City Council Special Meeting

Public Hearing Agenda

August 24, 2020
7:00 PM

1. **Roll Call**
2. **Approval of Agenda**
   - **A.** Motion to Accept Public Hearing Agenda
3. **Public Hearing Discussion:** Amendment to TIFA Project Presentation
4. **Public Comment**
5. **Adjournment**
   - **A.** Motion to Adjourn Public Hearing

City of Romulus

Agenda - Motion to accept Public Hearing Agenda

Council Meeting Held: **August 24, 2020**

Item No. A.

General Description: Motion to Accept Public Hearing Agenda

Resolution No. ___________________

Moved by:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
Seconded by:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

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Ayes:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
Nays:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
Abstain:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED UNANIMOUSLY MOTION CARRIED MOTION FAILED

City of Romulus

Public Hearing Discussion:

Council Meeting Held: **August 24, 2020**

Item No. A.
General Description: Final TIFA Plan and PowerPoint Presentation

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Resolution No. ___________________

Moved by:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
Seconded by:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

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Ayes:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
Nays:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
Abstain:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

Tax Increment Finance Authority of the City of Romulus

Amendment to Development and Tax Increment Financing Plan

Approved by the Board of Directors of the Tax Increment Finance Authority of the City of Romulus on June 10, 2020

Approved by the City Council of the City of Romulus on XXXX subsequent to a public hearing on XXXX.

AMENDMENT TO
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

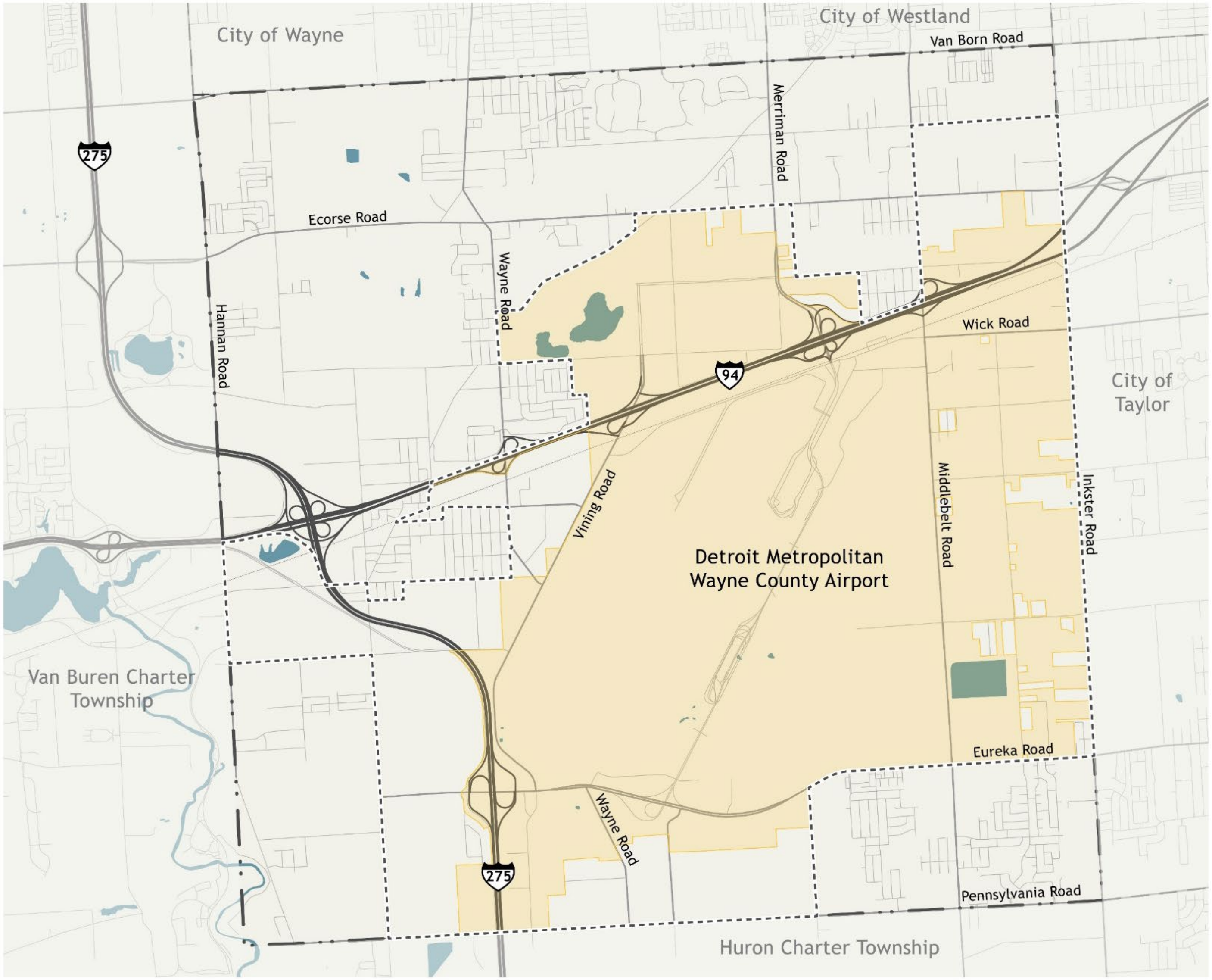
Pursuant to Act 450, Public Acts of Michigan, 1980, as amended, the City of Romulus (the “City”) established the Tax Increment Finance Authority of the City of Romulus (the “TIFA”) on October 22, 1984 with the objective of stimulating and encouraging economic development activities within the TIFA District. The TIFA and the City originally created three development areas within the TIFA District, designated as District I, District II and District III, pursuant to a Development Plan and Tax Increment Financing Plan for each development area. The Development Plan and Tax Increment Financing Plan for District II was originally adopted in 1984, and was subsequently amended in 1986, 1989 and 1993, by which time the Development Plans and Tax Increment Financing Plans for District 1 and District III had terminated. In 2004, the TIFA and the City approved an Amended and Restated Development Plan and Tax Increment Financing Plan (the “2004 Amended and Restated Plan”) for District II to update the scope of projects for the Development Area and amend the boundaries of the Development Area to include a portion of the property which was previously in District I and District III (the amended development area previously designated as District II hereinafter referred to as the “Development Area”.) In 2009, the TIFA and the City approved an amendment and restatement to the 2004 Amended and Restated Plan (the “2009 Amended and Restated Plan” or the “Plan”.) In 2012, another amendment to the Plan was made to expand the boundaries of the Development Area to include a portion of property consisting of right-of-way along I-94 and Shook Road and the Vining Road interchange to facilitate the implementation of projects that were identified in the Plan (this area was previously located in the TIFA District, but not in the Development Area).

The purpose of this current amendment to the Plan (the “Plan Amendment”) is to update the project list, corresponding data tables and maps, and determine other projects that may be appropriate to add into the plan.

This Plan Amendment supplements the Plan and must be read in conjunction with the Plan. The Plan Amendment refers to and amends only those sections of the Plan that are supplemented by the information contained in the Plan Amendment and does not repeal or abrogate any provision of the Plan unless expressly stated herein.

CITY OF ROMULUS TIF PLAN UPDATE

MAP 1
AMENDED TAX INCREMENT FINANCE DISTRICT



City of Romulus
Water
TIF Boundary
TIF District

0' 1,500' 6,000'
500' 3,000' 12,000'
NORTH

MKSK

City of Romulus
County of Wayne, Michigan
Resolution _______

RESOLUTION APPROVING AMENDMENT TO THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE
TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF ROMULUS

Minutes of a regular meeting of the City Council of the City of Romulus, County of Wayne, Michigan, held in the City of Romulus, on the ____th day of ______ 2020, at _____ o'clock p.m., prevailing Eastern Time.

PRESENT: Members____

AB SENT: Members____

The following preamble and resolution were offered by Member________ and supported by Member_________

WHEREAS, pursuant to Act 450, Public Acts of Michigan, 1980, as amended ("Act 450"), the City Council of the City of Romulus (the "City") duly established the Tax Increment Finance Authority of the City of Romulus (the "Authority") which exercises its powers within the Authority District designated by the City Council; and

WHEREAS, the Development Plan and Tax Increment Financing Plan for the Authority's current development area (the "Development Area") was originally adopted in 1984, and was subsequently amended in 1986, 1989 and 1993, and amended and restated in 2004 and 2009 (as amended and restated in 2009, the "Plan"), and amended in 2012 to expand the boundaries of the Development Area; and

WHEREAS, the Authority has prepared and recommended for approval an amendment to the Plan (the "Plan Amendment") to update the Plan's proposed projects and ensure that the revised projects are meeting the overall Plan's vision and goals. ; and

WHEREAS, the Authority's resolution approving the Plan Amendment was adopted on ____________, 2020; and

WHEREAS, on _________, 2020, the City Council held a public hearing on the Plan Amendment pursuant to and in accordance with the requirements of Act 450; and

WHEREAS, the City Council has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the City Council and to express their views and recommendations regarding the Plan Amendment, as required by Act 450; and

WHEREAS, after consideration of the Plan Amendment, the City Council has determined to approve the Plan Amendment and to ratify, approve and confirm the Plan as amended by the Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Findings.

(a) The Plan Amendment meets the requirements set forth in Act 450.

(b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

(c) The development is reasonable and necessary to carry out the purposes of Act 450.

(d) The amount of captured assessed value estimated to result from adoption of the Plan Amendment is reasonable.

(e) The land to be acquired within the development area, if any, is reasonably necessary to carry out the purposes of the Plan Amendment and the purposes of Act 450.

(f) The Plan, as amended by the Plan Amendment, is in reasonable accord with the approved master plan of the City.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the development area.

(h) Changes in zoning, streets, street levels, intersections, and utilities, are reasonably necessary for the project and for the City.

2. Public Purpose. The City Council hereby determines that the Plan Amendment constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to proceed with the Plan Amendment in order to halt the causes which result in property value deterioration, increase property tax valuation, prevent urban deterioration, encourage economic growth and encourage neighborhood revitalization.

4. Approval and Adoption of Plan Amendment. The Plan Amendment is hereby approved and adopted, ratified and confirmed. A copy of the Plan Amendment, and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. Amendment of Previous Resolutions: Conflict and Severability. The resolution approving the Plan and the resolutions approving prior amendments to the Plan are hereby amended to the extent necessary to incorporate the changes to the Plan as amended by the Plan Amendment, and is otherwise ratified and confirmed as being in full force and effect. All other ordinances, resolutions and orders or parts thereof in conflict with the provisions of this resolution are to the extent of such conflict hereby repealed, and each section of the resolution and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this resolution.

6. Paragraph Headings. The paragraph headings in this resolution are furnished for convenience of reference only and shall not be considered to be a part of this resolution.

AYES Members ____

NAYS Members: ____

RESOLUTION DECLARED ADOPTED.

____

, City Clerk

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Romulus, County of Wayne, Michigan at a regular meeting held on March 5, 2012, and that said meeting was conducted and public notice of said meeting was given pursuant to an in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

MILLER. CANFIELD.

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Ellen L. Craig-Bragg, City Clerk

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Chapter 1.0 Introduction

Introduction

Pursuant to Act 450, Public Acts of Michigan, 1980 the Tax Increment Finance Authority (TIFA) of the City of Romulus was incorporated on October 22, 1984 with the objective of stimulating and encouraging economic development activities within the TIFA District. It was on this date that the Authority District boundaries were established. The TIFA is overseen by a board comprised of eleven members appointed by the Mayor and confirmed by the City Council.

The Romulus TIFA adopted three original Development Areas as part of the Authority District established in their Tax Financing and Development Plan on December 13, 1984. At that time, District I TIFA was located on Wahrman Road on the southeast portion of the City of Romulus and covered the area bounded by east and west property lines of land located along Wahrman Road from Eureka to Pennsylvania Road. District II; Wick Road Development Area and proposed public improvements were limited to the land bounded by Merriman and Venoy Roads, Smith and Wick Roads, and the rights-of-way across those roads. District III; Airlines Parking Development Area, was located northeast of the I-94/Merriman Road interchange and covered Smith Road from Hudson Avenue to Wickham Road, Hudson Avenue from Merriman Road to Smith Road, as well as five parcels and a service road located between Wickham and Hudson Roads.
In 1986 the boundaries of Districts II, and III Development Areas were modified. District II was expanded to allow the construction of roads and other public infrastructure west of Venoy Road. Under the 1986 plan, no immediate development was forecasted west of Venoy Road, limiting the bonding potential and extent of the proposed improvements. District III was mainly modified to accelerate the Michigan Department of Transportation planned improvements to the Wickham/Merriman and the Smith/Merriman Road interchanges. In addition the proposed plan would allow for public facility and service improvements along Wickham, Smith, and Merriman Roads, as well as, Hudson Avenue and the construction of a connector road (Flynn Drive) to allow for the private development of an office building, two hotels and a restaurant.

In 1989, an amendment to the Tax Increment Financing and Development Plan for District II was adopted to reflect changes in the proposed alignment of streets and utilities, and to provide a mechanism to finance a portion of the construction costs for the Vining Road interchange. This amendment expanded the boundaries of the District II development area to the east and south to facilitate needed road and utility improvements, to support design enhancement features such as landscaping at key intersections, street lighting and underground electrical transmission line installation, to provide an auxiliary public safety facility and police and fire service in the Development Area, and to update cost estimates and projected revenue costs.

In 1991 an amendment to the 1986 District III Tax Increment Financing and Development Plan was submitted to City Council. This plan amendment was intended to finance the reconstruction of Smith Road in conjunction with the City in order to stimulate private investment in and around the Development Area. City council received the plan amendment dated June 5,1991 held a public hearing in August 1991 and subsequently tabled it. The plan was then revised and resubmitted to City Council, a second public hearing was held in August 4, 1992, the plan amendment was approved in August 10, 1992 and adopted in September 10,1992.

In 1993, the Tax Increment Financing and Development Plan were amended to redefine District II boundaries. District II, previously referred as the Wick Road Development Area originally (1986) comprised a small area north of I-94, south of Ecorse, east of Venoy, and west of Wickham. These boundaries were expanded in 1989 north to Ecorse, and east of Wahrman. In 1993 the boundaries were expanded to encompass four project areas; Metro Center, Smith/Ecorse, Wick Road South, and the Detroit Metropolitan Wayne County Airport project area. District I in the area of Wahrman Road, and District III north of the Airlines parking lot site, remained as amended in the 1989 Tax Increment Financing and Development Plan.

District I Development Area expired December 31, 2000. District III Development Area expired February 10, 2001. Refer to Map 2: Historic TIFA District Boundary in Chapter 5.0 for a delineation of the old TIFA Districts. Since its incorporation in 1984 the City of Romulus TIFA has embarked in numerous economic and community development projects which are listed in Table 2.

In 2004, the TIFA and the City Council approved an Amended and Restated Development Plan and Tax Increment Financing Plan. The Development Area was expanded to include portions of the property which had previously been included in District I and District III. The Amended and Restated Plan was also intended to do the following: 1) to facilitate implementation of new projects throughout the amended TIFA Development Area; 2) to provide the TIFA with additional financial flexibility for fund administration and redistribution of revenues for development purposes throughout the amended TIFA Development Area; 3) to restate the Development Plan and Tax Increment Financing Plan in one document; 4) to extend the duration of the Plan through 2033.

The current Romulus TIFA Development Area (Refer to Map 1: TIFA District Boundary in Chapter 5.0) is comprised of a contiguous development area bisected by interstate I-94 into north and south. The TIFA Development Area was expanded in 2012 to include portion of property consisting of right-of-way along I-94 and Shook Road and the Vining Road interchange to facilitate the implementation of projects that were identified in the Plan.

Purpose of the 2020 Amendment to the TIF Plan

The City of Romulus has determined that an update to TIFA Development Plan and Tax Increment Financing Plan is necessary at this point in time. The main intent of this update is to refine overall and specific development goals and projects previously stated in amended plans. It is important to note that this plan does not convey or obligate the authority to construct a project, but serves as a guide for future potential projects. The Development Area boundaries are referred to in Map 1.

The proposed 2020 amendment to the TIF Plan is intended to revise as well as to add several projects to the list of potential public improvements in the TIFA Development Area, including road improvement projects.

Existing Conditions

An inventory of existing land uses comprised within the TIFA boundary is included below. This inventory is based on the land use categories in the inventory conducted in 2018. Subsequent changes to land use and new development that occurs during the

TIFA amendment process will be taken into consideration, but may not be reflected on the existing land use map.

Existing Land Use Categories

The inventory was completed using a list of existing land use categories. Each of the categories is described below. Refer to Map 3: TIFA District Existing Land Use in Chapter 5.0 for the location of the various land uses.

Existing Land Use Acreage Breakdown		
Existing Land Use Category	**Acres**	**Percent of Total**
Low Density Residential	909.13	6.91%
Medium Density Residential	9.95	0.08%
High Density Residential	6.18	0.05%
Multi-Family Residential	5.74	0.04%
Neighborhood Commercial	11.87	0.09%
General Commercial	354.41	2.70%
Office	407.94	3.10%
Light Industrial	566.36	4.31%
General Industrial	170.13	1.29%
Transportation Industrial	654.39	4.98%
Institutional	7.89	0.06%
Airport	5,682.32	43.21%
Undeveloped Land	4,444.22	33.80%
Source: Existing Land Use, City of Romulus, 2018		

Single Family Residential. Single family uses were divided into three categories based on lot size, as follows:

- Low Density Residential. This category includes single family homes that are on lots 10,890 square feet in size or greater. The lot size range was based on a density of 4 units per acre or lower. In the TIFA Development Area, low density residential uses are abundant and generally located throughout less developed areas of the community.

- Medium Density Residential. Medium density residential land uses include single family homes on lots between 7,261 square feet and 10,889 square feet in size. This equates to a density between 4 units an acre and 6 units an acre. These lots are generally found in existing neighborhoods however the TIFA Development Area comprises a small amount of this land use concentrated in a downtown portion adjacent to I-94. They are limited to single family homes with possibly a few small scale home occupations due to the 'close knit' neighborhood setting.

- High Density Residential. Single family lots that were less than 7,260 square feet in size (or a density of 6 units per acre or higher) were included in this category. Similar to the medium density residential lots, these are generally found in neighborhoods. This category also includes attached single family condominiums. A small pocket of High Density Residential can be found on the southeastern side of the TIFA Development area between Seattle and Cleveland Rd.

The majority of low density areas, particularly on the southwest side of the TIFA Development Area, reflect a rural, quiet atmosphere. Some of the residential lots include accessory uses such as home occupations, farming, and horse stables. Preservation of this character is important to the quality of life offered by these areas.

High density and medium density residential areas are located intermittently throughout the TIFA Development Area. Physical barriers, such as expressways, the airport, and large-scale non-residential land uses separate these areas. Future land use efforts should seek to improve connections between neighborhoods and eliminate or minimize divisive elements.

Multiple-Family Residential. Multiple-family residential land uses include lot densities of 12 to 24 units per acre. There are smaller areas of multiple-family uses within the downtown core, such as Romulus Towers and Whispering Willow Apartments. Larger developments are mostly located to the north of I-94 and adjacent to other residential uses, including Wellesley Townhouses and Barrington Apartments. However, no multiple-family development is located within the TIFA Development Area boundary.

Commercial. Commercial uses are divided into two categories based on the service area and impact of the use.

- General Commercial. General commercial uses are those businesses that serve the entire community, and in some cases the region and motorists along heavily traveled roadways. These businesses are auto-oriented, meaning they may include drive-through windows and offer extensive parking. The largest concentration of general commercial uses is along Merriman Road just north of the airport and I-94 which include gas stations, drive-through restaurants and hotels. There are a few nodes of general commercial uses along Goddard Road, Eureka Road, Middlebelt Road, and Wayne Road at major intersections.

- Neighborhood Commercial. Neighborhood commercial uses are small-scale businesses that meet the needs of nearby residents, such as pharmacies and sit down restaurants. In some cases gas stations were included as neighborhood commercial uses because they were located in an isolated, neighborhood setting for convenience to the residents. All neighborhood commercial uses are located near residential areas and within the downtown. These uses serve lower volumes of customers and are not always auto-oriented. A small portion of Neighborhood Commercial is located on the west side of the TIFA boundary south of I-94.

Office. Office uses are limited to medical, dental, banks, and professional offices and are scattered throughout the TIFA Development Area. Municipal uses such as City Hall, Department of Public Works, TIFA Administration are also included in these uses. Some are situated near industrial areas as professional support and others are located near neighborhoods and commercial areas to serve residents.

Industrial.

- Light Industrial. Light industrial uses are industrial operations that are oriented towards warehousing, light assembly of products, and research and testing facilities. These uses typically have less of an impact on surrounding uses, generate less truck traffic and keep regular business hours. These uses are found throughout the TIFA Development Area and in some cases are integrated with residential areas.

- General Industrial. General industrial land uses are manufacturing and distribution facilities. These uses generate more significant off-site impacts than light industrial including truck traffic, noise, and odors. These businesses tend to operate 24-hours a day and where impacts are intensified in the evening hours. There are a few large areas of general industrial businesses in all segments of the TIFA Development Area with a few small pockets throughout.

- Transportation Industrial. Transportation Industrial use areas include general industrial uses as well as higher-impact industrial uses, including distribution centers, truck terminals, chemical production and storage, waste processing and disposal, and hazardous waste operations. These areas are generally clustered around the airport or major highways or corridors, such as between Middlebelt and Inkster Roads east of the airport and sound of the I-94 and I-275 interchange, and usually near other industrial uses. There are some cases in which Transportation Industrial use areas are adjacent to residential areas.

Institutional. These uses include semi-public uses that are not owned and operated by the City of Romulus. These include uses such as schools, churches, golf courses and cemeteries. Institutional uses are important to the quality of life for residents by ensuring nearby services.

Airport. The airport includes land that is owned and operated by the Wayne County Airport Authority. The Detroit Metropolitan Wayne County Airport, with some support uses, occupies the land.

Undeveloped Land. This includes parcels of land that are currently undeveloped with no buildings or structures. These sites present new opportunities for development that should be closely examined with respect to surrounding land use patterns, the transportation system, and other factors.

Future Land Use Categories

A Future Land Use Plan was developed as part of the 2019 Romulus Master Plan in order to achieve the goals and objectives in the master plan. Each of the categories is described below. Refer to Map 5: TIFA District Future Land Use in Chapter 5.0 for the location of the various future land uses.

