |                        |
| Dept 521.00 - SANITATION:RUBBISH COLL & DISP | Administration | 20,000                      |                        |
| **Total Expenditures**  | 1,104,165           | 20,000                      | 1,124,165              |
| **Net Revenues and Expenditures** | 50,765 | (23,080) | 27,685 |

| Beginning Fund Balance at July 1, 2020 - Projected (unaudited) | 479,901 | 479,901 |                        |
| Projected Ending Fund Balance at June 30, 2021 | $ 530,586 | $ 530,586 | $ 507,586 |
City of Wayne

Fiscal Year 2020-2021 Budget Amendment Summary (BA-1)

<table>
<thead>
<tr>
<th>Water &amp; Sewer Fund (592)</th>
<th>Current Amended Budget</th>
<th>Proposed Budget Amendment</th>
<th>Proposed Amended Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue: Positive/ (Negative) Change</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Revenues</td>
<td>$11,841,384</td>
<td>-</td>
<td>$11,841,384</td>
</tr>
<tr>
<td>Expenditures: (Positive)/ Negative Change</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dept 540.00 - WATER OPERATIONS &amp; MAINTENANCE Administration</td>
<td></td>
<td>104,000</td>
<td></td>
</tr>
<tr>
<td>Dept 545.00 - SEWER OPERATIONS &amp; MAINTENANCE Administration</td>
<td></td>
<td>104,000</td>
<td></td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>10,976,767</td>
<td>208,000</td>
<td>11,184,767</td>
</tr>
<tr>
<td>Net Revenues and Expenditures</td>
<td>864,617</td>
<td>(208,000)</td>
<td>656,617</td>
</tr>
</tbody>
</table>

Note: Fund Balance is not reported since the Water & Sewer Fund is an enterprise activity.
CITY OF WAYNE PROCLAMATION
Lymphoma Cancer Awareness Month

Whereas, Lymphoma is the most common form of blood cancer and the third most common cancer of childhood; and

Whereas, More than one million people in the United States are living with, or in remission from lymphoma and chronic lymphocytic leukemia, and every five minutes, someone is diagnosed with lymphoma; and

Whereas, A cure for lymphoma can only be realized through advanced cancer research; and

Whereas, Awareness and education are powerful tools in the race to find a cure for lymphoma; and

Whereas, The health and vitality of the people of the City of Wayne are significantly enhanced by local efforts to increase communication and education pertaining to blood cancers; and

Whereas, The Lymphoma Research Foundation offers a wide range of support services and programs for people with lymphoma, their loved ones and caregivers; and

Whereas, Blood Cancer Awareness Month helps to raise general awareness of the disease and provides hope to all those affected by a lymphoma diagnosis.

NOW, THEREFORE, BE IT RESOLVED THAT I, Mayor John P. Rhaesa, and the Wayne City Council do here by proclaim support of the Month of September 2020 as LYMPHOMA CANCER AWARENESS MONTH in the City of Wayne, and encourage all citizens to increase awareness and proved support to those affected by this terrible disease and their families.

Signed and sealed this 1st day of September, 2020.

John P. Rhaesa, Mayor
Wayne Housing Commission
Minutes
July 8, 2020

On Wednesday, July 8, 2020 a regular meeting of the Wayne Housing Commission was held on conference call due to the State’s restrictions on public meetings in response to COVID-19.

MEMBERS PRESENT: Debbie Sparks, Commissioner; Rupert Hillyard, Commissioner; David James, Commissioner

MEMBERS ABSENT: Nelson Willis, President; Excused

ALSO PRESENT: Katherine Hartunian, Executive Director; Michele Campbell, Program Administrator

The meeting was called to order at 6:00 P.M. by Commissioner Sparks.

The minutes of the June 10, 2020 regular meeting minutes were approved based on a motion by Commissioner Hillyard, supported by Commissioner James and unanimously carried.

1. Discussion was held regarding the June 2020 Expense Report. Moved by Commissioner Hillyard seconded by Commissioner James and unanimously carried to approve the June 2020 expenses.

2. Discussion was held regarding the June 2020 deposits.

3. The Board was informed on the uncollected rents.

4. The Board was apprised that at this time the Wayne Housing Commission has two vacant units.

5. The Board was informed that during the month of June, 40 work orders were completed along with ground maintenance and unit turnovers.

6. Consideration was given for Vice President nominations. Commissioner James nominated Commissioner Hillyard. Commissioner Hillyard accepted the nomination. Moved by Commissioner James seconded by Commissioner Sparks and unanimously carried to appoint Commissioner Hillyard as Vice President of the Board. Resolution #07-20-02

7. Moved by Commissioner Sparks to adjourn the meeting at 6:15 P.M.

______________________________
Nelson Willis/President

______________________________
Terry Shenk/Vice President

______________________________
Katherine Hartunian
Executive Director
Wayne Historical Commission
July 13, 2020 Meeting via Zoom

Minutes

Present: Albert Damitio, Claudia Buckalew, John Mills, Nicole Conklin, Lynn Scott, Lois VanStipdonk

Excused: Sharon Arthur

Also Present: Lori Morrow and Juan Bradford, Wayne Main Street and Jeff Martin

Announcements: This meeting is being held electronically pursuant to Executive Order 2020-75. Due to the COVID-19, the Museum is closed to the public on the date and time of the meeting. Because this is an electronic meeting, all votes will be conducted via roll call vote.

The meeting was called to order at 6:10 P.M. by Albert Damitio.

John Mills moved, seconded by Claudia Buckalew to approve the minutes of the June 17, 2020 special meeting. Ayes: John, Claudia, Lois, Nicole, Lynn, Albert. Nays: None. Motion carried.

New Business:

Nicole Conklin read her letter confirming her appointment by the Wayne City Council to replace Commissioner Ann Zimmerman. Her term will expire in 2023.

Budget Review: The Deaccession Fund Balance is $10,232 and the Museum Account Balance is $13,398.68.

Old Business:

Roofing concerns: Bruttell Roofing from Oak Park will also inspect the roof and their estimate for repair will be compared to others received by Tyler Moll.

Purchases from the Artifact Sales Account: Albert will request a spreadsheet or similar accounting from Tyler to document the purchases made from the account.

Museum Strategic Plan Discussion: Albert will email the Commissioners the outline for the discussion points and ask that the Commissioners email him with their suggestions.

IT Improvements: Claudia Buckalew moved, seconded by John Mills to purchase Past Perfect tracking software for the Museum, annual fees to be discussed with the City. Ayes: Albert, Claudia, Nicole, John, Lynn, Lois. Nays: none. Motion carried. Albert will contact Jeff Martin about surplus computers from the City.

Wayne Historical Society Report: Nicole reported that the August meeting for the Society will be about Suffragettes; the Ice Cream Social will be incorporated into that meeting. There is a Witch’s Brew Tea with a Halloween theme planned for October with Victoria’s Tea and the Society is planning to sponsor the annual Tree Lighting Ceremony with accommodations for social distancing.

Manager’s Report: No report.
Wayne Main Street: The board is actively seeking board members to join the group. The monthly board meeting is held on the fourth Thursday of each month at 6:00 P.M.

Lynn Scott moved, seconded by Claudia Buckalew to adjourn the meeting at 6:43 P.M. Ayes: Albert, Claudia, Nicole, John, Lynn, Lois. Nays: none. Motion carried.

The next scheduled meeting is Monday October 12, 2020 at 6:00 P.M., format to be determined.

Notes taken by Lois VanStipdonk