Future Land Use Breakdown	
Future Land Use Category	**Percent of Total**
Rural Residential	5.81%
Single-Family Residential	1.78%
Multiple-Family Residential	0.38%
Neighborhood Business	0.13%
General Business	0.28%
Regional Business	9.25%
Mixed-Use	1.72%
Mixed-Use Downtown	0.06%
Mixed-Use Five Points	0.07%
Mixed-Use Transition	0.41%
Southern Gateway	2.97%
Office Research	2.91%
Light Industrial	7.18%
General Industrial	10.63%
Transportation Industrial	10.57%
Public	0.0%
Airport	40.10%
Undeveloped Land	0.74%

Residential. Residential uses were divided into three categories based on density (units per acre) and lot size, as follows:

- Rural Residential. This use is intended to protect existing large-lot single-family residential areas and to preserve the rural character of these areas on the west site of the city. The density planned for this use is 2 units per acre of less. Allowable lot sizes can be 20,000 square feet or greater.

- Single-Family Residential. Single-family residential uses include homes, predominately detached, on individual lots at densities of up to 6 units per acre. Minimum lot sizes are typically 9,600 square feet. However, areas of the city characterized by smaller lots may be as small as 7,200 square feet when closer to mixed-use neighborhood centers.

  Multiple-Family Residential. Multiple-family residential includes a mixture of housing from moderate to high density. These areas are typically for attached multiple-family developments and manufactured housing communities. Areas adjacent to single-family areas would have a density of up to 12 units per acre. Other areas would support a higher density from 15 units per acre to 24 units per acre. These areas are planned strategically as a transition between residential and non-residential areas and near activity centers, such as Downtown and Vining Road Development District.

Business. Business (or commercial) uses are divided into three categories based on the service area and impact of the use.

- General Business. General business uses are those businesses that serve the entire community, and in some cases the region and motorists along heavily traveled roadways. These businesses are auto-oriented, meaning they may include drive- through windows and offer extensive parking. These uses should include site elements such as landscaping, buffering, etc. to ensure compatibility with surrounding residential areas or neighborhoods.

- Neighborhood Business. Neighborhood business uses are small-scale and pedestrian-oriented businesses that meet the needs of nearby residents, such as pharmacies, specialty groceries, and sit down restaurants. Future development of neighborhood business uses should promote a more residential-scale and design that is compatible with residential uses and should be limited to serving nearby neighborhood rather than drawing from the larger community.

- Regional Business. Regional business uses include commercial operations that are regional destinations, such as hotels, restaurants, conference centers, and car rental facilities. The intend of this area is to capitalize on the airport-related activity that will catalyze future commercial development and create a destination district.

Mixed Use. Mixed-use areas are intended to accommodate both commercial and mixed residential uses in a way that both uses benefit. Buildings should create a compact, pedestrian- and transit-oriented environment. Multiple uses can be vertically integrated within a building or horizontally integrated within a development or block. Mixed-use areas should be comprehensively developed and designed allow for shared access, parking, proper storm water management, and pedestrian plazas that complement all uses in the area. Mixed-use areas are planned for the northwest portion of the Vining Road Development District between Wayne and Vining Roads, and an area at Merriman and Henry Ruff Roads.

- Mixed-Use Downtown. Within the downtown core, mixed-use buildings should include retail and restaurants on the first floor that encourage sidewalk activity and office or apartments in the upper stories. Small scale artisan manufacturing and retail, microbreweries, or distilleries are encouraged downtown.

- Mixed-Use Five Points. The Five Points areas will be primarily commercial, and it is planned to be a distinct area separate from the downtown core.

- Mixed-Use Transition. Transition areas allow for a mixed-use environment that is more residential in character, building types, and setbacks. This area may also include converted single-family residential buildings that are now office or commercial uses. New residential development as townhouses are encouraged in this area to maintain a strong downtown population.

Southern Gateway. The Southern Gateway District is planed near the I-275 interchange at Eureka Road. This area is bounded by Eureka Road to the north, Pennsylvania Road to the south, Wayne Road to the east, and I-275 to the west. This area is a key opportunity to develop businesses that are associated with the airport, such as expedited shipping, logistics, supply chain management, distribution, customs brokerage services and international trade, to create a global logistics air hub. Other airport-related light industrial uses such as manufacturing, office, and research and development may also be located in this area. Airport-related regional business uses are planned as a gateway to this district at the Eureka interchange area. A specific subarea plan has been developed for this area in the 2019 Master Plan.

Office Research. Office research use is intended to diversify the industrial employment base of Romulus with areas for research, development, technology, and corporate offices or campuses. Types of industries may include but not be limited to automotive, electronics, alternative energy technologies, chemical or biomedical engineering. These areas should be limited to office buildings, either for multiple tenants or a single business headquarters, that are developed in a high-quality campus-style environment.

Industrial.

- Light Industrial. Operations for light industrial uses should include light manufacturing and assembly, small warehousing, air freight forwarders or industrial sues that have no inverse impact on adjacent uses. Other uses may include customer service-oriented businesses, such as automotive repair or self storage, and offices and research facilities. These uses typically have less of an impact on surrounding uses and generate less truck traffic than other industrial uses.

- General Industrial. General industrial land uses provide larger contiguous areas that provide a full range of manufacturing facilities, such as research and development, prototype protesting, part fabrication, assembly, packaging and warehousing. These uses generate more significant off-site impacts than light industrial including truck traffic, noise, and odors. As such, these uses should not be located adjacent to residential areas and landscaping and buffering is very important to site design.

- Transportation Industrial. Transportation Industrial use areas include general industrial uses as well as higher-impact industrial uses, including distribution centers, truck terminals, chemical production and storage, waste processing and disposal, and hazardous waste operations. Buildings for distribution operations generate substantially more truck traffic than other manufacturing uses and therefore require convenient access and should be located in close proximity to other high-impact uses to coordinate efficient truck traffic. Because of the significant off-site impacts such as truck traffic, noise, fumes, and potential hazards, these uses should be isolated in a defined area away from major population and activity centers.

Public. Public land use designation includes land owned by the City of Romulus, such as parks, public safety buildings, maintenance facilities, and fire and police stations, and public schools. Any future changes to public land uses should ensure that they continue to serve residents and be easily accessible by sidewalks, bike paths, and transit infrastructure. Development of any new facilities should be based on resident needs and should be located in different areas of the city to improve the access and service to all residents. There are no existing or planned land uses within the TIFA Boundary.

Airport. The Airport land uses include all areas devoted to airport terminals, runways/taxiways, and on-site airport uses. Additional on-site uses include aircraft hangars, maintenance facilities, and services for passengers, such as restaurants, parking, car rental, hotels, and customs/security/emergency services.

Undeveloped Land. This includes parcels of land that are currently undeveloped with no buildings or structures. These sites present new opportunities for development that should be closely examined with respect to surrounding land use patterns, the transportation system, and other factors.

Chapter 2.0 TIFA Development Plan

Section 16(2)(a)

The designation of boundaries of the Development Area in relation to the boundaries of the Authority District Area and any other Development Area.

The Development Area Boundaries are shown on Map 1: TIFA District Boundary located in Chapter 5.0 of this plan. There are no other Development Areas within the Authority District.

Section 16(2)(b)

The designation of boundaries of the Development Area in relation to highways, streets, or otherwise.

The boundaries of the Development Area in relation to highways, streets, and other right-of-use ways are shown on Map 1, as previously mentioned under Section 16(2)(a).

Section 16(2)(c)

The location of existing streets and other public facilities within the Development Area and 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.

Location and extent of existing public and private uses within the Development Area are presented in Map 3: TIFA District Existing Land Use. The land uses are broken down into the following categories:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Neighborhood Commercial
- Office
- Light Industrial
- General Industrial
- Transportation Industrial
- Institutional
- Airport
- Undeveloped Land

Public Facilities comprised within the Development Area include:

- Animal Shelter
- Department of Public Works facility on Wayne Road
- Detroit Board of Water Commissioners pumping station located on the north side of Wick Road
- Detroit Edison substation along Ecorse Road
- Wayne County Department of Public Services garage east of Merriman Road, and south of I-94
- Land areas part of Detroit metropolitan Wayne County-owned Airport
- The City of Romulus Athletic Center

Other public facilities within the Development Area include utility systems such as sewer and storm management, water, etc.

Future land development patterns for the TIFA Development Area are shown in Map 5: TIFA District Future Land Use.

Legal description for properties contained within the TIFA Development Area is included in Attachment A.

Section 16(2)(d)

A description of improvements to be made in the Development Area, a description of any repairs and alterations necessary to make the improvements and an estimate of the time required for completion of the improvements.

The City of Romulus Tax Increment Finance Authority originally adopted a development plan and finance plan in October 1984. Amendments to this plan were completed in 1993 and 2004. Projects completed and improvements made are listed in Table 2: Completed TIFA Projects. Additional TIFA projects to be comprised as part of the Amended and Restated Development Plan and Tax Increment Financing Plan are stated as part of this section.

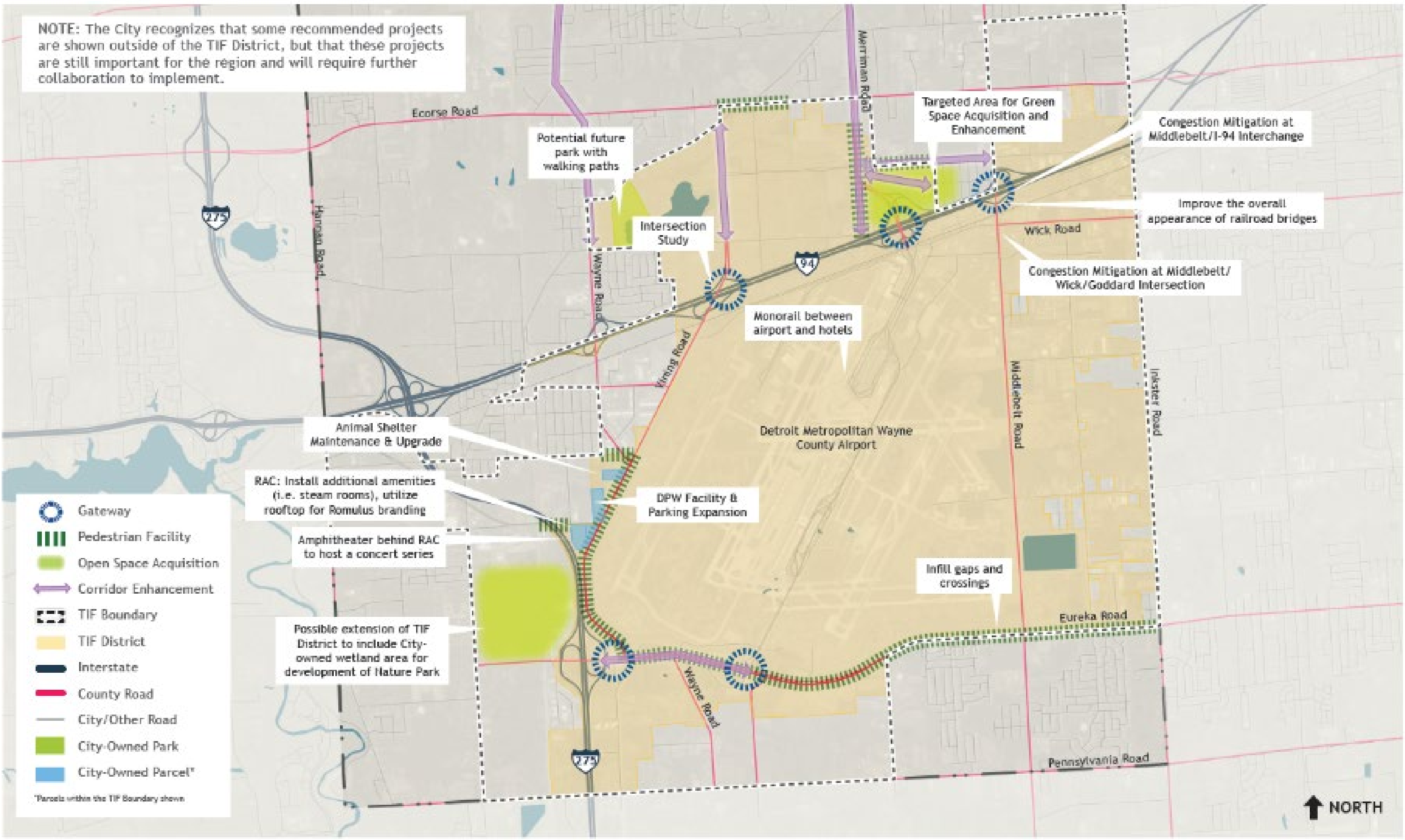
2020 Update: Engagement and Feedback

As part of the 2020 TIF Plan Update, there was a public workshop held on October 9, 2019 along with an online survey to gauge potential revisions to the vision, goals, and objectives. Based on feedback received, there was overall agreement to retain the existing plan vision as well as goals and objectives in the plan; only minor revisions were made to this section. Some of the revisions were made to reflect the completion of certain projects in the City.

Additionally, feedback was also given on which projects in the TIF Plan could be removed and what new projects should be added. During the workshop, a mapping exercise was completed by participants to discuss focus areas of improvements and opportunities in the City. The results of that mapping exercise are found on the map on the following page and are also summarized below:

- The majority of comments made during the public workshop and the online survey related to creating corridor enhancements, gateways, obtaining open space, and installing pedestrian facilities. These were the primary priorities heard throughout the workshop and are reflected on the corresponding map of the key locations for each.
- Focus areas within the TIF District include the southwestern half near I-275 and the airport where there are opportunities to create gateways, enhance the corridor along Eureka Road, and construct a pedestrian facility that would connect the RAC to Inkster Road. Another focus area that arose from discussions was the northern half of the TIF district (north of I-94) which includes priorities for gateways, several corridor enhancements, installing some pedestrian facilities, and obtaining open space near the lake to potentially construct a future park with walking paths.

CITY OF ROMULUS TIF PLAN UPDATE **PUBLIC WORKSHOP RESULTS**



Goals and Objectives

The proposed improvements were developed based on a set of goals and objectives to ensure that each project was consistent with the overall vision for the TIFA, as listed below. The following includes these goals and objectives and provides a framework for the proposed projects included in this section.

TIFA Plan Vision

To plan for the proper use of tax increment financing dollars in a manner that will creatively, positively, and pro-actively contribute to the economic development and redevelopment of the Tax Increment Finance Authority District of the City of Romulus.

Goal #1 *Offer improvement projects that seek to visually enhance the City and reflect its character thereby creating an attractive, memorable environment for businesses and residents.*

Objectives

- Create enhanced gateways into TIFA development areas with landscaping and entry signage.
- Install streetscape improvements along major corridors.
- Acquire land for open space and/or natural resource preservation.
- Enhance imposing physical structures such as bridges, towers, and rail lines.
- Eliminate blighted structures and obsolete structures such as abandoned buildings, utility poles, billboards, and certain residential in airport flight path.
- Accommodate opportunities for public art and creative design.
- Improve the appearance of street signs.
- Screen and enhance the perimeter of large development sites such as plants, the airport, and outdoor storage.

Goal #2 *Improve the quality and diversity of the transportation system in the City to ensure convenient and enjoyable access to important destinations and help attract new businesses into the City.*

Objectives

- Conduct necessary traffic analysis to best understand level of service and capacity issues.
- Improve the condition of roads.
- Widen roads where necessary.
- Control access and driveways along major roads.
- Coordinate enhancements with road improvements.
- Provide sidewalks and pathways throughout the TIFA district that link sites and major destinations.
- Incorporate enhancement efforts into sidewalk system.
- Address barriers to access such as the expressway and rail roads.
- Consider and accommodate alternative modes of circulation such as transit to and through the City.

Goal #3 *Expand and improve the services and facilities offered to residents and businesses to improve the quality of life in Romulus.*

Objectives

- Upgrade and expand public safety services such as police and fire to better serve emergency needs.
- Improve parks and recreation opportunities including the potential to attract a professional sports team.
- Advance the services and equipment of the Department of Public Works to facilitate improved maintenance.
- Update the City's water and sewer main system.
- Improve the flow and treatment of storm water drainage.
- Accommodate environmental protection, mitigation and clean-up as applicable.
- Facilitate the opportunity to take advantage of new technologies.

Goal #4 *Initiate research, planning, and other efforts to improve understanding of resources and opportunities in the TIFA district.*

Objectives

- Conduct a study of the City's utility system to understand its future and current needs and to ensure long term durability.
- Continue to amend the zoning ordinance, when needed, in a manner that promotes successful implementation of this plan.
- Prepare necessary sub-area planning documents to focus specific development strategies on certain areas.
- Consider opportunities for private/public partnerships in order to accomplish planned projects.
- Develop an image promotion and marketing plans and materials for the TIFA.
- Identify grant and other funding opportunities to assist with financing.

Proposed Projects

Based on the goals and objectives listed on the previous pages, the following is a complete listing of the proposed improvements projects to be completed during the 30-year term of this plan.

Enhancement Improvements

Corridor Enhancement: The objective of seeking visual and functional enhancement of specific corridors within the City of Romulus and more specifically within the TIFA Development Area is to create a uniform enhanced street system appearance that subsequently generates economic development by attracting certain businesses to the City. The implementation of curb, gutter, curb lawn, street trees, sidewalks/pathways, street lighting, and other miscellaneous enhancements are proposed for Ecorse Road, Eureka Road, Merriman Road, Middlebelt Road, Vining Road, Wayne Road, and Inkster Road. Secondary treatment consisting of curb, gutter, lawn, and street trees is proposed for Wick Road, Harrison Road, Wahrman Road, Smith Road, and I-94.

In an effort to achieve a uniform enhanced street system appearance, the TIFA will aid the City of Romulus in implementing these improvements.

Gateway Treatment: Gateways are important elements of geographic areas. These elements establish location, provide sense of arrival, and reflect community character. In order to promote the image of the TIFA Development Area and the City of Romulus welcome signs, landscape, streetscape, decorative features, and – in cases where the gateway is ample – open space should be provided. Gateway treatment is proposed for the following major intersections Ecorse and Inkster Roads, Eureka and Inkster Roads, I-94 and Merriman Road,I-94 and Vining Road, I-94 and Middlebelt Road, the airport entrance and Eureka Road, and I-275 and Eureka Road. The TIFA intends to coordinate efforts with the City of Romulus and contribute in creating gateways in the above mention locations.

Open Space Acquisition: The City of Romulus still possesses a sense of rural character through its abundance of open space. In order to preserve this character, the Romulus TIFA has planned for the acquisition of vacant land in strategic portions north and south of the airport. The parcel(s) to be acquired north of the airport should be strategically located in portion(s) of the area bounded by I-94 to the south, Smith Road to the north, Merriman Road to the east, and Wayne Road to the west. The parcel(s) to be acquired south of airport should be located in portion(s) of the area bounded to the north by Eureka Road, to the south by Pennsylvania Road, to the east by Vining Road, and to the west by Wahrman Road.

Property/Structure Acquisition: In order to improve the overall image of the TIFA Development Area and the City of Romulus, it is imperative to remove non-conforming, blighted, and obsolete buildings and structures. For this purpose the TIFA plans to coordinate efforts with the City of Romulus and assist in the acquisition and removal or redevelopment of non-conforming structures and uses within the TIFA Development Area boundary. In addition, acquisition and removal of blighted/obsolete structures as well as acquisition and removal of residential structures located within the airport high noise zone is proposed. Finally, the TIFA may acquire property and remove structures along highways and roadways in order to promote a positive image in the TIFA Development Area.

Creative Art and Design Projects: Public art is an important element in every community. It reflects specific characteristics or historic events that make each community unique and welcoming. The Creative Art and Design Project proposed by TIFA is intended to generate landmarks and visual references throughout the TIFA Development Area that reflect the character of the City. This project is composed of six elements outlined and described below:

- *Location of public art or sculptures in gathering areas:* Public art such as fountains, sculptures, or monuments provide a sense of place and a visual reference that identifies gathering areas. TIFA intends to allocate resources to develop public art in gathering spaces.

- *Murals or design works for highly visible structures:* In order to provide a visual projection of Romulus and the TIFA Development Area to the diverse modes of transportation that traverse the City, painting of murals or implementation of design work on overpasses, building roofs, water towers, gas tanks, and other large structures that are visible from the expressway, major roads, and air should be created. TIFA plans on providing aid to achieve this goal.

- *Relocation of overhead utilities:* The entire TIFA Development Area possesses overhead utilities such as electricity, cable, and telephone lines. These utilities are indispensable for overall city functions. However for safety and aesthetic reasons overhead utilities must be either relocated to underground utility installations or in cases where is adequate the rear of buildings. The TIFA will assist the City in relocating overhead utilities.

- *Update traffic signals:* Overhead spam wire traffic signals, although functions do not provide adequate human scale than mast arm signals. The TIFA has identified main intersections where spam wire traffic signals should be replaced with mast arm signals and will provide assistance in achieving this goal. Intersections include:
    - All intersections on Merriman Road between I-94 and Ecorse
    - Middlebelt and Eureka Roads

- *Street signage improvements and implementation of way finding system:* The TIFA Development area possesses several major development centers with excellent connection to major thoroughfares; however, due to the lack of adequate signage and way finding systems these areas have not been developed to their full potential. One of the main objectives of the TIFA is to promote further development of these development centers and therefore to implement the necessary street signage and way finding improvements. Therefore TIFA has allocated resources to contribute to City efforts to implement street signage improvements and a way finding system.

- *Airport perimeter enhancements:* The Detroit Wayne County Metropolitan Airport occupies a significant portion of the TIFA Development area and furthermore is centrally located within this district. The aesthetic appearance of the outer boundary of this facility, although clean, is in its majority not aesthetically appealing. The TIFA plans to contribute in any joint effort between the Airport and the City of Romulus to provide screening (as allowed by the FAA) and landscape enhancements along the perimeter of the airport. For this purpose the TIFA could contribute a portion of the total required investment or implement part of the required enhancements.

Transportation Improvements

Traffic Study: Traffic levels within the TIFA Development Area boundary vary according to the existing level of development. Less developed areas currently observe lower traffic counts than more developed ones and some major intersections. However, in order to respond to current traffic problems and provide an efficient road network that can accommodate additional traffic related to future development, a traffic study will be conducted. Based on traffic data analysis the study should provide updated traffic counts, assess the current road system level of service, estimate future traffic generation, develop mitigation strategies, and determine necessary road improvements. The TIFA could contribute to conduct this study by providing resources for a portion of the total required investment.

<u>Road Improvement Projects</u>: The TIFA, in conjunction with MDOT and the Federal Highway Administration will facilitate the described improvements at the following roads. Improvements described herein are based on current traffic levels and estimated traffic increased in the short-term. The following street segments should be improved:

- Harrison Road paving, Northline to Goddard: Pave the existing gravel portion, approximately 1 mile of Harrison Road from Northline Road to Goddard Road. The proposed road will be a three (3) lane concrete cross section including curb and gutter and storm sewer installation. Traffic signals may be required at Northline Road and Goddard Road and costs have been included in anticipated project costs.

- Goddard Road reconstruction, Middlebelt to Inkster: Reconstruct approximately 1 mile of Goddard Road from Middlebelt Road east to the City limit at Inkster Road. The proposed improvements include full removal of the existing pavement and base materials to construct a new asphalt roadway including curb and gutter and storm sewer installation. The existing road cross section including turn lanes is anticipated to remain the same as is currently exists.

- Inkster Road reconstruction, Eureka to Beverly: Reconstruct approximately 4.5 miles of Inkster Road from Eureka Road to Beverly Road. The proposed improvements include full removal of the existing pavement and base materials to construct a new asphalt roadway including curb and gutter and storm sewer installation. The existing road cross section including turn lanes is anticipated to remain the same as is currently exists however project would include several traffic signal upgrades.

- Wick Road reconstruction, Wayne to Vining: Reconstruct approximately ¾ of a mile of Wick Road from Wayne Road to Vining Road. Existing roadway will be removed and reconstructed as a two (2) lane concrete roadway with curb and gutter and storm sewer installation.

- Wayne Road reconstruction, Wick to Henry Ruff: Reconstruct approximately ½ mile of Wayne Road from Wick Road to the TIFA district limits near Henry Ruff. The existing roadway will be removed and replaced with a new asphalt surface matching the existing road cross section. Curb and gutter and storm sewer installation will be included in the construction, it is also anticipated that signal upgrades will be required at the intersection of Wayne Road and Wick Road.

- Smith Road reconstruction, east of Middlebelt: Reconstruct approximately 0.65 miles of Smith Road from Middlebelt Road east to the dead end. The existing road will be removed and replaced maintaining the existing concrete cross section. A traffic signal is anticipated at the intersection of Smith Road and Middlebelt Road.

- Wick Road widening, Middlebelt to Inkster: Reconstruct approximately 1 mile of Wick Road from Middlebelt Road to Inkster Road. The existing pavement and base will be removed to construct a new 3 lane concrete roadway for the entire corridor. Improvements will include curb and gutter and storm sewer installation. It is anticipated that a new signal may be required at the intersection at Harrison Road and upgrades required to the existing signal at Inkster Road.

- Smith Road widening, Merriman to Middlebelt: Reconstruct approximately 1 mile of Smith Road from Merriman Road to Middlebelt Road. The existing roadway and base will be removed to reconstruct a new 3 lane concrete cross section for the entire corridor. Construction would include curb and gutter and storm sewer installation.

- Ecorse Road widening, Middlebelt to Inkster: Reconstruct approximately 1 mile of Ecorse Road from Middlebelt Road east to the City limit at Inkster Road. The proposed improvements include full removal of the existing pavement and base materials to construct a new asphalt roadway including curb and gutter and storm sewer installation. The proposed road cross section will be upgraded to a three (3) lane roadway from Middlebelt Road to Birchdale Street and a five (5) lane roadway from Birchdale Street to Inkster Road. The existing right turn lane will be maintained from Middlebelt Road to 28925 Ecorse Road. Traffic signal updates will likely be required.

Sidewalk Improvement Projects: Pedestrian friendly environments have constantly been proven to positively impact potential for development and redevelopment in suburban and urban areas. In order to generate a pedestrian friendly environment within the TIFA Development Area boundary, the TIFA has identified the following improvements necessary to generate pedestrian activity.

- *Sidewalks*: 5 foot concrete sidewalks should be generated in areas where there is not sidewalk available, replaced in areas where current sidewalks are obsolete, and repaired in areas where current sidewalks are damaged.
- *Pathways*: 10 foot asphalt – new development
- *Efforts to eliminate barriers*: pedestrian overpasses or underpasses

The TIFA plans to assist the City in any efforts related to the above described improvements.

Transit: Alternative modes of transportation currently offered within the TIFA Development Area are limited. A complete system that interconnects the different activity nodes within the TIFA boundaries would offer additional connections among new and existing development and provide access to residents and visitors that do not own a vehicle. In order to generate a transit system that effectively integrates the Airport, downtown Romulus, the Merriman Road commercial corridor, Eureka Road, and the residential contained within the City of Romulus, it is necessary to implement the following transit improvements:

- *Expand bus routes*: SMART routes should be provided to link the City of Romulus with adjacent communities, major destination points in the Detroit Metropolitan Area and downtown Detroit. Additionally internal loop-like routes should be provided within the City of Romulus to generate a system that links the northern and southern portion of the TIFA Development Area. TIFA in conjunction with the City of Romulus and SMART will facilitate the expansion of bus routes to serve the TIFA Development Area.

- *Develop new enhanced bus stops:* Existing bus stops should be updated, and additional bus stops should be installed in strategic locations to provide shelter for bus riders. Bus stops should not only be a functional element but also aesthetically pleasing and designed accordingly with the overall City of Romulus character. TIFA will assist City efforts related to providing bus stops.

- *Provide park and ride/bike and ride opportunities*: In order to facilitate vehicle parking at strategic transit terminals and promote use of the proposed transit system, parking facilities and bike stack installations should be implemented. The TIFA will provide resources to aid the City in developing these facilities.

- *SEMCOG Light Rail:* The TIFA will coordinate efforts with SEMCOG on providing a light rail stop in the Detroit Wayne International Airport for the proposed line between downtown Detroit and to Ann Arbor.

- *Special Loop System*: In order to link existing and new businesses within the TIFA boundary a special bus system between Merriman Road and the Detroit Wayne International Airport should be provided. TIFA will coordinate efforts with business owners and provide incentives to develop this system.

Public Facility Improvements

The following improvements have been anticipated by TIFA. A description of TIFA's tasks is included for each public facility project:

<u>Technology Improvements (Wireless Communication, WiFi)</u>: In order to compete with surrounding communities and business nodes, funding may be used to provide wireless internet service or other new technologies in the City of Romulus. These services will add a benefit to both residents and businesses in the community.

<u>Utility Studies</u>: The TIFA will allocate a portion of its resources to aid the City of Romulus in conducting the following required studies:

- *Water distribution system*: This study should provide an overall understanding of maximum system capacity and determine average usage. An inventory of water costumers, water mains, and taps and meter installations should be included as part of the study. Based on this inventory the estimated system growth will be determined. Finally, the study should determine whether any expansions or upgrades are necessary.

- *Sewer system:* A study of current system capacity vs. current and projected usage should be conducted to determine necessary system improvements and expansions.

- *Storm water drainage*: A study to determine the best way to implement a storm water drainage system independent from the sewer system should be conducted.

- *Department of Public Works (DPW) facilities:* A study to establish any necessary updates and expansions in the different DPW facilities comprised within the City of Romulus and the TIFA Development Area should be conducted. The study should comprise the possibility of establishing/expanding the water treatment plant, water tower, and water/sewer service to adjacent communities. In addition, an analysis of current DPW facilities where operation and maintenance of the City's water distribution system, wastewater utilities, and administration of the industrial pretreatment program takes place should be completed to determine any necessary improvements.

Upon completion of utility studies, necessary improvements should be clearly stated and submitted to TIFA for resource allocation.

Water main: In order to expand current water main installations throughout the TIFA Development Area and provide adequate service to any new development, the TIFA will assist the City of Romulus in expanding water main installations throughout the TIFA Development Area boundaries.

Sanitary sewer system: This project comprises the expansion of the sewer system in the City of Romulus and more specifically in the TIFA Development Area. The objective is to update and expand the system to accommodate new development. TIFA will facilitate the expansion and upgrade of this system within the TIFA Development Area.

Storm water drainage: The TIFA plans to aid the City of Romulus in expanding and/or implementing an autonomous storm water drainage system in order to separate waste water from storm water. This will allow for additional capacity on the sanitary sewer system and simplify the water treatment process.

DPW facility improvements: In order to provide adequate service to any new development within the TIFA Development Areas, an overall analysis of DPW facilities and required improvements plan should be established. The TIFA plans on assisting the City with a portion of the total improvement costs.

Animal Shelter Renovation: The TIFA will continue to help the City with renovations and required maintenance of the shelter as needed.

Police station: The City of Romulus' police station is located in downtown Romulus. Due to the overall configuration and barriers comprised within the City, response times could be improved. The TIFA intends to assist the City on the development of a new police station serving new and existing development in the area.

The Bird House: The City of Romulus owns an historic Italianate brick house at the corner of Wayne and Vining Roads. This building is currently vacant and will be restored for use as City offices and related functions. In addition to needed exterior improvements, the interior will be renovated to meet building code standards. A new parking lot will also be constructed on the site to accommodate a variety of uses.

Fire Station: The City of Romulus fire station currently serves existing development; however as vacant land in the City is being developed, there will be a need for an expansion of this service. Current development plans within the TIFA Development Area and the City indicate that facility improvements and additional equipment acquisition will be necessary in the short term. Given proposed development within the City, the TIFA has envisioned the need for a new station to be located on the north portion of the TIFA boundaries. This new Fire Station should serve new development areas and improve emergency response times.

The TIFA will assist City efforts in developing this Fire Station. Equipment acquisition to update current gear and tools will be required in addition to new equipment for the new Fire Station. TIFA will allocate resources and contribute to any City efforts in acquiring necessary equipment.

New Park Development: Parks and recreation are essential elements of every community. To complement efforts towards enhancing economic development, every community should plan on preserving natural resources and providing open space and recreation facilities to its residents. In an effort to achieve this goal, the TIFA plans to allocate resources to aid the City of Romulus in developing parks throughout the City and pay for the portion that is located within the TIFA Development Area boundaries.

Romulus Athletic Center Renovation: The TIFA will continue to assist in the renovation and operation of the Romulus Athletic Center.

New Sports Stadium/Complex: A possible opportunity to enhance economic development may include the construction of a new sporting facility. It would encourage additional tourism to the City and region and improve the quality of life for Romulus residents.

Conference/convention Center: In order to accommodate City events that range from social gatherings and community events to larger conventions, the TIFA intends to assist the City in planning and constructing a conference/convention center to be strategically located within the TIFA Development Area and serve community needs and future development.

Administration and Planning

Marketing Plan: In order to promote the City's and TIFA Development Area image, the TIFA will allocate resources to aid the City in implementing the marketing plan. This marketing plan contains the following elements:

- *Webpage:* The City's website should be updated to possess a cutting-edge image and provide links to important information for residents, business owners, and visitors. It should also provide information on City demographics, existing amenities, investment incentives, and sources of employment that will be useful to potential residents or business owners planning on establishing a location within the TIFA Development Area and/or the City of Romulus.

- *City Promotion:* In order to promote the overall City image and attract more visitors to the City and more specifically to the TIFA Development Area newspaper articles, travel magazines articles, etc., should be published. This will help promoting the City as a destination and informing the public about planned development and recently completed projects.

- *Events and Festivals:* Additional events and festivals should be proposed to take place in different areas of the TIFA Development Area, throughout the year. Adequate promotion of these events should take place by publicizing them in local newspapers, the City of Romulus cable channel, radio stations, etc. These events will help not only generating additional community involvement but also bring additional visitors to the area.

- *Highway Signage:* Additional highway signage should be located along major thoroughfares that creatively attracts freeway users' attention and interests them in visiting the City.

- *Road Banners:* A unified lamppost cross arm banner should be designed and placed throughout major roads within the TIFA Development Area. These banners should be consistent with the overall City character and other banners located in specific sub-areas.

- *Unified image:* Despite the use of diverse sources of marketing, the projected TIFA/City image should be consistent throughout the different media used. The purpose is to generate an easy to recognize City image with which visitors can feel identified.

<u>Corridor/Sub-Area Plans</u>: In order to capitalize on the proposed marketing campaign, corridor/sub-area marketing plans should be proposed. These plans will address specific characteristics comprised in the many geographical areas that compose the TIFA Development Area that may attract certain market segments. Targeted marketing to be used should include but not be limited to use of specific radio stations and publication of advertisements on specific newspapers sections or local magazines according to the intended market segment to capture. The TIFA will assist in implementing these marketing strategies depending on the location of the corridor/sub-area. Higher proportions of resources will be allocated to a project located within the TIFA Development Area, and lower proportions of resources will be allocated to projects that are not completely within the TIFA Development Area.

<u>Zoning Ordinance updates</u>: In order to facilitate approval of new development within the TIFA boundaries, the City of Romulus' zoning ordinance sometimes requires amendments. The TIFA will assist the City by providing resources to pay for a portion of zoning ordinance updates.

Section 16(2)(e)

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.

The location, extent, and character of the improvements are intended in Section 16(2)(d) above. It is estimated that the projects can be completed by the Year 2033. The cost for each project and their priority are listed in Table 1: Planned TIFA Projects City of Romulus, found in Chapter 4.0.

Section 16(2)(f)

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

The stages of planned construction regarding this Amended and Restated Plan are presented in Table 1, as previously mentioned in Section 16(2)(e).

Section 16(2)(g)

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

The City will attempt to preserve open space as projects are developed in accordance with the goals of this plan and other planning efforts. Wherever feasible and available, the City intends to incorporate additional open space areas into the TIFA Development Area, to be utilized by the public for passive recreational activities.

Section 16(2)(h)

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.

TIFA-owned Properties:

Warhrman Road: Parcel # 80-130-99-0010-702	Size: 0.59 acres
Warhrman Road: Parcel # 80-130-99-0013-702	Size: 7.28 acres
Vining Road: Parcel # 80-033-99-0001-705	Size: 5.04 acres

*Proposed terms: Must follow City Charter and purchasing requirements.

Section 16(2)(i)

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

The existing Zoning Districts for the Development Area are shown on Map 4: TIFA District Zoning in Chapter 5.0. It is anticipated that zoning changes may be required in the future to implement the plan.

Section 16(2)(j)

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(2)(e) is approximately $245,118,000.

The activities of the Authority and the development of public improvements are approximately from one or more of the following sources:

1. Contributions to the Authority for the performance of its functions.
2. 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.
3. Tax increments received pursuant to a tax increment financing plan.
4. Proceeds of tax increment bonds.
5. Proceeds of revenue bonds.
6. Interest earnings.
7. Money obtained from any other sources approved by the governing body of the municipality.
8. Grants from federal, state or private sources.
9. Bequests.

The ability of the Authority to arrange the financing is considered to be established on the basis of tax increment revenues projected to be available to the Authority.

Section 16(2)(k)

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

Not Applicable.

Section 16(2)(l)

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

In cases in which it is applicable, the Authority will follow conventional City procedures that concentrate on this matter.

Section 16(2)(m)

Estimates of 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 shaft 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 rat and turnover of the various types of housing and the range of and sale prices, an estimate of the local demand for housing in the community, and the estimated capacity of private and public housing available l:o displaced families and individuals.

At the time of the development of this Plan update, the most recent and reliable population data (2010 U.S. Census Bureau) indicated that approximately 1,402 persons were residing in the TIFA Development Area, which comprises approximately 5.8% of the entire City of Romulus population in 2010 (23,982 inhabitants).

No occupied residence is targeted for acquisition or clearance by the Authority. No forced relocation of families is anticipated as a result of the development projects.

Section 16(2)(n)

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 16(2)(o)

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, 42 UCS 4601 to 4655.

No residential displacement of persons or households is anticipated to occur as a result of this Plan. However, the Authority recognizes that condemnation of private commercial property for the public welfare may occur. Any such displacement that occurs will be carried out in accordance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC 4601 to 4655.

Section 16(2)(p)

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

The Authority does not anticipate that it will be necessary to exercise its powers of condemnation to implement the development program; however, the Authority reserves its rights to exercise its powers of condemnation for the projects in this plan. If condemnation is required, the Authority will comply, when necessary, with the provisions of Act 227 of 1972.

Section 16(2)(q)

Other material which the Authority, local public agency, or governing body considers pertinent.

Chapter 3.0 Tax Increment Finance Plan

Section 13(1)(a)

A statement of the reasons that the plan will result in the development of captured assessed value that could not otherwise be expected. The reasons may include, but are not limited to activities of the municipality, Authority, or others undertaken before the formulation or adoption of the Plan would be achieved by some means.

The objective of the TIF Plan of the Tax Increment Finance Authority (TIFA) of the City of Romulus is to encourage private investment that leads to economic development within the City. The Development Area boundaries were strategically established to allow for TIFA projects that will further promote commercial, residential, and industrial development in this area of the City. The proposed projects/expenditures as described in the herein presented Plan will accomplish the goals and objectives detailed in Section 16(2)(d), a summary of which is included below:

Plan Vision:

To plan for the proper use of tax increment financing dollars in a manner that will creatively, positively, and pro-actively contribute to the economic development and redevelopment of the City of Romulus tax increment finance authority district.

Goals:

- Offer improvement projects that seek to visually enhance the City and reflect its character thereby creating an attractive, memorable environment for businesses and residents. The City of Romulus has a unique character that can be enhanced as it is aesthetically tangled at present. A cohesive visual aspect will help enhance the City's economic base.

- Improve the quality and diversity of the transportation system in the City to ensure convenient and enjoyable access to the City's important destinations. Currently the City of Romulus possesses no transportation links to destination points located within the City and in the Detroit Metropolitan Area. An improved transportation system will help businesses capture additional market segments and provide additional commuting opportunities for City residents.

- Expand and improve the services and facilities offered to residents and businesses to improve the quality of life in Romulus. As the City's economy expands, there will be a need for additional services and facilities. By providing improved services and facilities, Romulus will be more capable of attracting new businesses and residents.

- Initiate research, planning, and other efforts to improve understanding of resources and opportunities in the TIFA district. Additional efforts can be undertaken by TIFA districts to better understand the wide range of resources and opportunities that TIFs encompass; this effort will help tailor future Tax Increment Financing and Development Plans to effectively respond to specific Romulus needs.

Section 13(2)(b)

An estimate of the captured assessed value for each year of the plan.

Data provided in Table 6: Captured Value for 2019 by Parcel outlines the captured dollars by parcel beginning in 2019. The 2019 captured values were used as the base to project the revenues for the TIFA in the next 20 years.

1984 Base Value:	$156,785,659
2019 Taxable Value:	$413,782,589
2019 Captured Value:	$256,996,930

Projected captured values for the next 20 years are outlined in Table 3: Estimated Captured Taxable Value and Table 4: Estimated TIFA Increment Capture and Its Taxing Jurisdiction.

Section 13(2)(c)

The estimated tax increment revenues for each year of the plan.

Tax increment revenues means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon captured assessed value of real and personal property.

Table 4 presents the estimated revenue captured from the TIFA Development Area for the next 30 years. These revenues are broken down by taxing jurisdiction.

Section 13(2)(d)

A detailed explanation of the tax increment procedure.

Tax Increment Financing is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result if the (re)development stimulates private development. The concept of tax increment financing is applied only to the Development Area (D.A.) for which a development plan has been prepared by the Tax Increment Finance Authority and adopted by the community's legislative body.

"Captured Assessed Value" can be described as the amount in any year of the Plan in which the current assessed value exceeds the initial assessed value. Current assessed value for this purpose includes the amount of local taxes paid in lieu of property taxes. "Initial Assessed Value" represents the assessed value as equalized for all properties in the D.A. at the time of resolution adoption. It is relevant to mention that for property exempt from taxation at the time of the determination of the initial assessed, its representative value is included as zero. The taxable difference between the initial assessed value (base year total) and any incremental increase in the SEV can be captured and (re)invested by the TIFA.

In order to make use of tax increment financing, the TIFA must submit to the City governing body a Tax Increment Financing and Development Plan which the City must approve by resolution. Following approval of resolution, municipal and county treasurers must transmit to the TIFA that portion of the taxing bodies paid each year on real and personal property in the D.A. on the captured assessed value, including that portion of a commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion of a commercial facilities tax levied pursuant to P.A. 198 of 1974, attributable to the captured assessed value. The transmitted funds are denominated "tax increment revenues". Tax increment revenues are additionally limited as explained below:

"Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of a taxing jurisdiction upon the captured assessed value of real and personal property in the D.A., subject to the following requirements:

(i.) *Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax, Act No. 331 of the Public Acts of 1993, being sections 211.901 and 211.906 of the Michigan Complied Laws, and local intermediate school districts upon the captured assessed value of real and personal property in the Development Area for any purpose authorized by this act.*

(ii.) *Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, Act No. 331 of the Public Acts of 1993, and local or intermediate school districts upon the captured assessed value of real and personal property in the Development Area in an amount equal to the amount necessary, without* regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.

(iii.) *Tax increment revenues do not include any of the following:*

- *a.* *Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the Authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to such ad valorem property taxes.*
- *b.* *Ad valorem property taxes excluded by the tax increment financing plan of the Authority from the determination of the amount of tax increment revenues to be transmitted to the Authority or specific local taxes attributable to such ad valorem property taxes.*

(iv.) *The amount of tax increment revenues authorized to be included under subparagraph (ii), and required to be transmitted to the authority under Section 14(I), from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, Act 331 of the Public Acts of 1993, a local school district or an intermediate school district upon the captured assessed value of the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (a) and (b):*

- *a.* *The percentage which the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate taxes and specific taxes available for distribution by law to the state, each local school district, and each intermediate school district.*

- *b.* *The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii).*

Section 13(2)(e)

The maximum amount of bonded indebtedness to be incurred.

The maximum amount of bonded indebtedness to be incurred by, or on behalf of, the City of Romulus TIFA totals $100,000,000. This amount excludes any debt issued by TIFA prior to the creation of this Restated and Amended Development Plan.

Section 13(2)(f)

The amount of operating and planning expenditures of the Authority and municipality the amount of advances extended by or indebtedness incurred by the municipality and the amount of advances by others to be repaid from tax increment revenues.

The TIFA anticipates allocating approximately 5 percent of each year's annual tax increment revenues, which roughly represents $335,900 for operating and planning expenditures. Over the remaining 16-year period, a total of $5,375,000 will be designated to operating and planning expenditures.

Section 13(2)(g)

The costs of the plan anticipated to be paid from tax increment revenues as received.

The TIFA anticipates paying all the costs of the Plan from tax increment revenues.

Section 13(2)(h)

The duration of the development plan and the tax increment plan.

This Tax Increment Financing Plan shall be effective until 2033. Principal and interest on all bonded debt should be paid, or sufficient funds to repay the full balance should be set aside in order to terminate this Plan. Refer to Table 5: 2019 Tax Increment Development Refunding Bonds.

Section 13(2)(i)

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the Development Area is located.

The impact of tax increment financing on the revenues of all taxing properties is illustrated in Table 4.

The TIFA is eligible to capture tax increment revenues from the State, local school district, and intermediate school district to the extent necessary to pay the debt service on the outstanding bonds that represent “eligible obligations”. The TIFA will pay the debt service on the outstanding bonds from the tax increment revenues captured in the Development Areas. Therefore, this Amended and Restated Plan should have no impact on the ability of the TIFA to capture tax increment revenues to pay debt service on the outstanding bonds.

Chapter 4.0 Tables

Included in this chapter are the following tables that correspond to Chapter 1-3 of the plan:

Table 1: Planned TIFA Projects
Table 2: Completed TIFA Projects
Table 3: Estimated Captured Taxable Value (2018-2037)
Table 4: Estimated TIFA Increment Capture and Its Taxing Jurisdiction
Table 5: Tax Increment Development 2018 Refunding Bonds (2018-2037)
Table 6: Captured Value for 2019 by Parcel

Table 1: Planned TIFA Projects City of Romulus	
Project Description	**Total Project Cost**
Enhancement Improvements	
Corridor Enhancement	
Ecorse Road	$350,000
Eureka Road	$1,400,000
Wayne Road	$350,000
Inkster Road	$700,000
Middlebelt Road	$1,200,000
Wick Road	$1,500,000
Harrison Road	$500,000
Wahrman Road	$350,000
Merriman Road (TIFA Boundary to I-94)	$2,190,000
Vining Road (Wick to Ecorse)	$2,343,000
Smith Road	$350,000
Gateway Treatment	
Ecorse and Inkster	$750,000
Eureka and Inkster	$750,000
I-94 and Merriman	$750,000
I-94 and Vining Road	$750,000
I-94 and Middlebelt Road	$750,000
Airport Entrance and Eureka Road	$750,000
I-275 and Eureka Road	$750,000
Open Space Acquisition	$3,000,000
Property Structure Acquisition	$15,000,000
Creative Art and Design Projects	$2,50,000
Technology Improvements	$100,000
Transportation Improvements	
Traffic Study	$50,000
Road Improvement Projects	
Harrison Road paving (Northline to Goddard)	$6,600,000
Goddard Road reconstruction (Middlebelt to Inkster)	$6,400,000
Inkster Road reconstruction (Eureka to Beverly)	$26,930,000
Wick Road reconstruction (Wayne to Vining)	$3,910,000
Wayne Road reconstruction (Wick to Henry Ruff)	$3,500,000
Smith Road reconstruction (east of Middlebelt)	$3,580,000
Wick Road widening (Middlebelt to Inkster)	$8,320,000
Smith Road widening (Merriman to Middlebelt)	$6,120,000
Ecorse Road widening (Middlebelt to Inkster)	$8,700,000

Table 1: Planned TIFA Projects City of Romulus	
Project Description	**Total Project Cost**
Sidewalk Improvements	
Sidewalks	$3,000,000
Pathways	$3,000,000
Transit	
Enhanced bus stops	$25,000
Park & ride opportunities	$80,000
SEMCOG light rail	TBD by SEMCOG
Public Facility Improvements	
Utility System Improvements	
Water distribution system	$100,000
Sewer system	$100,000
Storm Water drainage	$100,000
Water Main	$15,000,000
Sanitary sewer system	$10,000,000
Storm water drainage	$12,500,000
DPW facility improvements	$5,000,000
Police station	$6,000,000
Fire station	$6,000,000
New park development	$2,000,000
Recreation Center Renovation	$1,000,00
Conference/convention center	$30,000,000
Animal Shelter Renovation	$1,000,000
Stadium	$40,000,000
Piano House Renovation	$1,000,000
Historic structure renovation	$300,000
Administration and Planning	
Marketing	
Webpage	$10,000
Promotional Materials	$200,000
Events and festivals	$300,000
Highway signage	$300,000
Road banners	$200,000
Corridor sub-area plans	$150,000
Zoning Ordinance updates	$60,000

Table 2: Completed TIFA Projects* City of Romulus		
Project Type	**Name**	**Description**
Water Main	Hildebrandt	Section 13
Public Facilities	Court Facility	
	Animal Shelter	
	Romulus Athletic Center	
Road Resurface	Wahrman Road	Pennsylvania to Eureka
	Wick Road	Inkster to Middlebelt
	Goddard Road	Inkster to Middlebelt
	Flynn Drive	Merriman to Hudson
Road Reconstruction	Wick Road	Wickham west to 1200 ft west of Vining Road
	Wickham Road	Wick to Merriman
	Merriman Road	Ecorse to Flynn
	Harrison Road	Eureka to Northline
	Northline Road	Inkster to Middlebelt
	Inkster Road	Goddard north to Railroad Tracks
	Goddard Road	Goddard and Middlebelt Intersection
	Eureka Road	Inkster to Middlebelt
	Eureka Road	Merriman to I-275
	Hildebrant Road	Middlebelt to Harrison
	Ecorse Road	Vining to Merriman
	Wayne/Wahrman Realignment	
	Harrison Road	Goddard to Wick
	Merriman Road	Closed intersection at Smith
New Road Construction	Smith Road	Merriman to Vining
	Flynn Drive	East of Merriman
	Hildebrandt Road	Inkster to Harrison
	Vining Road	Wick Smith
	Vining Interchange	
Enhancement Projects	Wickham Road	Landscaping and Ornamental Lighting
	Merriman Road	Landscaping and Ornamental Lighting

*While these projects are listed as completed, the TIFA may still fund needed maintenance and repair to these projects.

Table 3: Estimated Captured Taxable Value (2018-2037) City of Romulus TIFA District			
Fiscal Year	**Base Value**	**Taxable Value (inc by 2.2%/year beginning in 2020)**	**Capture Amount**
2018*	$156,785,659	$314,535,416	$157,749,757
2019*	$156,785,659	$413,782,589	$256,996,930
2020	$156,785,659	$422,885,806	$266,100,147
2021	$156,785,659	$432,189,294	$275,403,635
2022	$156,785,659	$441,697,458	$284,911,799
2023	$156,785,659	$451,414,802	$294,629,143
2024	$156,785,659	$461,345,928	$304,560,269
2025	$156,785,659	$471,495,538	$314,709,879
2026	$156,785,659	$481,868,440	$325,082,781
2027	$156,785,659	$492,469,546	$335,683,887
2028	$156,785,659	$503,303,876	$346,518,217
2029	$156,785,659	$514,376,561	$357,590,902
2030	$156,785,659	$525,692,845	$368,907,186
2031	$156,785,659	$537,258,088	$380,472,429
2032	$156,785,659	$549,077,766	$392,292,107
2033	$156,785,659	$561,157,477	$404,371,818
2034	$156,785,659	$573,502,941	$416,717,282
2035	$156,785,659	$586,120,006	$429,334,347
2036	$156,785,659	$599,014,646	$442,228,987
2037	$156,785,659	$612,192,968	$455,407,309
Total	***$156,785,659***	***$9,945,381,992***	***$6,809,668,812***
**2018 and 2019 are actual values*			

Table 4: Estimated TIFA Increment Capture and Its Taxing Jurisdiction
City of Romulus TIFA District
Fiscal Year Ending June 30

Fiscal Year	City				County					Other		Total Captured Increment
	Operating	Sanitation	Library	Fire/Police	Operating	Jail	Parks	Veterans	Transit Authority	Community College	HCMA	
2018*	$1,483,842	$244,512	$110,425	$630,999	$9,559,825	$147,985	$38,791	$58,052	$157,608	$511,235	$33,396	$4,458,182
2019*	$2,417,390	$398,345	$179,898	$1,027,988	$15,574,322	$241,089	$63,196	$94,575	$256,766	$832,876	$54,406	$7,263,016
2020	$2,503,018	$412,455	$186,270	$1,064,401	$16,125,988	$249,629	$65,434	$97,925	$265,861	$862,377	$56,333	$7,520,283
2021	$2,590,529	$426,876	$192,783	$1,101,615	$16,689,791	$258,356	$67,722	$101,349	$275,156	$892,528	$58,303	$7,783,210
2022	$2,679,966	$441,613	$199,438	$1,139,647	$17,265,997	$267,276	$70,060	$104,848	$284,655	$923,342	$60,316	$8,051,921
2023	$2,771,370	$456,675	$206,240	$1,178,517	$17,854,880	$276,392	$72,449	$108,424	$294,364	$954,834	$62,373	$8,326,544
2024	$2,864,785	$472,068	$213,192	$1,218,241	$18,456,718	$285,708	$74,891	$112,078	$304,286	$987,019	$64,475	$8,607,208
2025	$2,960,256	$487,800	$220,297	$1,258,840	$19,071,796	$295,229	$77,387	$115,813	$314,427	$1,019,912	$66,624	$8,894,047
2026	$3,057,826	$503,878	$227,558	$1,300,331	$19,700,407	$304,960	$79,938	$119,630	$324,790	$1,053,528	$68,820	$9,187,197
2027	$3,157,543	$520,310	$234,979	$1,342,736	$20,342,846	$314,905	$82,545	$123,532	$335,382	$1,087,884	$71,064	$9,486,796
2028	$3,259,454	$537,103	$242,563	$1,386,073	$20,999,420	$325,069	$85,209	$127,519	$346,206	$1,122,996	$73,358	$9,792,986
2029	$3,363,607	$554,266	$250,314	$1,430,364	$21,670,438	$335,456	$87,932	$131,593	$357,269	$1,158,881	$75,702	$10,105,912
2030	$3,470,052	$571,806	$258,235	$1,475,629	$22,356,218	$346,072	$90,714	$135,758	$368,575	$1,195,554	$78,098	$10,425,723
2031	$3,578,838	$589,732	$266,331	$1,521,890	$23,057,086	$356,921	$93,558	$140,014	$380,130	$1,233,035	$80,546	$10,752,569
2032	$3,690,017	$608,053	$274,604	$1,569,168	$23,773,372	$368,009	$96,465	$144,363	$391,939	$1,271,340	$83,048	$11,086,606
2033	$3,803,643	$626,776	$283,060	$1,617,487	$24,505,417	$379,341	$99,435	$148,809	$404,008	$1,310,488	$85,606	$11,427,992
2034	$3,919,768	$645,912	$291,702	$1,666,869	$25,253,567	$390,922	$102,471	$153,352	$416,342	$1,350,497	$88,219	$11,776,889
2035	$4,038,448	$665,468	$300,534	$1,717,337	$26,018,177	$402,759	$105,573	$157,995	$428,948	$1,391,387	$90,890	$12,133,461
2036	$4,159,739	$685,455	$309,560	$1,768,916	$26,799,607	$414,855	$108,744	$162,740	$441,831	$1,433,176	$93,620	$12,497,878
2037	$4,283,698	$705,881	$318,785	$1,821,629	$27,598,229	$427,218	$111,985	$167,590	$454,997	$1,475,884	$96,410	$12,870,312
Total	***$64,053,788***	***$10,554,987***	***$4,766,768***	***$27,238,675***	***$412,674,102***	***$6,388,150***	***$1,674,498***	***$2,505,958***	***$6,803,540***	***$22,068,775***	***$1,441,607***	***$192,448,731***

**2018 and 2019 are actual values.*

Table 5: Tax Increment Development Refunding Bonds (2018-2037) Fiscal Year Ending June 30									
Fiscal Year	**Tax Increment Revenue from Non-School Taxing Jurisdictions***	**Tax Increment Revenues from School Taxing Jurisdictions****	**TIFA Amazon**	**Tax Increment Revenue (15 year) LDFA***	**2017 Capital Improvement Bond**	**2016 TIFA Refunding Bond**	**2015 TIFA Refunding Bond**	**Total Debt Service**	**Excess Tax Increment Revenues**
2018	$5,654,984	$1,137,403	$0	$0	$0	$1,271,175	$1,137,403	$2,408,578	$4,383,809
2019	$10,267,112	$1,137,530	N/A	$732,209	$444,225	$1,274,475	$1,137,530	$2,856,230	$8,548,412
2020	$9,355,361	$1,137,628	-$245,824	$748,318	$1,282,125	$1,267,300	$1,137,628	$3,687,053	$7,051,759
2021	$9,561,179		-$434,144	$764,781	$1,198,925	$1,269,300		$2,468,225	$7,527,098
2022	$9,771,524		-$355,719	$781,606	$1,137,325	$1,269,700		$2,407,025	$7,720,219
2023	$9,986,498		-$288,611	$798,801	$1,087,413	$1,263,600		$2,351,013	$7,924,097
2024	$10,206,201		-$231,725	$816,375	$1,048,100	$1,265,325		$2,313,425	$8,124,501
2025	$10,430,737		-$183,965	$834,335	$1,018,300	$1,266,600		$2,284,900	$8,329,802
2026	$10,660,214		-$145,610	$852,690	$998,300	$1,261,000		$2,259,300	$8,546,523
2027	$10,894,738		-$96,651	$871,449	$968,100	$1,265,875		$2,233,975	$8,757,414
2028	$11,134,423		-$66,879	$890,621	$957,500			$957,500	$10,243,801
2029	$11,379,380		-$30,985	$910,215	$941,200			$941,200	$10,469,165
2030	$11,629,726		$1,040	$930,240	$929,200			$929,200	$10,701,566
2031	$11,885,580		$29,405	$950,705	$921,300			$921,300	$10,993,685
2032	$12,147,063		$49,421	$971,621	$922,200			$922,200	$11,274,283
2033	$12,414,298		$105,596	$992,996	$887,400			$887,400	$11,632,495
2034	$12,687,413								
2035	$12,966,536								
2036	$13,251,800								
2037	$13,543,339								
Total	**$219,828,106**	**$3,412,560**	**-$1,894,652**	**$12,846,961**	**$14,741,613**	**$12,674,350**	**$3,412,560**	**$30,828,523**	**$142,228,630**
*26-year CPI average is 2.2% inc by 2.2% per year beginning in 2020. 2018 & 2019 are actual values.									
**Increments are captured only to the extent which they are required to pay for an approved obligation.									

Table 6: Captured Value for 2019 By Parcel City of Romulus TIFA District Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 038 99 0003 000	1	$9,800	$0	-$9,800	0	TIF2A (1986)
80 093 99 0053 000	1	$47,300	$0	-$47,300	100	TIF2B (1993)
80 093 99 0058 000	1	$6,400	$0	-$6,400	100	TIF2B (1993)
80 128 99 0011 000	1	$164,772	$0	-$164,772	0	TIF2C (2004)
80 999 00 2616 600	2	$0	$0	$0	0	TIF2 (1984)
80 999 00 2018 032	2	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 041	2	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 042	2	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 043	2	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 045	2	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 049	2	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 051	2	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 052	2	$0	$0	$0	0	TIF2A (1986)
80 999 00 0350 000	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 2012 001	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 2014 035	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 2015 015	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 2017 123	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 2018 091	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 2019 007	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 2893 000	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 3526 000	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 3797 000	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 4073 000	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 4430 000	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 4549 000	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 4740 000	2	$0	$0	$0	0	TIF2B (1993)
80 999 00 4890 000	2	$0	$0	$0	0	TIF2C (2004)
80 125 01 0035 400	70	$1,100	$0	-$1,100	0	TIF2C (2004)
80 037 99 0028 710	201	$169,100	$4,237,000	$4,067,900	0	TIF2 (1984)
80 037 99 0028 714	201	$114,520	$2,087,729	$1,973,209	0	TIF2 (1984)
80 037 99 0028 715	201	$0	$2,403,177	$2,403,177	0	TIF2 (1984)
80 037 99 0028 716	201	$0	$2,930,134	$2,930,134	0	TIF2 (1984)
80 040 99 0003 008	201	$75,740	$812,900	$737,160	0	TIF2 (1984)
80 040 99 0003 713	201	$103,280	$3,050,070	$2,946,790	0	TIF2 (1984)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 040 99 0003 716	201	$777,000	$736,799	-$40,201	0	TIF2 (1984)
80 040 99 0003 719	201	$167,490	$322,355	$154,865	0	TIF2 (1984)
80 040 99 0003 721	201	$399,986	$2,323,129	$1,923,143	0	TIF2 (1984)
80 040 99 0003 723	201	$1,858,760	$3,261,140	$1,402,380	0	TIF2 (1984)
80 040 99 0006 701	201	$331,440	$2,413,746	$2,082,306	0	TIF2 (1984)
80 040 99 0009 703	201	$41,950	$799,834	$757,884	0	TIF2 (1984)
80 040 99 0011 705	201	$0	$873,046	$873,046	0	TIF2 (1984)
80 040 99 0012 701	201	$2,424,250	$2,695,936	$271,686	0	TIF2 (1984)
80 043 99 0004 701	201	$1,501,760	$1,170,358	-$331,402	0	TIF2 (1984)
80 043 99 0006 706	201	$3,157,790	$2,058,744	-$1,099,046	0	TIF2 (1984)
80 043 99 0006 708	201	$492,890	$1,096,299	$603,409	0	TIF2 (1984)
80 057 99 0001 000	201	$80,450	$1,306,880	$1,226,430	0	TIF2 (1984)
80 037 99 0027 707	201	$195,530	$819,153	$623,623	0	TIF2A (1986)
80 037 99 0027 708	201	$46,030	$315,622	$269,592	0	TIF2A (1986)
80 037 99 0027 709	201	$0	$1,377,927	$1,377,927	0	TIF2A (1986)
80 037 99 0027 712	201	$87,270	$2,054,090	$1,966,820	0	TIF2A (1986)
80 038 99 0003 703	201	$0	$18,230	$18,230	0	TIF2A (1986)
80 048 99 0030 000	201	$12,300	$125,803	$113,503	0	TIF2B (1993)
80 049 99 0001 004	201	$133,800	$193,892	$60,092	0	TIF2B (1993)
80 050 01 0008 301	201	$134,200	$245,657	$111,457	0	TIF2B (1993)
80 050 02 0001 300	201	$1,205,400	$1,101,236	-$104,164	0	TIF2B (1993)
80 050 02 0003 000	201	$396,800	$437,154	$40,354	0	TIF2B (1993)
80 050 02 0016 300	201	$952,500	$993,751	$41,251	0	TIF2B (1993)
80 050 02 0017 302	201	$461,100	$152,883	-$308,217	0	TIF2B (1993)
80 050 99 0003 006	201	$31,300	$96,800	$65,500	0	TIF2B (1993)
80 050 99 0003 007	201	$690,200	$1,625,099	$934,899	0	TIF2B (1993)
80 050 99 0003 012	201	$424,600	$485,470	$60,870	0	TIF2B (1993)
80 050 99 0003 713	201	$94,200	$244,371	$150,171	0	TIF2B (1993)
80 050 99 0004 000	201	$167,900	$121,200	-$46,700	0	TIF2B (1993)
80 050 99 0005 700	201	$151,000	$113,529	-$37,471	0	TIF2B (1993)
80 050 99 0007 701	201	$405,000	$332,837	-$72,163	0	TIF2B (1993)
80 050 99 0008 002	201	$608,100	$664,883	$56,783	0	TIF2B (1993)
80 051 01 0045 301	201	$131,100	$63,483	-$67,617	0	TIF2B (1993)
80 051 01 0063 000	201	$305,300	$288,536	-$16,764	0	TIF2B (1993)
80 051 99 0020 000	201	$96,600	$33,400	-$63,200	0	TIF2B (1993)
80 093 99 0001 700	201	$99,600	$159,556	$59,956	0	TIF2B (1993)
80 093 99 0014 000	201	$53,300	$180,674	$127,374	0	TIF2B (1993)
80 095 99 0030 000	201	$59,400	$86,063	$26,663	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 097 01 0003 300	201	$15,600	$255,900	$240,300	28	TIF2B (1993)
80 098 99 0025 702	201	$26,600	$416,000	$389,400	0	TIF2B (1993)
80 098 99 0025 703	201	$22,700	$92,579	$69,879	0	TIF2B (1993)
80 098 99 0026 703	201	$22,800	$88,862	$66,062	100	TIF2B (1993)
80 098 99 0027 000	201	$88,600	$137,771	$49,171	0	TIF2B (1993)
80 098 99 0028 000	201	$93,400	$227,737	$134,337	0	TIF2B (1993)
80 099 99 0003 700	201	$339,106	$360,379	$21,273	100	TIF2B (1993)
80 100 99 0007 700	201	$362,400	$341,079	-$21,321	0	TIF2B (1993)
80 100 99 0015 003	201	$72,200	$117,716	$45,516	0	TIF2B (1993)
80 189 99 0010 000	201	$1,059,400	$900,196	-$159,204	0	TIF2B (1993)
80 189 99 0011 000	201	$752,100	$393,420	-$358,680	0	TIF2B (1993)
80 189 99 0012 000	201	$1,743,400	$2,041,880	$298,480	0	TIF2B (1993)
80 189 99 0016 000	201	$120,400	$469,773	$349,373	0	TIF2B (1993)
80 189 99 0024 000	201	$1,037,600	$578,868	-$458,732	0	TIF2B (1993)
80 189 99 0037 000	201	$1,306,000	$1,692,918	$386,918	0	TIF2B (1993)
80 189 99 0052 000	201	$30,500	$10,400	-$20,100	0	TIF2B (1993)
80 189 99 0055 000	201	$0	$110,800	$110,800	0	TIF2B (1993)
80 189 99 0057 000	201	$744,200	$1,202,927	$458,727	0	TIF2B (1993)
80 189 99 0065 000	201	$3,852,100	$1,293,718	-$2,558,382	0	TIF2B (1993)
80 189 99 0066 000	201	$1,022,100	$951,311	-$70,789	0	TIF2B (1993)
80 189 99 0067 000	201	$2,075,300	$1,566,229	-$509,071	0	TIF2B (1993)
80 189 99 0068 000	201	$671,800	$710,656	$38,856	0	TIF2B (1993)
80 189 99 0074 000	201	$0	$3,665,922	$3,665,922	0	TIF2B (1993)
80 189 99 0079 000	201	$0	$6,147,966	$6,147,966	0	TIF2B (1993)
80 189 99 0082 000	201	$0	$849,735	$849,735	0	TIF2B (1993)
80 189 99 0085 000	201	$103,300	$235,200	$131,900	0	TIF2B (1993)
80 189 99 0086 000	201	$103,300	$342,345	$239,045	0	TIF2B (1993)
80 189 99 0093 000	201	$0	$0	$0	0	TIF2B (1993)
80 189 99 0094 000	201	$0	$63,700	$63,700	0	TIF2B (1993)
80 189 99 0095 000	201	$0	$76,500	$76,500	0	TIF2B (1993)
80 189 99 0096 000	201	$0	$76,500	$76,500	0	TIF2B (1993)
80 042 02 0003 300	201	$232,209	$1,141,355	$909,146	0	TIF2C (2004)
80 043 99 0001 703	201	$3,455,338	$4,846,669	$1,391,331	0	TIF2C (2004)
80 043 99 0003 700	201	$221,392	$363,765	$142,373	0	TIF2C (2004)
80 130 99 0011 000	201	$354,817	$373,817	$19,000	0	TIF2C (2004)
80 189 99 0092 000	201	$0	$304,800	$304,800	0	TIF2C (2004)
80 037 99 0035 705	202	$79,930	$392,200	$312,270	100	TIF2 (1984)
80 040 99 0003 718	202	$94,060	$92,300	-$1,760	0	TIF2 (1984)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 040 99 0003 722	202	$94,114	$17,698	-$76,416	0	TIF2 (1984)
80 040 99 0011 707	202	$337,380	$111,840	-$225,540	0	TIF2 (1984)
80 057 99 0002 000	202	$37,890	$259,300	$221,410	100	TIF2 (1984)
80 058 99 0001 000	202	$54,550	$410,447	$355,897	100	TIF2 (1984)
80 058 99 0002 704	202	$60,930	$491,000	$430,070	0	TIF2 (1984)
80 061 99 0001 706	202	$204,700	$638,016	$433,316	100	TIF2 (1984)
80 033 99 0003 702	202	$170,754	$366,528	$195,774	100	TIF2A (1986)
80 033 99 0012 701	202	$278,199	$596,928	$318,729	100	TIF2A (1986)
80 034 99 0005 706	202	$13,040	$10,000	-$3,040	100	TIF2A (1986)
80 034 99 0006 701	202	$150,691	$184,609	$33,918	0	TIF2A (1986)
80 034 99 0006 702	202	$125,725	$269,760	$144,035	100	TIF2A (1986)
80 035 99 0006 702	202	$45,698	$10,000	-$35,698	0	TIF2A (1986)
80 035 99 0006 703	202	$10,366	$10,000	-$366	0	TIF2A (1986)
80 036 99 0001 700	202	$41,908	$10,000	-$31,908	0	TIF2A (1986)
80 036 99 0005 703	202	$73,562	$338,900	$265,338	0	TIF2A (1986)
80 036 99 0005 704	202	$22,515	$48,384	$25,869	0	TIF2A (1986)
80 036 99 0005 705	202	$171,645	$10,000	-$161,645	0	TIF2A (1986)
80 037 99 0025 000	202	$39,350	$128,000	$88,650	0	TIF2A (1986)
80 037 99 0026 000	202	$39,350	$128,000	$88,650	0	TIF2A (1986)
80 039 99 0001 707	202	$155,810	$918,100	$762,290	100	TIF2A (1986)
80 039 99 0001 708	202	$215,140	$1,433,200	$1,218,060	100	TIF2A (1986)
80 040 99 0002 714	202	$64,690	$430,900	$366,210	100	TIF2A (1986)
80 047 99 0007 701	202	$17,400	$47,200	$29,800	0	TIF2B (1993)
80 050 01 0002 301	202	$160,200	$72,800	-$87,400	0	TIF2B (1993)
80 050 99 0003 715	202	$48,200	$12,883	-$35,317	0	TIF2B (1993)
80 051 01 0022 301	202	$96,900	$30,000	-$66,900	0	TIF2B (1993)
80 051 01 0033 303	202	$27,800	$20,800	-$7,000	0	TIF2B (1993)
80 051 01 0039 304	202	$13,900	$9,200	-$4,700	0	TIF2B (1993)
80 051 01 0075 000	202	$18,900	$4,600	-$14,300	0	TIF2B (1993)
80 051 01 0078 000	202	$4,100	$1,600	-$2,500	0	TIF2B (1993)
80 051 01 0079 000	202	$4,100	$1,600	-$2,500	0	TIF2B (1993)
80 051 01 0080 000	202	$4,100	$1,600	-$2,500	0	TIF2B (1993)
80 051 01 0081 000	202	$4,100	$1,600	-$2,500	0	TIF2B (1993)
80 051 01 0082 000	202	$4,100	$1,600	-$2,500	0	TIF2B (1993)
80 051 01 0083 000	202	$4,100	$1,600	-$2,500	0	TIF2B (1993)
80 051 01 0084 000	202	$3,300	$5,500	$2,200	0	TIF2B (1993)
80 051 01 0085 002	202	$3,700	$8,600	$4,900	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 051 01 0091 300	202	$11,500	$10,900	-$600	0	TIF2B (1993)
80 052 99 0010 000	202	$18,400	$50,800	$32,400	0	TIF2B (1993)
80 098 99 0024 000	202	$24,500	$60,100	$35,600	0	TIF2B (1993)
80 189 99 0021 000	202	$4,500	$1,793	-$2,707	0	TIF2B (1993)
80 042 02 0002 000	202	$55,292	$18,700	-$36,592	0	TIF2C (2004)
80 042 99 0071 701	202	$119,985	$73,700	-$46,285	0	TIF2C (2004)
80 044 01 1064 000	202	$8,956	$3,100	-$5,856	0	TIF2C (2004)
80 044 01 1068 002	202	$9,619	$5,120	-$4,499	0	TIF2C (2004)
80 125 99 0001 000	202	$212,987	$204,600	-$8,387	0	TIF2C (2004)
80 130 99 0012 001	202	$10,025	$21,600	$11,575	0	TIF2C (2004)
80 130 99 0013 702	202	$127,061	$168,500	$41,439	0	TIF2C (2004)
80 415 99 0028 710	210	$0	$12,200	$12,200	0	TIF2 (1984)
80 415 99 0003 703	210	$0	$4,500	$4,500	0	TIF2B (1993)
80 415 99 0003 704	210	$0	$40,669	$40,669	0	TIF2B (1993)
80 415 99 0005 000	210	$0	$9,400	$9,400	0	TIF2B (1993)
80 415 99 0008 006	210	$0	$13,700	$13,700	0	TIF2B (1993)
80 415 99 0016 008	210	$0	$9,304	$9,304	0	TIF2B (1993)
80 415 99 0016 009	210	$0	$19,794	$19,794	0	TIF2B (1993)
80 415 99 0028 001	210	$0	$43,000	$43,000	0	TIF2B (1993)
80 999 00 0020 000	251	$820,980	$0	-$820,980	0	TIF2 (1984)
80 999 00 0095 000	251	$103,440	$448,500	$345,060	0	TIF2 (1984)
80 999 00 0096 500	251	$0	$241,900	$241,900	0	TIF2 (1984)
80 999 00 0240 000	251	$1,690	$1,900	$210	0	TIF2 (1984)
80 999 00 1383 000	251	$0	$929,200	$929,200	0	TIF2 (1984)
80 999 00 1809 000	251	$0	$40,100	$40,100	0	TIF2 (1984)
80 999 00 2014 053	251	$0	$104,800	$104,800	0	TIF2 (1984)
80 999 00 2017 077	251	$0	$294,500	$294,500	0	TIF2 (1984)
80 999 00 2018 083	251	$37,400	$0	-$37,400	0	TIF2 (1984)
80 999 00 2018 084	251	$0	$0	$0	0	TIF2 (1984)
80 999 00 2019 099	251	$0	$0	$0	0	TIF2 (1984)
80 999 00 2348 600	251	$0	$203,300	$203,300	0	TIF2 (1984)
80 999 00 2519 000	251	$0	$307,700	$307,700	0	TIF2 (1984)
80 999 00 3484 000	251	$0	$493,700	$493,700	0	TIF2 (1984)
80 999 00 4163 000	251	$0	$125,200	$125,200	0	TIF2 (1984)
80 999 00 4832 000	251	$0	$2,266,100	$2,266,100	0	TIF2 (1984)
80 999 00 4865 000	251	$0	$600,000	$600,000	0	TIF2 (1984)
80 999 00 1789 500	251	$0	$46,200	$46,200	0	TIF2A (1986)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 999 00 1842 000	251	$0	$579,800	$579,800	0	TIF2A (1986)
80 999 00 1960 000	251	$49,460	$0	-$49,460	0	TIF2A (1986)
80 999 00 2014 010	251	$0	$253,900	$253,900	0	TIF2A (1986)
80 999 00 2014 082	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2016 009	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2016 041	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 044	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 047	251	$0	$40,000	$40,000	0	TIF2A (1986)
80 999 00 2018 048	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 050	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 053	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 054	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 055	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2018 056	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2105 000	251	$77,910	$0	-$77,910	0	TIF2A (1986)
80 999 00 2629 000	251	$0	$0	$0	0	TIF2A (1986)
80 999 00 2740 000	251	$0	$166,700	$166,700	0	TIF2A (1986)
80 999 00 3270 000	251	$0	$80,300	$80,300	0	TIF2A (1986)
80 999 00 4279 000	251	$0	$2,500	$2,500	0	TIF2A (1986)
80 999 00 0003 100	251	$37,207,700	$0	-$37,207,700	0	TIF2B (1993)
80 999 00 0056 000	251	$34,500	$0	-$34,500	0	TIF2B (1993)
80 999 00 0152 000	251	$754,100	$1,087,500	$333,400	0	TIF2B (1993)
80 999 00 0156 000	251	$23,000	$11,900	-$11,100	0	TIF2B (1993)
80 999 00 0187 000	251	$9,600	$159,500	$149,900	0	TIF2B (1993)
80 999 00 0190 000	251	$23,100	$20,800	-$2,300	0	TIF2B (1993)
80 999 00 0204 000	251	$45,500	$221,200	$175,700	0	TIF2B (1993)
80 999 00 0268 000	251	$69,400	$557,000	$487,600	0	TIF2B (1993)
80 999 00 0415 000	251	$0	$29,200	$29,200	0	TIF2B (1993)
80 999 00 0418 000	251	$4,100	$0	-$4,100	0	TIF2B (1993)
80 999 00 0736 000	251	$71,240	$233,100	$161,860	0	TIF2B (1993)
80 999 00 0835 000	251	$0	$129,800	$129,800	0	TIF2B (1993)
80 999 00 0848 000	251	$1,321,200	$9,127,000	$7,805,800	0	TIF2B (1993)
80 999 00 0927 000	251	$0	$55,800	$55,800	0	TIF2B (1993)
80 999 00 1376 000	251	$259,300	$703,100	$443,800	0	TIF2B (1993)
80 999 00 1376 500	251	$215,700	$315,100	$99,400	0	TIF2B (1993)
80 999 00 1456 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 1475 000	251	0	$0	0	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 999 00 1545 900	251	$0	$4,000	$4,000	0	TIF2B (1993)
80 999 00 1664 000	251	$27,700	$16,200	-$11,500	0	TIF2B (1993)
80 999 00 1732 000	251	$40,500	$95,200	$54,700	0	TIF2B (1993)
80 999 00 1738 000	251	$107,200	$112,200	$5,000	0	TIF2B (1993)
80 999 00 1835 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 1840 500	251	$0	$14,500	$14,500	0	TIF2B (1993)
80 999 00 2014 030	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2014 031	251	$0	$220,500	$220,500	0	TIF2B (1993)
80 999 00 2014 036	251	$0	$200	$200	0	TIF2B (1993)
80 999 00 2014 057	251	$0	$53,000	$53,000	0	TIF2B (1993)
80 999 00 2014 059	251	$0	$1,404,900	$1,404,900	0	TIF2B (1993)
80 999 00 2014 060	251	$0	$75,000	$75,000	0	TIF2B (1993)
80 999 00 2014 089	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2014 115	251	$0	$2,403,600	$2,403,600	0	TIF2B (1993)
80 999 00 2015 001	251	$0	$37,200	$37,200	0	TIF2B (1993)
80 999 00 2015 008	251	$0	$5,400	$5,400	0	TIF2B (1993)
80 999 00 2015 009	251	$0	$447,600	$447,600	0	TIF2B (1993)
80 999 00 2015 021	251	$0	$260,600	$260,600	0	TIF2B (1993)
80 999 00 2015 043	251	$0	$26,000	$26,000	0	TIF2B (1993)
80 999 00 2015 045	251	$0	$100,000	$100,000	0	TIF2B (1993)
80 999 00 2015 048	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2015 050	251	$0	$90,000	$90,000	0	TIF2B (1993)
80 999 00 2015 052	251	$0	$99,600	$99,600	0	TIF2B (1993)
80 999 00 2015 062	251	$0	$75,000	$75,000	0	TIF2B (1993)
80 999 00 2015 073	251	$0	$16,100	$16,100	0	TIF2B (1993)
80 999 00 2016 000	251	$18,600	$3,686,900	$3,668,300	0	TIF2B (1993)
80 999 00 2016 013	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2016 018	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2016 024	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2016 027	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2017 008	251	$0	$40,600	$40,600	0	TIF2B (1993)
80 999 00 2017 009	251	$0	$5,500	$5,500	0	TIF2B (1993)
80 999 00 2017 012	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2017 026	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2017 043	251	$0	$10,600	$10,600	0	TIF2B (1993)
80 999 00 2017 046	251	$0	$50,000	$50,000	0	TIF2B (1993)
80 999 00 2017 050	251	$0	$23,600	$23,600	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 999 00 2017 055	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2017 057	251	$0	$80,500	$80,500	0	TIF2B (1993)
80 999 00 2017 058	251	$0	$21,600	$21,600	0	TIF2B (1993)
80 999 00 2017 059	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2017 060	251	$0	$50,000	$50,000	0	TIF2B (1993)
80 999 00 2017 076	251	$0	$677,600	$677,600	0	TIF2B (1993)
80 999 00 2017 078	251	$0	$130,000	$130,000	0	TIF2B (1993)
80 999 00 2017 079	251	$0	$38,300	$38,300	0	TIF2B (1993)
80 999 00 2017 094	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2017 096	251	$0	$123,800	$123,800	0	TIF2B (1993)
80 999 00 2017 109	251	$0	$743,700	$743,700	0	TIF2B (1993)
80 999 00 2017 113	251	$0	$181,300	$181,300	0	TIF2B (1993)
80 999 00 2017 120	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2017 125	251	$0	$193,400	$193,400	0	TIF2B (1993)
80 999 00 2018 005	251	$0	$30,000	$30,000	0	TIF2B (1993)
80 999 00 2018 007	251	$0	$211,400	$211,400	0	TIF2B (1993)
80 999 00 2018 010	251	$0	$40,000	$40,000	0	TIF2B (1993)
80 999 00 2018 013	251	$0	$43,900	$43,900	0	TIF2B (1993)
80 999 00 2018 022	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2018 023	251	$0	$50,000	$50,000	0	TIF2B (1993)
80 999 00 2018 029	251	$0	$40,000	$40,000	0	TIF2B (1993)
80 999 00 2018 031	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2018 033	251	$0	$40,000	$40,000	0	TIF2B (1993)
80 999 00 2018 035	251	$0	$57,300	$57,300	0	TIF2B (1993)
80 999 00 2018 039	251	$0	$30,000	$30,000	0	TIF2B (1993)
80 999 00 2018 057	251	$0	$385,700	$385,700	0	TIF2B (1993)
80 999 00 2018 058	251	$0	$78,200	$78,200	0	TIF2B (1993)
80 999 00 2018 059	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2018 060	251	$0	$67,500	$67,500	0	TIF2B (1993)
80 999 00 2018 061	251	$0	$60,100	$60,100	0	TIF2B (1993)
80 999 00 2018 062	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2018 068	251	$0	$40,000	$40,000	0	TIF2B (1993)
80 999 00 2018 095	251	$0	$703,800	$703,800	0	TIF2B (1993)
80 999 00 2018 098	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2018 099	251	$0	$459,600	$459,600	0	TIF2B (1993)
80 999 00 2018 100	251	$0	$33,400	$33,400	0	TIF2B (1993)
80 999 00 2018 112	251	$0	$107,800	$107,800	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 999 00 2018 113	251	$0	$79,700	$79,700	0	TIF2B (1993)
80 999 00 2018 114	251	$0	$5,400	$5,400	0	TIF2B (1993)
80 999 00 2018 115	251	$0	$239,300	$239,300	0	TIF2B (1993)
80 999 00 2018 116	251	$0	$1,344,300	$1,344,300	0	TIF2B (1993)
80 999 00 2019 003	251	$0	$30,000	$30,000	0	TIF2B (1993)
80 999 00 2019 004	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2019 011	251	$0	$49,900	$49,900	0	TIF2B (1993)
80 999 00 2019 018	251	$0	$53,100	$53,100	0	TIF2B (1993)
80 999 00 2019 019	251	$0	$25,000	$25,000	0	TIF2B (1993)
80 999 00 2019 022	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2019 031	251	$0	$4,600	$4,600	0	TIF2B (1993)
80 999 00 2019 032	251	$0	$40,000	$40,000	0	TIF2B (1993)
80 999 00 2019 033	251	$0	$128,900	$128,900	0	TIF2B (1993)
80 999 00 2019 036	251	$0	$55,400	$55,400	0	TIF2B (1993)
80 999 00 2019 037	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2019 038	251	$0	$258,800	$258,800	0	TIF2B (1993)
80 999 00 2019 056	251	$0	$40,000	$40,000	0	TIF2B (1993)
80 999 00 2019 061	251	$0	$55,700	$55,700	0	TIF2B (1993)
80 999 00 2019 062	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2019 063	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2019 066	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2019 067	251	$0	$40,000	$40,000	0	TIF2B (1993)
80 999 00 2019 071	251	$0	$1,900	$1,900	0	TIF2B (1993)
80 999 00 2019 072	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2019 088	251	$0	$62,500	$62,500	0	TIF2B (1993)
80 999 00 2019 092	251	$0	$53,600	$53,600	0	TIF2B (1993)
80 999 00 2019 105	251	$0	$19,500	$19,500	0	TIF2B (1993)
80 999 00 2068 360	251	$0	$1,800	$1,800	0	TIF2B (1993)
80 999 00 2144 000	251	$540,300	$143,300	-$397,000	0	TIF2B (1993)
80 999 00 2145 000	251	$500	$0	-$500	0	TIF2B (1993)
80 999 00 2182 700	251	$0	$73,200	$73,200	0	TIF2B (1993)
80 999 00 2211 000	251	$196,300	$76,400	-$119,900	0	TIF2B (1993)
80 999 00 2238 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 2408 000	251	$0	$61,400	$61,400	0	TIF2B (1993)
80 999 00 2529 100	251	$847,500	$80,100	-$767,400	0	TIF2B (1993)
80 999 00 2571 000	251	$534,700	$1,057,400	$522,700	0	TIF2B (1993)
80 999 00 2642 500	251	$60,500	$94,600	$34,100	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 999 00 2701 000	251	$147,000	$0	-$147,000	0	TIF2B (1993)
80 999 00 2832 000	251	$517,300	$1,389,300	$872,000	0	TIF2B (1993)
80 999 00 2850 000	251	$8,800	$74,000	$65,200	0	TIF2B (1993)
80 999 00 2938 000	251	$0	$89,500	$89,500	0	TIF2B (1993)
80 999 00 2957 200	251	$10,300	$3,300	-$7,000	0	TIF2B (1993)
80 999 00 2965 000	251	$600	$46,900	$46,300	0	TIF2B (1993)
80 999 00 2970 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 3282 000	251	$0	$52,700	$52,700	0	TIF2B (1993)
80 999 00 3345 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 3409 000	251	$0	$118,900	$118,900	0	TIF2B (1993)
80 999 00 3450 000	251	$0	$34,600	$34,600	0	TIF2B (1993)
80 999 00 3516 000	251	$0	$230,900	$230,900	0	TIF2B (1993)
80 999 00 3528 000	251	$0	$176,600	$176,600	0	TIF2B (1993)
80 999 00 3532 000	251	$0	$400	$400	0	TIF2B (1993)
80 999 00 3539 000	251	$0	$62,000	$62,000	0	TIF2B (1993)
80 999 00 3618 000	251	$0	$4,585,800	$4,585,800	0	TIF2B (1993)
80 999 00 3717 000	251	$0	$21,100	$21,100	0	TIF2B (1993)
80 999 00 3718 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 3751 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 3752 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 3772 000	251	$0	$438,800	$438,800	0	TIF2B (1993)
80 999 00 3789 000	251	$0	$40,100	$40,100	0	TIF2B (1993)
80 999 00 3803 000	251	$0	$76,100	$76,100	0	TIF2B (1993)
80 999 00 3804 000	251	$0	$2,800	$2,800	0	TIF2B (1993)
80 999 00 3807 000	251	$0	$142,800	$142,800	0	TIF2B (1993)
80 999 00 3940 000	251	$0	$497,700	$497,700	0	TIF2B (1993)
80 999 00 3971 000	251	$0	$14,900	$14,900	0	TIF2B (1993)
80 999 00 4007 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4032 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4074 000	251	$0	$60,300	$60,300	0	TIF2B (1993)
80 999 00 4075 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4076 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4104 000	251	$0	$101,400	$101,400	0	TIF2B (1993)
80 999 00 4108 000	251	$0	$175,700	$175,700	0	TIF2B (1993)
80 999 00 4224 000	251	$0	$153,500	$153,500	0	TIF2B (1993)
80 999 00 4228 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4242 000	251	$0	$0	$0	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 999 00 4260 000	251	$0	$33,900	$33,900	0	TIF2B (1993)
80 999 00 4285 000	251	$0	$6,300	$6,300	0	TIF2B (1993)
80 999 00 4392 000	251	$0	$9,300	$9,300	0	TIF2B (1993)
80 999 00 4428 000	251	$0	$41,800	$41,800	0	TIF2B (1993)
80 999 00 4433 000	251	$0	$900	$900	0	TIF2B (1993)
80 999 00 4544 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4545 000	251	$0	$125,700	$125,700	0	TIF2B (1993)
80 999 00 4546 000	251	$0	$2,800	$2,800	0	TIF2B (1993)
80 999 00 4548 000	251	$0	$560,100	$560,100	0	TIF2B (1993)
80 999 00 4550 000	251	$0	$42,300	$42,300	0	TIF2B (1993)
80 999 00 4553 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4582 000	251	$0	$460,500	$460,500	0	TIF2B (1993)
80 999 00 4646 000	251	$0	$677,500	$677,500	0	TIF2B (1993)
80 999 00 4658 000	251	$0	$85,800	$85,800	0	TIF2B (1993)
80 999 00 4754 000	251	$0	$365,700	$365,700	0	TIF2B (1993)
80 999 00 4767 000	251	$0	$6,300	$6,300	0	TIF2B (1993)
80 999 00 4812 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4936 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4939 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4941 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4942 000	251	$0	$316,700	$316,700	0	TIF2B (1993)
80 999 00 4947 000	251	$0	$0	$0	0	TIF2B (1993)
80 999 00 4962 000	251	$0	$50,000	$500,00	0	TIF2B (1993)
80 999 00 0093 000	251	$93,100	$93,600	$500	0	TIF2C (2004)
80 999 00 2014 070	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2015 094	251	$0	$233,600	$233,600	0	TIF2C (2004)
80 999 00 2015 126	251	$0	$7,000	$7,000	0	TIF2C (2004)
80 999 00 2015 127	251	$0	$102,600	$102,600	0	TIF2C (2004)
80 999 00 2015 128	251	$0	$45,400	$45,400	0	TIF2C (2004)
80 999 00 2016 036	251	$0	$136,100	$136,100	0	TIF2C (2004)
80 999 00 2016 058	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2016 070	251	$0	$405,800	$405,800	0	TIF2C (2004)
80 999 00 2016 071	251	$0	$482,000	$482,000	0	TIF2C (2004)
80 999 00 2016 072	251	$0	$166,400	$166,400	0	TIF2C (2004)
80 999 00 2016 073	251	$0	$471,100	$471,100	0	TIF2C (2004)
80 999 00 2016 074	251	$0	$290,200	$290,200	0	TIF2C (2004)
80 999 00 2016 075	251	$0	$298,500	$298,500	0	TIF2C (2004)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 999 00 2016 076	251	$0	$315,200	$315,200	0	TIF2C (2004)
80 999 00 2016 077	251	$0	$443,300	$443,300	0	TIF2C (2004)
80 999 00 2016 083	251	$0	$452,000	$452,000	0	TIF2C (2004)
80 999 00 2016 084	251	$0	$608,800	$608,800	0	TIF2C (2004)
80 999 00 2016 085	251	$0	$1,211,500	$1,211,500	0	TIF2C (2004)
80 999 00 2016 086	251	$0	$653,400	$653,400	0	TIF2C (2004)
80 999 00 2016 087	251	$0	$52,300	$52,300	0	TIF2C (2004)
80 999 00 2016 088	251	$0	$894,900	$894,900	0	TIF2C (2004)
80 999 00 2016 089	251	$0	$467,700	$467,700	0	TIF2C (2004)
80 999 00 2016 090	251	$0	$21,100	$21,100	0	TIF2C (2004)
80 999 00 2016 091	251	$0	$315,300	$315,300	0	TIF2C (2004)
80 999 00 2016 092	251	$0	$957,800	$957,800	0	TIF2C (2004)
80 999 00 2016 093	251	$0	$326,200	$326,200	0	TIF2C (2004)
80 999 00 2016 096	251	$0	$1,343,400	$1,343,400	0	TIF2C (2004)
80 999 00 2016 098	251	$0	$500	$500	0	TIF2C (2004)
80 999 00 2016 099	251	$0	$4,900	$4,900	0	TIF2C (2004)
80 999 00 2017 001	251	$0	$542,400	$542,400	0	TIF2C (2004)
80 999 00 2017 002	251	$0	$802,700	$802,700	0	TIF2C (2004)
80 999 00 2017 003	251	$0	$465,300	$465,300	0	TIF2C (2004)
80 999 00 2017 049	251	$0	$157,300	$157,300	0	TIF2C (2004)
80 999 00 2017 065	251	$0	$7,900	$7,900	0	TIF2C (2004)
80 999 00 2017 083	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2017 130	251	$0	$191,500	$191,500	0	TIF2C (2004)
80 999 00 2018 014	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2018 021	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2018 038	251	$0	$1,564,600	$1,564,600	0	TIF2C (2004)
80 999 00 2018 067	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2018 081	251	$0	$68,292,900	$68,292,900	0	TIF2C (2004)
80 999 00 2018 086	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2018 088	251	$0	$51,600	$51,600	0	TIF2C (2004)
80 999 00 2018 119	251	$0	$49,300	$49,300	0	TIF2C (2004)
80 999 00 2019 023	251	$0	$14,500	$14,500	0	TIF2C (2004)
80 999 00 2019 043	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2019 075	251	$0	$612,800	$612,800	0	TIF2C (2004)
80 999 00 2019 082	251	$0	$277,200	$277,200	0	TIF2C (2004)
80 999 00 2019 091	251	$0	$105,700	$105,700	0	TIF2C (2004)
80 999 00 2019 094	251	$0	$0	$0	0	TIF2C (2004)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 999 00 2019 095	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2019 098	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 2019 110	251	$0	$43,400	$43,400	0	TIF2C (2004)
80 999 00 2582 500	251	$0	$705,000	$705,000	0	TIF2C (2004)
80 999 00 4356 000	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 4514 000	251	$0	$1,875,000	$1,875,000	0	TIF2C (2004)
80 999 00 4520 000	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 4766 000	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 4791 000	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 4792 000	251	$0	$194,600	$194,600	0	TIF2C (2004)
80 999 00 4798 000	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 4813 000	251	$0	$49,200	$49,200	0	TIF2C (2004)
80 999 00 4880 000	251	$0	$0	$0	0	TIF2C (2004)
80 999 00 4906 000	251	$0	$47,200	$47,200	0	TIF2C (2004)
80 038 99 0001 700	301	$203,080	$28,142,300	$27,939,220	0	TIF2A (1986)
80 045 99 0001 704	301	$121,100	$1,342,187	$1,221,087	0	TIF2B (1993)
80 045 99 0008 007	301	$16,500	$530,329	$513,829	0	TIF2B (1993)
80 046 99 0006 002	301	$283,000	$339,421	$56,421	0	TIF2B (1993)
80 046 99 0031 700	301	$803,000	$796,353	-$6,647	0	TIF2B (1993)
80 046 99 0032 700	301	$2,699,450	$263,832	-$2,435,618	0	TIF2B (1993)
80 047 99 0001 700	301	$34,800	$447,802	$413,002	0	TIF2B (1993)
80 047 99 0003 701	301	$18,900	$76,900	$58,000	100	TIF2B (1993)
80 047 99 0013 700	301	$1,089,600	$900,156	-$189,444	0	TIF2B (1993)
80 047 99 0015 000	301	$189,500	$501,610	$312,110	0	TIF2B (1993)
80 047 99 0016 700	301	$450,000	$790,551	$340,551	0	TIF2B (1993)
80 047 99 0020 000	301	$30,600	$359,934	$329,334	0	TIF2B (1993)
80 047 99 0022 000	301	$37,100	$318,361	$281,261	0	TIF2B (1993)
80 047 99 0023 704	301	$38,800	$95,140	$56,340	0	TIF2B (1993)
80 047 99 0023 705	301	$18,600	$23,276	$4,676	0	TIF2B (1993)
80 047 99 0023 706	301	$280,000	$267,904	-$12,096	0	TIF2B (1993)
80 047 99 0024 703	301	$100,530	$1,719,375	$1,618,845	0	TIF2B (1993)
80 047 99 0024 704	301	$144,870	$768,800	$623,930	100	TIF2B (1993)
80 048 99 0005 001	301	$1,893,200	$3,639,872	$1,746,672	0	TIF2B (1993)
80 048 99 0005 002	301	$32,200	$43,908	$11,708	0	TIF2B (1993)
80 048 99 0005 003	301	$113,600	$86,396	-$27,204	0	TIF2B (1993)
80 048 99 0008 004	301	$338,100	$379,768	$41,668	0	TIF2B (1993)
80 048 99 0009 700	301	$229,900	$474,016	$244,116	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 048 99 0011 000	301	$1,172,950	$848,676	-$324,274	0	TIF2B (1993)
80 048 99 0019 700	301	$371,500	$316,739	-$54,761	0	TIF2B (1993)
80 048 99 0022 700	301	$38,300	$88,793	$50,493	0	TIF2B (1993)
80 048 99 0029 000	301	$18,100	$13,105	-$4,995	0	TIF2B (1993)
80 048 99 0031 000	301	$173,100	$186,462	$13,362	0	TIF2B (1993)
80 048 99 0032 000	301	$110,800	$110,765	-$35	0	TIF2B (1993)
80 048 99 0036 000	301	$277,600	$357,785	$80,185	0	TIF2B (1993)
80 048 99 0037 000	301	$127,600	$107,495	-$20,105	0	TIF2B (1993)
80 048 99 0041 000	301	$42,300	$63,775	$21,475	0	TIF2B (1993)
80 048 99 0042 704	301	$701,820	$759,706	$57,886	0	TIF2B (1993)
80 048 99 0042 705	301	$467,880	$700,867	$232,987	0	TIF2B (1993)
80 049 99 0001 713	301	$110,900	$3,023,803	$2,912,903	0	TIF2B (1993)
80 049 99 0001 716	301	$741,300	$1,965,932	$1,224,632	0	TIF2B (1993)
80 049 99 0004 000	301	$454,100	$719,028	$264,928	0	TIF2B (1993)
80 049 99 0005 000	301	$608,400	$646,765	$38,365	0	TIF2B (1993)
80 049 99 0007 001	301	$441,400	$529,442	$88,042	0	TIF2B (1993)
80 049 99 0007 002	301	$1,723,250	$2,250,551	$527,301	0	TIF2B (1993)
80 049 99 0008 000	301	$54,900	$1,143,525	$1,088,625	0	TIF2B (1993)
80 049 99 0009 700	301	$71,600	$784,115	$712,515	0	TIF2B (1993)
80 049 99 0011 711	301	$329,300	$1,375,501	$1,046,201	0	TIF2B (1993)
80 050 01 0004 300	301	$386,900	$169,397	-$217,503	0	TIF2B (1993)
80 050 01 0018 000	301	$142,300	$157,602	$15,302	0	TIF2B (1993)
80 050 01 0021 000	301	$231,000	$231,025	$25	0	TIF2B (1993)
80 050 01 0035 001	301	$156,000	$121,630	-$34,370	0	TIF2B (1993)
80 050 99 0003 009	301	$211,700	$321,433	$109,733	0	TIF2B (1993)
80 050 99 0009 005	301	$133,900	$168,680	$34,780	0	TIF2B (1993)
80 050 99 0009 006	301	$156,300	$194,457	$38,157	0	TIF2B (1993)
80 050 99 0009 700	301	$162,400	$158,181	-$4,219	0	TIF2B (1993)
80 050 99 0009 701	301	$162,400	$153,911	-$8,489	0	TIF2B (1993)
80 050 99 0009 707	301	$116,280	$218,214	$101,934	0	TIF2B (1993)
80 050 99 0009 708	301	$320,220	$595,981	$275,761	0	TIF2B (1993)
80 051 99 0001 002	301	$109,200	$107,389	-$1,811	0	TIF2B (1993)
80 051 99 0001 003	301	$106,600	$98,633	-$7,967	0	TIF2B (1993)
80 051 99 0001 004	301	$78,200	$83,020	$4,820	0	TIF2B (1993)
80 051 99 0001 005	301	$77,400	$65,931	-$11,469	0	TIF2B (1993)
80 051 99 0002 700	301	$114,625	$148,446	$33,821	0	TIF2B (1993)
80 051 99 0002 701	301	$101,275	$123,212	$21,937	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 051 99 0003 001	301	$125,900	$113,254	-$12,646	0	TIF2B (1993)
80 051 99 0004 001	301	$110,500	$90,616	-$19,884	0	TIF2B (1993)
80 051 99 0006 000	301	$91,600	$99,775	$8,175	0	TIF2B (1993)
80 051 99 0009 700	301	$43,600	$417,411	$373,811	0	TIF2B (1993)
80 051 99 0015 000	301	$123,300	$145,577	$22,277	0	TIF2B (1993)
80 051 99 0018 000	301	$360,400	$492,110	$131,710	0	TIF2B (1993)
80 051 99 0019 701	301	$534,360	$458,781	-$75,579	0	TIF2B (1993)
80 051 99 0021 700	301	$89,900	$76,480	-$13,420	0	TIF2B (1993)
80 051 99 0024 000	301	$34,400	$25,421	-$8,979	0	TIF2B (1993)
80 051 99 0025 000	301	$247,900	$274,487	$26,587	0	TIF2B (1993)
80 051 99 0026 001	301	$367,100	$436,455	$69,355	0	TIF2B (1993)
80 051 99 0026 702	301	$651,200	$982,985	$331,785	0	TIF2B (1993)
80 052 99 0001 701	301	$124,700	$3,772,158	$3,647,458	0	TIF2B (1993)
80 052 99 0001 702	301	$115,100	$3,546,723	$3,431,623	0	TIF2B (1993)
80 052 99 0002 703	301	$354,900	$1,286,993	$932,093	0	TIF2B (1993)
80 052 99 0002 707	301	$157,900	$4,924,500	$4,766,600	0	TIF2B (1993)
80 052 99 0002 708	301	$96,200	$193,153	$96,953	0	TIF2B (1993)
80 052 99 0002 709	301	$156,000	$193,048	$37,048	0	TIF2B (1993)
80 052 99 0002 710	301	$96,200	$218,682	$122,482	0	TIF2B (1993)
80 052 99 0026 702	301	$198,000	$5,190,000	$4,992,000	0	TIF2B (1993)
80 093 99 0035 001	301	$109,300	$145,787	$36,487	0	TIF2B (1993)
80 093 99 0050 000	301	$186,700	$111,397	-$75,303	0	TIF2B (1993)
80 093 99 0051 702	301	$13,800	$85,354	$71,554	0	TIF2B (1993)
80 093 99 0055 000	301	$390,400	$357,257	-$33,143	0	TIF2B (1993)
80 093 99 0057 000	301	$90,400	$140,894	$50,494	0	TIF2B (1993)
80 094 99 0001 703	301	$149,200	$3,278,354	$3,129,154	0	TIF2B (1993)
80 094 99 0001 704	301	$82,900	$1,714,022	$1,631,122	0	TIF2B (1993)
80 094 99 0002 700	301	$263,700	$342,740	$79,040	0	TIF2B (1993)
80 094 99 0005 000	301	$64,300	$167,200	$102,900	0	TIF2B (1993)
80 094 99 0011 000	301	$153,900	$155,681	$1,781	0	TIF2B (1993)
80 095 99 0005 000	301	$185,200	$142,105	-$43,095	0	TIF2B (1993)
80 095 99 0006 001	301	$29,900	$35,971	$6,071	0	TIF2B (1993)
80 095 99 0006 002	301	$27,900	$31,173	$3,273	0	TIF2B (1993)
80 095 99 0007 001	301	$85,500	$91,354	$5,854	0	TIF2B (1993)
80 095 99 0008 700	301	$494,500	$330,292	-$164,208	0	TIF2B (1993)
80 095 99 0011 000	301	$96,500	$84,999	-$11,501	0	TIF2B (1993)
80 095 99 0012 000	301	$61,400	$58,546	-$2,854	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 095 99 0026 700	301	$50,500	$1,007,411	$956,911	0	TIF2B (1993)
80 095 99 0028 001	301	$17,600	$49,370	$31,770	0	TIF2B (1993)
80 095 99 0029 000	301	$23,700	$46,386	$22,686	100	TIF2B (1993)
80 095 99 0032 001	301	$173,500	$169,164	-$4,336	0	TIF2B (1993)
80 095 99 0034 700	301	$647,600	$1,068,626	$421,026	0	TIF2B (1993)
80 096 01 0001 000	301	$100,300	$73,209	-$27,091	0	TIF2B (1993)
80 096 01 0002 300	301	$263,300	$203,492	-$59,808	0	TIF2B (1993)
80 096 01 0004 000	301	$121,000	$91,671	-$29,329	0	TIF2B (1993)
80 096 01 0005 000	301	$221,800	$174,481	-$47,319	0	TIF2B (1993)
80 096 01 0006 302	301	$105,200	$97,261	-$7,939	0	TIF2B (1993)
80 096 01 0007 302	301	$153,200	$139,142	-$14,058	0	TIF2B (1993)
80 096 99 0003 000	301	$192,000	$200,194	$8,194	0	TIF2B (1993)
80 096 99 0035 000	301	$83,100	$256,945	$173,845	0	TIF2B (1993)
80 096 99 0037 700	301	$72,700	$167,759	$95,059	0	TIF2B (1993)
80 096 99 0040 702	301	$114,100	$83,653	-$30,447	0	TIF2B (1993)
80 097 01 0023 000	301	$647,300	$409,377	-$237,923	0	TIF2B (1993)
80 097 99 0001 702	301	$187,800	$223,567	$35,767	0	TIF2B (1993)
80 097 99 0004 001	301	$209,600	$187,479	-$22,121	0	TIF2B (1993)
80 097 99 0004 703	301	$34,870	$948,200	$913,330	0	TIF2B (1993)
80 098 99 0009 000	301	$340,200	$235,208	-$104,992	0	TIF2B (1993)
80 099 99 0010 702	301	$55,694	$91,460	$35,766	0	TIF2B (1993)
80 100 99 0001 701	301	$150,200	$303,300	$153,100	0	TIF2B (1993)
80 100 99 0001 705	301	$12,900	$449,458	$436,558	0	TIF2B (1993)
80 100 99 0011 703	301	$298,000	$990,352	$692,352	0	TIF2B (1993)
80 100 99 0012 702	301	$82,200	$699,474	$617,274	0	TIF2B (1993)
80 100 99 0012 705	301	$207,100	$559,646	$352,546	0	TIF2B (1993)
80 100 99 0016 001	301	$40,400	$81,358	$40,958	42	TIF2B (1993)
80 052 99 0016 701	301	$315,479	$5,599,900	$5,284,421	0	TIF2C (2004)
80 080 99 0022 000	301	$287,854	$174,471	-$113,383	0	TIF2C (2004)
80 094 99 0019 701	301	$944,958	$370,073	-$574,885	0	TIF2C (2004)
80 125 99 0011 701	301	$228,400	$134,880	-$93,520	0	TIF2C (2004)
80 125 99 0011 702	301	$360,261	$189,250	-$171,011	0	TIF2C (2004)
80 125 99 0011 703	301	$468,552	$243,578	-$224,974	0	TIF2C (2004)
80 125 99 0011 704	301	$378,868	$245,477	-$133,391	0	TIF2C (2004)
80 128 99 0001 701	301	$1,669,717	$1,366,118	-$303,599	0	TIF2C (2004)
80 128 99 0009 705	301	$831,710	$411,725	-$419,985	0	TIF2C (2004)
80 128 99 0011 701	301	$0	$759,000	$759,000	0	TIF2C (2004)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 129 99 0023 701	301	$287,391	$228,975	-$58,416	0	TIF2C (2004)
80 038 99 0002 702	302	$60,970	$421,219	$360,249	100	TIF2 (1984)
80 045 99 0008 708	302	$71,800	$118,005	$46,205	0	TIF2B (1993)
80 045 99 0009 000	302	$15,300	$13,540	-$1,760	100	TIF2B (1993)
80 045 99 0010 000	302	$20,500	$18,019	-$2,481	100	TIF2B (1993)
80 045 99 0011 000	302	$20,200	$55,263	$35,063	0	TIF2B (1993)
80 045 99 0012 000	302	$177,200	$523,656	$346,456	0	TIF2B (1993)
80 046 99 0002 000	302	$3,600	$38,333	$34,733	100	TIF2B (1993)
80 046 99 0005 000	302	$19,800	$47,180	$27,380	0	TIF2B (1993)
80 046 99 0006 001	302	$61,800	$103,997	$42,197	0	TIF2B (1993)
80 046 99 0007 700	302	$49,800	$110,000	$60,200	100	TIF2B (1993)
80 047 99 0004 701	302	$15,100	$21,200	$6,100	0	TIF2B (1993)
80 047 99 0005 701	302	$19,700	$27,100	$7,400	100	TIF2B (1993)
80 047 99 0006 702	302	$51,600	$89,449	$37,849	0	TIF2B (1993)
80 047 99 0011 701	302	$23,500	$16,160	-$7,340	0	TIF2B (1993)
80 047 99 0021 000	302	$16,400	$51,916	$35,516	0	TIF2B (1993)
80 048 99 0004 701	302	$2,232	$2,294	$62	100	TIF2B (1993)
80 048 99 0007 000	302	$44,400	$56,353	$11,953	0	TIF2B (1993)
80 048 99 0012 000	302	$15,300	$29,056	$13,756	0	TIF2B (1993)
80 048 99 0024 000	302	$2,300	$4,785	$2,485	0	TIF2B (1993)
80 048 99 0025 000	302	$2,800	$4,208	$1,408	0	TIF2B (1993)
80 048 99 0042 703	302	$33,900	$107,798	$73,898	0	TIF2B (1993)
80 049 99 0001 714	302	$54,600	$76,335	$21,735	0	TIF2B (1993)
80 049 99 0006 000	302	$6,200	$8,464	$2,264	0	TIF2B (1993)
80 050 01 0015 001	302	$6,400	$8,079	$1,679	0	TIF2B (1993)
80 050 01 0016 001	302	$6,400	$8,079	$1,679	0	TIF2B (1993)
80 050 01 0017 001	302	$6,700	$8,407	$1,707	0	TIF2B (1993)
80 050 01 0025 000	302	$24,100	$8,407	-$15,693	0	TIF2B (1993)
80 050 01 0026 000	302	$6,700	$8,407	$1,707	0	TIF2B (1993)
80 050 01 0027 000	302	$16,600	$8,407	-$8,193	0	TIF2B (1993)
80 050 01 0028 000	302	$6,700	$8,516	$1,816	0	TIF2B (1993)
80 050 99 0003 010	302	$104,200	$232,243	$128,043	0	TIF2B (1993)
80 051 01 0004 000	302	$1,700	$1,854	$154	0	TIF2B (1993)
80 051 01 0006 000	302	$1,700	$1,854	$154	0	TIF2B (1993)
80 051 01 0007 000	302	$1,200	$1,308	$108	0	TIF2B (1993)
80 051 01 0100 300	302	$8,200	$38,400	$30,200	0	TIF2B (1993)
80 051 01 0120 300	302	$18,200	$9,097	-$9,103	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 051 01 0121 300	302	$21,800	$9,097	-$12,703	100	TIF2B (1993)
80 051 01 0122 300	302	$2,500	$9,097	$6,597	0	TIF2B (1993)
80 051 01 0123 300	302	$1,300	$4,654	$3,354	0	TIF2B (1993)
80 051 01 0124 000	302	$500	$743	$243	0	TIF2B (1993)
80 051 01 0125 000	302	$1,000	$1,498	$498	0	TIF2B (1993)
80 051 01 0126 000	302	$1,000	$1,498	$498	0	TIF2B (1993)
80 051 01 0127 000	302	$1,000	$7,299	$6,299	0	TIF2B (1993)
80 051 01 0134 000	302	$18,300	$30,137	$11,837	0	TIF2B (1993)
80 051 01 0140 000	302	$3,500	$5,263	$1,763	0	TIF2B (1993)
80 051 01 0144 301	302	$2,410	$23,000	$20,590	0	TIF2B (1993)
80 051 01 0146 301	302	$1,190	$1,948	$758	0	TIF2B (1993)
80 051 01 0148 000	302	$1,200	$1,799	$599	0	TIF2B (1993)
80 051 01 0149 000	302	$1,200	$1,799	$599	0	TIF2B (1993)
80 051 01 0150 000	302	$1,200	$1,799	$599	0	TIF2B (1993)
80 051 01 0151 000	302	$1,200	$1,799	$599	0	TIF2B (1993)
80 051 01 0152 000	302	$1,800	$2,703	$903	0	TIF2B (1993)
80 051 01 0153 000	302	$600	$893	$293	0	TIF2B (1993)
80 051 99 0003 002	302	$34,700	$56,969	$22,269	0	TIF2B (1993)
80 051 99 0004 002	302	$27,400	$45,059	$17,659	0	TIF2B (1993)
80 051 99 0007 000	302	$12,100	$55,200	$43,100	0	TIF2B (1993)
80 051 99 0008 001	302	$12,100	$58,100	$46,000	0	TIF2B (1993)
80 051 99 0008 002	302	$9,700	$58,100	$48,400	0	TIF2B (1993)
80 051 99 0013 000	302	$9,700	$21,844	$12,144	0	TIF2B (1993)
80 051 99 0014 000	302	$9,700	$58,100	$48,400	0	TIF2B (1993)
80 051 99 0016 000	302	$48,200	$79,278	$31,078	0	TIF2B (1993)
80 051 99 0017 000	302	$78,600	$129,473	$50,873	0	TIF2B (1993)
80 051 99 0022 000	302	$102,100	$7,607	-$94,493	0	TIF2B (1993)
80 051 99 0027 000	302	$59,700	$15,128	-$44,572	0	TIF2B (1993)
80 093 99 0003 000	302	$36,900	$59,833	$22,933	0	TIF2B (1993)
80 093 99 0051 004	302	$24,700	$40,690	$15,990	0	TIF2B (1993)
80 093 99 0054 000	302	$92,800	$106,900	$14,100	0	TIF2B (1993)
80 094 99 0007 000	302	$19,700	$32,398	$12,698	0	TIF2B (1993)
80 094 99 0012 000	302	$48,500	$56,365	$7,865	0	TIF2B (1993)
80 094 99 0013 000	302	$166,700	$213,196	$46,496	0	TIF2B (1993)
80 095 99 0013 000	302	$35,500	$23,649	-$11,851	0	TIF2B (1993)
80 095 99 0014 000	302	$302,600	$240,610	-$61,990	0	TIF2B (1993)
80 096 99 0001 700	302	$26,000	$27,521	$1,521	100	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 096 99 0002 700	302	$3,600	$6,169	$2,569	100	TIF2B (1993)
80 096 99 0004 001	302	$8,500	$2,727	-$5,773	100	TIF2B (1993)
80 096 99 0005 000	302	$20,600	$33,753	$13,153	0	TIF2B (1993)
80 096 99 0008 700	302	$6,200	$35,821	$29,621	0	TIF2B (1993)
80 096 99 0028 000	302	$300	$7,738	$7,438	100	TIF2B (1993)
80 096 99 0031 000	302	$37,700	$61,943	$24,243	100	TIF2B (1993)
80 096 99 0032 000	302	$97,300	$228,487	$131,187	100	TIF2B (1993)
80 096 99 0034 000	302	$45,100	$114,897	$69,797	0	TIF2B (1993)
80 096 99 0036 000	302	$71,000	$116,960	$45,960	100	TIF2B (1993)
80 096 99 0037 701	302	$170,000	$94,800	-$75,200	0	TIF2B (1993)
80 097 01 0005 300	302	$15,600	$224,700	$209,100	0	TIF2B (1993)
80 097 01 0012 000	302	$20,700	$73,283	$52,583	0	TIF2B (1993)
80 097 01 0014 000	302	$10,600	$37,569	$26,969	0	TIF2B (1993)
80 097 01 0016 000	302	$8,900	$14,157	$5,257	0	TIF2B (1993)
80 097 01 0019 000	302	$9,800	$41,283	$31,483	100	TIF2B (1993)
80 097 01 0020 000	302	$9,800	$41,283	$31,483	100	TIF2B (1993)
80 097 01 0022 000	302	$13,300	$72,955	$59,655	100	TIF2B (1993)
80 097 01 0027 300	302	$14,700	$56,246	$41,546	100	TIF2B (1993)
80 097 99 0004 704	302	$21,090	$34,460	$13,370	0	TIF2B (1993)
80 097 99 0004 705	302	$25,140	$149,000	$123,860	0	TIF2B (1993)
80 097 99 0007 000	302	$40,700	$66,765	$26,065	0	TIF2B (1993)
80 097 99 0011 000	302	$40,700	$66,765	$26,065	0	TIF2B (1993)
80 098 99 0023 000	302	$53,700	$56,900	$3,200	0	TIF2B (1993)
80 098 99 0029 001	302	$59,100	$94,035	$34,935	0	TIF2B (1993)
80 098 99 0030 001	302	$57,700	$94,035	$36,335	0	TIF2B (1993)
80 099 99 0013 001	302	$21,600	$22,934	$1,334	100	TIF2B (1993)
80 100 99 0009 001	302	$31,900	$95,127	$63,227	0	TIF2B (1993)
80 100 99 0014 001	302	$14,100	$72,049	$57,949	0	TIF2B (1993)
80 100 99 0015 004	302	$12,900	$21,094	$8,194	0	TIF2B (1993)
80 064 99 0001 000	302	$0	$169,800	$169,800	0	TIF2C (2004)
80 064 99 0002 700	302	$0	$570,500	$570,500	0	TIF2C (2004)
80 082 02 0001 302	302	$0	$165,500	$165,500	0	TIF2C (2004)
80 113 99 0011 000	302	$25,765	$18,237	-$7,528	0	TIF2C (2004)
80 113 99 0015 000	302	$4,090	$5,349	$1,259	0	TIF2C (2004)
80 125 99 0008 700	302	$889,295	$208,828	-$680,467	0	TIF2C (2004)
80 127 99 0023 703	302	$239,084	$1,650,500	$1,411,416	0	TIF2C (2004)
80 128 99 0005 002	302	$11,721	$15,968	$4,247	0	TIF2C (2004)

Table 6:
City of Romulus TIFA District
Captured Value for 2019 By Parcel
Fiscal Year Ending June 30

Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 128 99 0005 004	302	$409,125	$150,067	-$259,058	100	TIF2C (2004)
80 128 99 0007 000	302	$0	$99,688	$99,688	0	TIF2C (2004)
80 128 99 0009 002	302	$0	$135,800	$135,800	0	TIF2C (2004)
80 130 99 0003 701	302	$215,728	$1,405,700	$1,189,972	100	TIF2C (2004)
80 130 99 0003 702	302	$137,923	$886,200	$748,277	100	TIF2C (2004)
80 130 99 0006 000	302	$50,899	$37,022	-$13,877	0	TIF2C (2004)
80 130 99 0007 000	302	$43,681	$37,022	-$6,659	0	TIF2C (2004)
80 130 99 0008 000	302	$42,905	$55,590	$12,685	0	TIF2C (2004)
80 130 99 0009 701	302	$17,139	$21,515	$4,376	0	TIF2C (2004)
80 130 99 0012 003	302	$9,065	$7,862	-$1,203	0	TIF2C (2004)
80 130 99 0012 004	302	$16,144	$14,197	-$1,947	0	TIF2C (2004)
80 133 99 0005 705	302	$41,534	$97,193	$55,659	100	TIF2C (2004)
80 133 99 0006 701	302	$27,689	$65,856	$38,167	100	TIF2C (2004)
80 133 99 0007 000	302	$9,729	$13,253	$3,524	0	TIF2C (2004)
80 051 99 0019 702	304	$356,240	$649,615	$293,375	0	TIF2B (1993)
80 050 03 0001 000	307	$335,530	$250,646	-$84,884	0	TIF2B (1993)
80 050 03 0002 000	307	$335,530	$250,646	-$84,884	0	TIF2B (1993)
80 050 03 0003 000	307	$335,530	$265,098	-$70,432	0	TIF2B (1993)
80 050 03 0004 000	307	$335,530	$264,992	-$70,538	0	TIF2B (1993)
80 050 03 0005 000	307	$335,530	$291,260	-$44,270	0	TIF2B (1993)
80 050 03 0006 000	307	$335,530	$291,260	-$44,270	0	TIF2B (1993)
80 050 03 0007 000	307	$335,530	$282,820	-$52,710	0	TIF2B (1993)
80 050 03 0008 000	307	$335,530	$282,820	-$52,710	0	TIF2B (1993)
80 050 03 0009 000	307	$335,530	$288,095	-$47,435	0	TIF2B (1993)
80 050 03 0010 000	307	$335,530	$288,095	-$47,435	0	TIF2B (1993)
80 050 03 0011 000	307	$335,530	$314,152	-$21,378	0	TIF2B (1993)
80 050 03 0012 000	307	$335,530	$337,255	$1,725	0	TIF2B (1993)
80 050 03 0013 000	307	$335,530	$337,255	$1,725	0	TIF2B (1993)
80 050 03 0014 000	307	$335,530	$316,683	-$18,847	0	TIF2B (1993)
80 050 03 0015 000	307	$335,530	$223,324	-$112,206	0	TIF2B (1993)
80 050 03 0016 000	307	$335,530	$317,317	-$18,213	0	TIF2B (1993)
80 050 03 0017 000	307	$335,530	$370,907	$35,377	0	TIF2B (1993)
80 050 03 0018 000	307	$335,530	$305,396	-$30,134	0	TIF2B (1993)
80 050 03 0019 000	307	$335,530	$325,544	-$9,986	0	TIF2B (1993)
80 050 03 0020 000	307	$335,530	$279,129	-$56,401	0	TIF2B (1993)
80 050 03 0021 000	307	$335,530	$310,459	-$25,071	0	TIF2B (1993)
80 050 03 0022 000	307	$335,570	$333,561	-$2,009	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 050 03 0022 400	307	$0	$0	$0	0	TIF2B (1993)
80 999 00 0006 750	351	$2,300	$17,500	$15,200	0	TIF2B (1993)
80 999 00 0088 000	351	$147,600	$441,200	$293,600	0	TIF2B (1993)
80 999 00 0134 000	351	$17,300	$14,400	-$2,900	0	TIF2B (1993)
80 999 00 0617 000	351	$154,700	$109,700	-$45,000	0	TIF2B (1993)
80 999 00 0627 000	351	$206,300	$370,200	$163,900	0	TIF2B (1993)
80 999 00 0787 200	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 0808 000	351	$10,000	$57,200	$47,200	0	TIF2B (1993)
80 999 00 0916 000	351	$123,700	$2,600	-$121,100	0	TIF2B (1993)
80 999 00 0998 000	351	$47,600	$55,000	$7,400	0	TIF2B (1993)
80 999 00 1032 000	351	$215,200	$0	-$215,200	0	TIF2B (1993)
80 999 00 1081 000	351	$0	$73,400	$73,400	0	TIF2B (1993)
80 999 00 1116 000	351	$596,200	$268,900	-$327,300	0	TIF2B (1993)
80 999 00 1117 000	351	$0	$156,500	$156,500	0	TIF2B (1993)
80 999 00 1213 100	351	$0	$89,200	$89,200	0	TIF2B (1993)
80 999 00 1223 000	351	$28,900	$0	-$28,900	0	TIF2B (1993)
80 999 00 1568 000	351	$2,891,800	$2,355,000	-$536,800	0	TIF2B (1993)
80 999 00 1584 650	351	$0	$117,600	$117,600	0	TIF2B (1993)
80 999 00 1644 000	351	$465,800	$0	-$465,800	0	TIF2B (1993)
80 999 00 1828 000	351	$289,500	$93,900	-$195,600	0	TIF2B (1993)
80 999 00 1988 500	351	$0	$40,400	$40,400	0	TIF2B (1993)
80 999 00 2014 055	351	$0	$72,400	$72,400	0	TIF2B (1993)
80 999 00 2014 110	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 2016 005	351	$0	$855,500	$855,500	0	TIF2B (1993)
80 999 00 2016 015	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 2017 071	351	$0	$1,265,100	$1,265,100	0	TIF2B (1993)
80 999 00 2018 001	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 2018 102	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 2019 059	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 2078 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 2408 500	351	$0	$167,400	$167,400	0	TIF2B (1993)
80 999 00 2426 000	351	$420,700	$851,200	$430,500	0	TIF2B (1993)
80 999 00 2440 000	351	$5,500	$435,700	$430,200	0	TIF2B (1993)
80 999 00 2448 000	351	$900	$0	-$900	0	TIF2B (1993)
80 999 00 2504 100	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 2586 000	351	$72,200	$37,400	-$34,800	0	TIF2B (1993)
80 999 00 2660 750	351	$97,700	$357,800	$260,100	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 999 00 2736 000	351	$34,900	$27,200	-$7,700	0	TIF2B (1993)
80 999 00 2762 000	351	$115,200	$203,600	$88,400	0	TIF2B (1993)
80 999 00 2816 000	351	$55,300	$457,500	$402,200	0	TIF2B (1993)
80 999 00 2837 000	351	$182,900	$483,600	$300,700	0	TIF2B (1993)
80 999 00 2837 100	351	$169,600	$323,200	$153,600	0	TIF2B (1993)
80 999 00 2868 000	351	$134,600	$0	-$134,600	0	TIF2B (1993)
80 999 00 2957 300	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 3190 000	351	$0	$391,100	$391,100	0	TIF2B (1993)
80 999 00 3191 000	351	$0	$56,900	$56,900	0	TIF2B (1993)
80 999 00 3210 000	351	$0	$36,700	$36,700	0	TIF2B (1993)
80 999 00 3211 000	351	$0	$657,500	$657,500	0	TIF2B (1993)
80 999 00 3417 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 3425 000	351	$0	$143,700	$143,700	0	TIF2B (1993)
80 999 00 3563 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 3567 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 3574 000	351	$0	$209,100	$209,100	0	TIF2B (1993)
80 999 00 3586 000	351	$0	$264,400	$264,400	0	TIF2B (1993)
80 999 00 3597 000	351	$0	$65,800	$65,800	0	TIF2B (1993)
80 999 00 3607 000	351	$0	$31,000	$31,000	0	TIF2B (1993)
80 999 00 3616 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 3669 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 3683 000	351	$0	$70,400	$70,400	0	TIF2B (1993)
80 999 00 3969 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 3991 000	351	$0	$130,000	$130,000	0	TIF2B (1993)
80 999 00 4001 000	351	$0	$70,300	$70,300	0	TIF2B (1993)
80 999 00 4004 000	351	$0	$168,800	$168,800	0	TIF2B (1993)
80 999 00 4017 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 4130 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 4135 000	351	$0	$358,900	$358,900	0	TIF2B (1993)
80 999 00 4136 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 4191 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 4246 000	351	$0	$83,600	$83,600	0	TIF2B (1993)
80 999 00 4249 000	351	$0	$422,100	$422,100	0	TIF2B (1993)
80 999 00 4271 000	351	$0	$136,000	$136,000	0	TIF2B (1993)
80 999 00 4272 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 4286 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 4414 000	351	$0	$121,400	$121,400	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 999 00 4432 000	351	$0	$75,000	$75,000	0	TIF2B (1993)
80 999 00 4438 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 4442 000	351	$0	$45,100	$45,100	0	TIF2B (1993)
80 999 00 4556 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 4664 000	351	$0	$0	$0	0	TIF2B (1993)
80 999 00 4734 000	351	$0	$47,400	$47,400	0	TIF2B (1993)
80 999 00 4847 000	351	$0	$191,600	$191,600	0	TIF2B (1993)
80 999 00 4954 000	351	$0	$49,600	$49,600	0	TIF2B (1993)
80 999 00 2015 051	351	$0	$130,000	$130,000	0	TIF2C (2004)
80 999 00 2018 080	351	$0	$0	$0	0	TIF2C (2004)
80 999 00 2986 000	351	$1,117,100	$108,400	-$1,008,700	0	TIF2C (2004)
80 999 00 4448 000	351	$0	$102,200	$102,200	0	TIF2C (2004)
80 999 00 4639 000	351	$0	$0	$0	0	TIF2C (2004)
80 046 99 0003 000	401	$65,900	$30,788	-$35,112	100	TIF2B (1993)
80 046 99 0004 000	401	$19,800	$36,813	$17,013	100	TIF2B (1993)
80 046 99 0039 000	401	$29,200	$32,218	$3,018	0	TIF2B (1993)
80 048 99 0001 000	401	$32,000	$37,237	$5,237	100	TIF2B (1993)
80 048 99 0002 000	401	$22,500	$40,140	$17,640	100	TIF2B (1993)
80 048 99 0003 000	401	$17,400	$26,450	$9,050	100	TIF2B (1993)
80 048 99 0004 700	401	$15,268	$20,781	$5,513	100	TIF2B (1993)
80 048 99 0021 000	401	$24,000	$42,345	$18,345	100	TIF2B (1993)
80 048 99 0026 000	401	$13,500	$15,869	$2,369	0	TIF2B (1993)
80 048 99 0027 000	401	$23,400	$29,641	$6,241	100	TIF2B (1993)
80 048 99 0033 000	401	$19,800	$29,345	$9,545	100	TIF2B (1993)
80 048 99 0034 000	401	$31,900	$42,427	$10,527	100	TIF2B (1993)
80 048 99 0035 000	401	$21,600	$39,665	$18,065	100	TIF2B (1993)
80 050 01 0035 002	401	$12,700	$20,736	$8,036	100	TIF2B (1993)
80 051 01 0001 300	401	$18,100	$21,413	$3,313	100	TIF2B (1993)
80 051 01 0005 000	401	$17,600	$16,691	-$909	100	TIF2B (1993)
80 051 01 0088 300	401	$13,600	$21,813	$8,213	0	TIF2B (1993)
80 051 01 0089 301	401	$17,900	$29,150	$11,250	0	TIF2B (1993)
80 051 99 0005 000	401	$18,500	$30,365	$11,865	100	TIF2B (1993)
80 052 99 0003 000	401	$22,200	$21,732	-$468	100	TIF2B (1993)
80 052 99 0004 000	401	$28,400	$25,292	-$3,108	100	TIF2B (1993)
80 052 99 0006 000	401	$31,900	$28,569	-$3,331	100	TIF2B (1993)
80 052 99 0007 000	401	$20,400	$25,153	$4,753	100	TIF2B (1993)
80 052 99 0008 000	401	$18,700	$29,008	$10,308	100	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 052 99 0009 000	401	$29,500	$36,761	$7,261	100	TIF2B (1993)
80 052 99 0011 000	401	$24,700	$45,663	$20,963	0	TIF2B (1993)
80 093 99 0015 000	401	$31,800	$40,391	$8,591	100	TIF2B (1993)
80 093 99 0051 003	401	$65,900	$112,640	$46,740	100	TIF2B (1993)
80 093 99 0052 000	401	$25,900	$31,846	$5,946	100	TIF2B (1993)
80 093 99 0053 700	401	$0	$60,000	$60,000	100	TIF2B (1993)
80 094 99 0008 000	401	$24,200	$29,995	$5,795	100	TIF2B (1993)
80 096 99 0030 000	401	$49,500	$66,183	$16,683	100	TIF2B (1993)
80 096 99 0041 000	401	$64,300	$224,256	$159,956	100	TIF2B (1993)
80 097 01 0010 000	401	$30,600	$58,200	$27,600	100	TIF2B (1993)
80 097 01 0011 000	401	$20,100	$42,500	$22,400	100	TIF2B (1993)
80 097 01 0021 000	401	$49,100	$58,060	$8,960	100	TIF2B (1993)
80 097 99 0005 000	401	$58,400	$50,073	-$8,327	100	TIF2B (1993)
80 098 99 0026 704	401	$18,600	$28,166	$9,566	100	TIF2B (1993)
80 099 99 0011 001	401	$46,400	$67,686	$21,286	100	TIF2B (1993)
80 052 99 0005 000	402	$18,700	$20,203	$1,503	100	TIF2B (1993)
80 097 01 0002 000	402	$7,800	$19,000	$11,200	100	TIF2B (1993)
80 100 01 0001 300	402	$0	$4,218	$4,218	0	TIF2B (1993)
80 100 01 0021 000	402	$100	$1,308	$1,208	0	TIF2B (1993)
80 100 01 0024 000	402	$100	$1,308	$1,208	0	TIF2B (1993)
80 100 01 0025 000	402	$100	$1,308	$1,208	0	TIF2B (1993)
80 100 01 0027 300	402	$400	$4,218	$3,818	0	TIF2B (1993)
80 044 01 1058 000	701	$0	$0	$0	100	TIF2C (2004)
80 048 99 0006 000	702	$0	$0	$0	0	TIF2B (1993)
80 053 99 0003 702	702	$0	$0	$0	0	TIF2B (1993)
80 125 99 0003 003	702	$0	$0	$0	0	TIF2C (2004)
80 040 99 0009 704	703	$0	$0	$0	0	TIF2 (1984)
80 033 99 0001 705	703	$10,477	0	-$10,477	0	TIF2A (1986)
80 038 99 0003 701	703	$0	$0	$0	0	TIF2A (1986)
80 038 99 0003 702	703	$0	$0	$0	0	TIF2A (1986)
80 038 99 0004 704	703	$0	$0	$0	0	TIF2A (1986)
80 039 99 0001 706	703	$0	$0	$0	0	TIF2A (1986)
80 040 99 0002 713	703	$0	$0	$0	0	TIF2A (1986)
80 044 99 0005 000	703	$0	$0	$0	0	TIF2B (1993)
80 044 99 0006 000	703	$0	$0	$0	0	TIF2B (1993)
80 050 01 0029 000	703	$0	$0	$0	0	TIF2B (1993)
80 051 01 0104 300	703	$8,200	$0	-$8,200	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	Class	Base Value	Taxable Value	Capture	Hmstd %	District
80 053 99 0003 701	703	$0	$0	$0	0	TIF2B (1993)
80 093 99 0056 000	703	$24,800	$0	-$24,800	100	TIF2B (1993)
80 094 99 0009 701	703	$0	$0	$0	0	TIF2B (1993)
80 097 99 0002 702	703	$0	$0	$0	0	TIF2B (1993)
80 098 99 0011 000	703	$0	$0	$0	0	TIF2B (1993)
80 099 99 0001 000	703	$0	$0	$0	0	TIF2B (1993)
80 100 01 0006 300	703	$0	$0	$0	0	TIF2B (1993)
80 100 01 0016 000	703	$0	$0	$0	0	TIF2B (1993)
80 100 01 0017 300	703	$300	$0	-$300	0	TIF2B (1993)
80 100 01 0020 000	703	$100	$0	-$100	100	TIF2B (1993)
80 100 01 0022 000	703	$0	$0	$0	0	TIF2B (1993)
80 100 01 0023 000	703	$100	$0	-$100	0	TIF2B (1993)
80 100 01 0026 000	703	$100	$0	-$100	0	TIF2B (1993)
80 100 01 0031 300	703	$200	$0	-$200	0	TIF2B (1993)
80 100 01 0033 300	703	$0	$0	$0	0	TIF2B (1993)
80 100 01 0035 300	703	$200	$0	-$200	0	TIF2B (1993)
80 100 01 0037 300	703	$0	$0	$0	0	TIF2B (1993)
80 100 01 0039 300	703	$700	$0	-$700	0	TIF2B (1993)
80 100 01 0046 000	703	$100	$0	-$100	0	TIF2B (1993)
80 100 01 0047 000	703	$100	$0	-$100	0	TIF2B (1993)
80 100 01 0048 000	703	$100	$0	-$100	0	TIF2B (1993)
80 100 01 0049 000	703	$100	$0	-$100	0	TIF2B (1993)
80 100 01 0050 000	703	$100	$0	-$100	0	TIF2B (1993)
80 100 01 0054 301	703	$0	$0	$0	0	TIF2B (1993)
80 100 01 0058 000	703	$100	$0	-$100	0	TIF2B (1993)
80 100 01 0059 000	703	$200	$0	-$200	0	TIF2B (1993)
80 189 99 0018 000	703	$59,900	$0	-$59,900	0	TIF2B (1993)
80 189 99 0023 000	703	$0	$0	$0	100	TIF2B (1993)
80 189 99 0029 000	703	$22,900	$0	-$22,900	0	TIF2B (1993)
80 189 99 0034 000	703	$1,582,900	$0	-$1,582,900	0	TIF2B (1993)
80 189 99 0038 000	703	$882,400	$0	-$882,400	0	TIF2B (1993)
80 189 99 0040 000	703	$896,700	$0	-$896,700	0	TIF2B (1993)
80 189 99 0054 000	703	$384,000	$0	-$384,000	0	TIF2B (1993)
80 189 99 0056 000	703	$930,200	$0	-$930,200	0	TIF2B (1993)
80 189 99 0063 000	703	$4,300	$0	-$4,300	0	TIF2B (1993)
80 189 99 0064 000	703	$649,400	$0	-$649,400	0	TIF2B (1993)
80 189 99 0077 000	703	$0	$0	$0	0	TIF2B (1993)

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 189 99 0080 000	703	$0	$0	$0	0	TIF2B (1993)
80 189 99 0081 000	703	$0	$0	$0	0	TIF2B (1993)
80 189 99 0087 000	703	$1,617,900	$0	-$1,617,900	100	TIF2B (1993)
80 189 99 0088 000	703	$0	$0	$0	100	TIF2B (1993)
80 189 99 0089 000	703	$0	$0	$0	100	TIF2B (1993)
80 189 99 0090 000	703	$0	$0	$0	100	TIF2B (1993)
80 189 99 0091 000	703	$0	$0	$0	100	TIF2B (1993)
80 053 99 0001 700	703	$1,215	$0	-$1,215	0	TIF2C (2004)
80 080 99 0030 000	703	$0	$0	$0	0	TIF2C (2004)
80 080 99 0031 700	703	$0	$0	$0	0	TIF2C (2004)
80 083 99 0005 702	703	$34,496	$0	-$34,496	0	TIF2C (2004)
80 083 99 0010 703	703	$0	$0	$0	0	TIF2C (2004)
80 100 01 0051 300	703	$440	$0	-$440	0	TIF2C (2004)
80 113 99 0001 701	703	$887,350	$0	-$887,350	0	TIF2C (2004)
80 113 99 0002 704	703	$49,098	$0	-$49,098	0	TIF2C (2004)
80 116 99 0003 000	703	$0	$0	$0	0	TIF2C (2004)
80 116 99 0005 001	703	$0	$0	$0	0	TIF2C (2004)
80 116 99 0005 002	703	$0	$0	$0	0	TIF2C (2004)
80 129 99 0001 708	703	$0	$0	$0	0	TIF2C (2004)
80 130 99 0001 706	703	$0	$0	$0	0	TIF2C (2004)
80 130 99 0010 702	703	$38,371	$0	-$38,371	0	TIF2C (2004)
80 133 99 0010 703	703	$0	$0	$0	0	TIF2C (2004)
80 040 99 0001 701	705	$0	$0	$0	0	TIF2 (1984)
80 048 99 0010 000	705	$0	$0	$0	0	TIF2B (1993)
80 189 99 0008 000	705	$3,292,600	$0	-$3,292,600	0	TIF2B (1993)
80 189 99 0030 000	705	$0	$0	$0	0	TIF2B (1993)
80 189 99 0046 000	705	$0	$0	$0	0	TIF2B (1993)
80 189 99 0069 000	705	$0	$0	$0	0	TIF2B (1993)
80 189 99 0070 000	705	$0	$0	$0	0	TIF2B (1993)
80 189 99 0071 000	705	$0	$0	$0	0	TIF2B (1993)
80 189 99 0072 000	705	$0	$0	$0	0	TIF2B (1993)
80 189 99 0073 000	705	$0	$0	$0	0	TIF2B (1993)
80 189 99 0075 000	705	$0	$0	$0	0	TIF2B (1993)
80 189 99 0078 000	705	$0	$0	$0	0	TIF2B (1993)
80 999 00 3524 000	707	$0	$0	$0	0	TIF2B (1993)
80 999 00 4943 000	707	$0	$0	$0	0	TIF2B (1993)
Subtotal		***$156,785,659***	***$368,881,398***	***$212,095,739***		

Table 6: City of Romulus TIFA District Captured Value for 2019 By Parcel Fiscal Year Ending June 30						
Parcel Number	**Class**	**Base Value**	**Taxable Value**	**Capture**	**Hmstd %**	**District**
80 998 01 9801 073	305	$0	$1,714,234	$1,714,234	0	TIF2B (1993)
80 998 01 9801 072	305	$0	$793,500	$793,500	0	TIF2C (2004)
80 998 01 9801 075	305	$0	$2,560,000	$2,560,000	0	TIF2C (2004)
80 998 01 9801 077	305	$0	$10,340,700	$10,340,700	0	TIF2C (2004)
80 998 01 9801 078	305	$0	$15,708,057	$15,708,057	0	TIF2C (2004)
80 998 01 9801 079	305	$0	$12,794,600	$12,794,600	0	TIF2C (2004)
Subtotal		**-**	***$43,911,091***	***$43,911,091***		
80 998 01 9891 077	352	$0	$171,000	$171,000	0	TIF2B (1993)
80 998 01 9891 078	352	$0	$0	$0	0	TIF2B (1993)
80 998 01 9891 087	352	$0	$0	$0	0	TIF2B (1993)
80 998 01 9891 085	352	$0	$0	$0	0	TIF2C (2004)
80 998 01 9891 086	352	$0	$0	$0	0	TIF2C (2004)
80 998 01 9891 089	352	$0	$1,800	$1,800	0	TIF2C (2004)
80 998 01 9891 091	352	$0	$781,100	$781,100	0	TIF2C (2004)
80 998 01 9891 092	352	$0	$36,200	$36,200	0	TIF2C (2004)
Subtotal		**-**	$***990,100***	$***990,100***		
Total		***$156,785,659***	***$413,782,589***	***$256,996,930***		

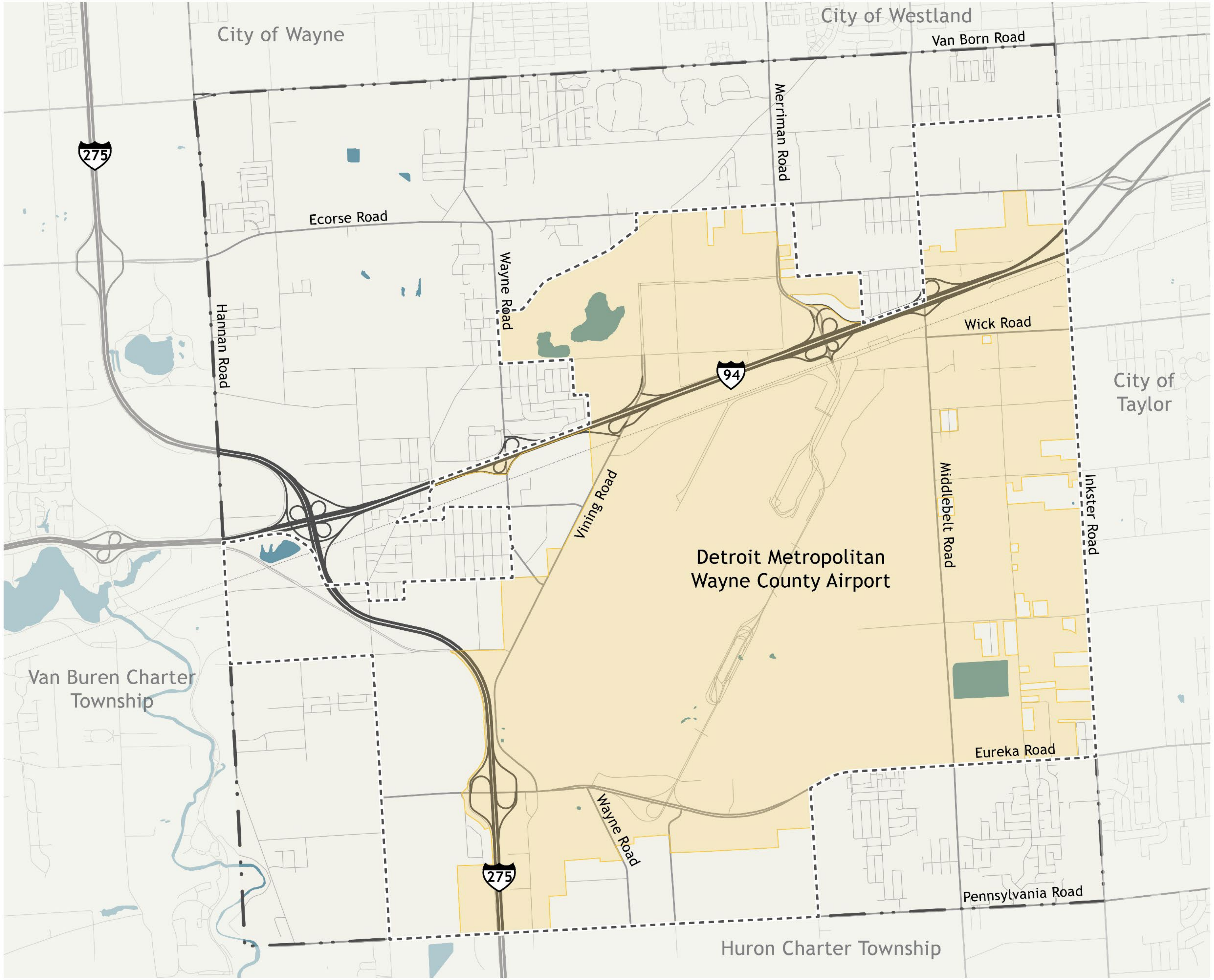
Chapter 5.0 Maps

Included in this chapter are the following maps that correspond to Chapter 1-3 of the plan:

Map 1: Tax Increment Finance District
Map 2: Historic TIF Boundary
Map 3: TIF with Existing Land Use (2018)
Map 4: TIF with Current Zoning (2017)
Map 5: TIF with Future Land Use (2018)

CITY OF ROMULUS TIF PLAN UPDATE

MAP 1
TAX INCREMENT FINANCE DISTRICT

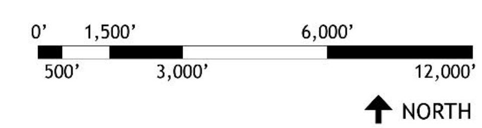


City of Romulus

Water

TIF Boundary

TIF District



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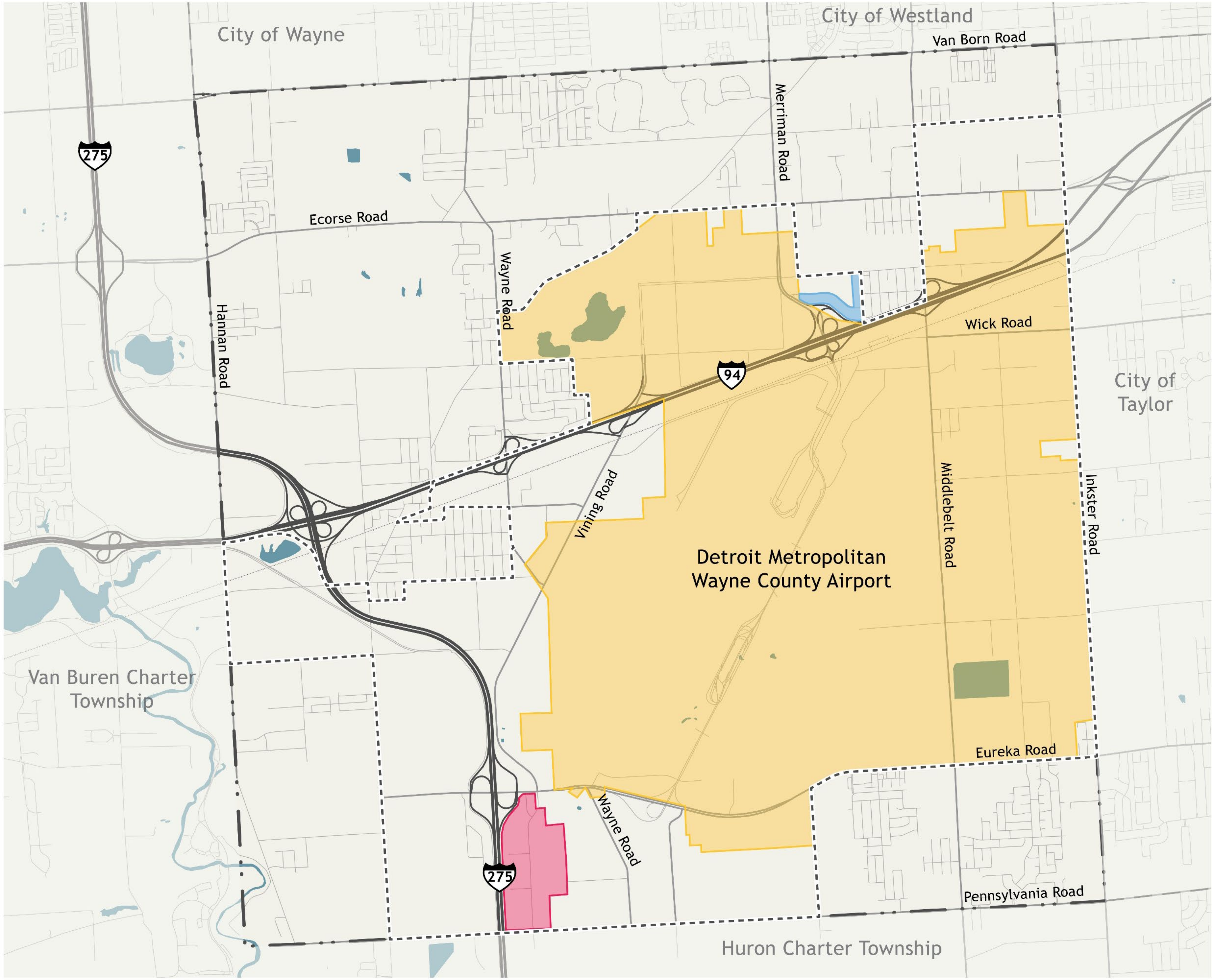
MAP 2
HISTORIC TIF BOUNDARY



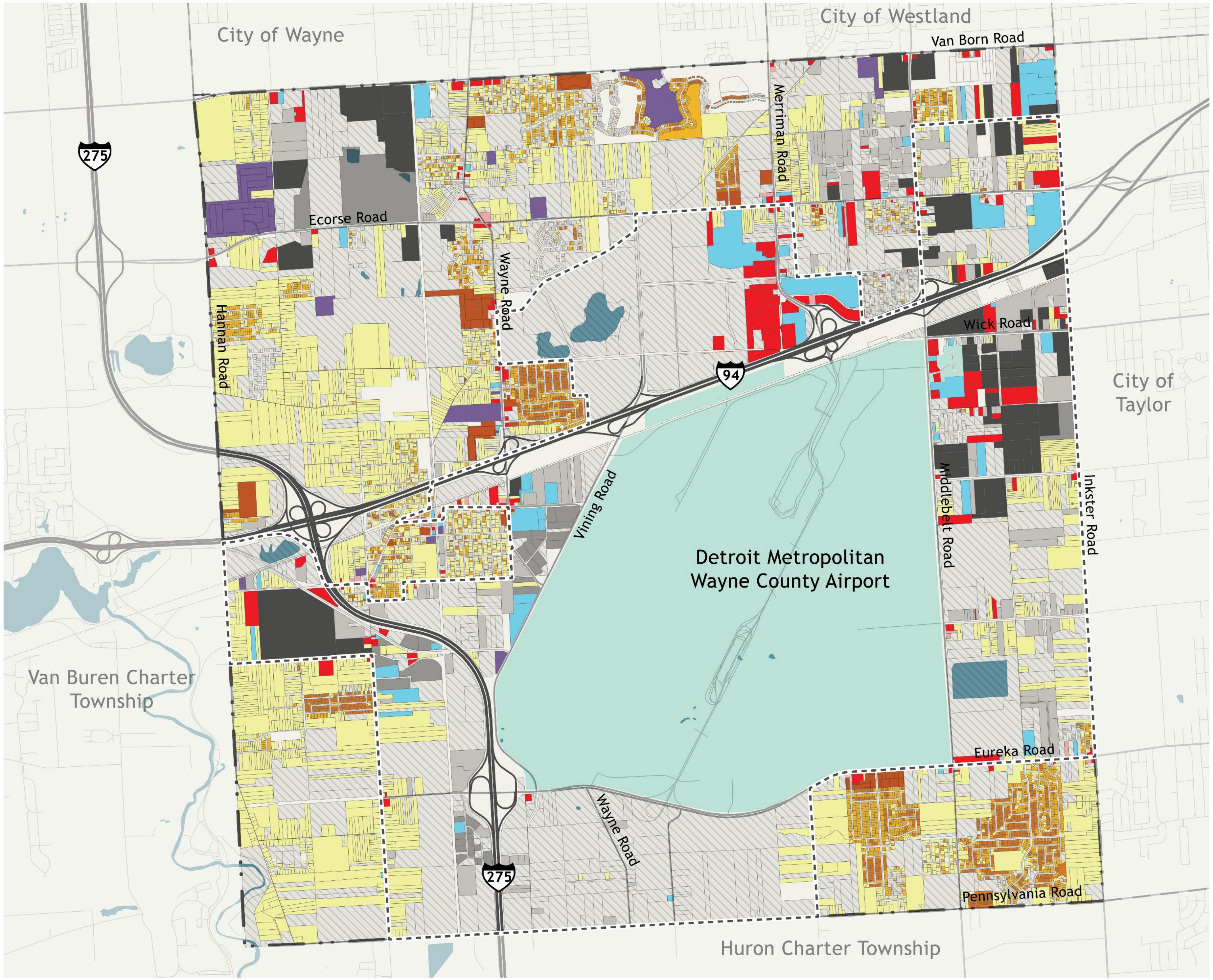
- City of Romulus
- Water
- TIF Boundary
- District 1: Wahrman Road Development Area
- District 2: Wick Road Development Area
- District 3: Airlines Parking Development Area

0' 1,500' 6,000'
500' 3,000' 12,000'
NORTH

MKSK

CITY OF ROMULUS TIF PLAN UPDATE

MAP 3
EXISTING LAND USE (2018)



City of Romulus
Water
TIF Boundary

Existing Land Use

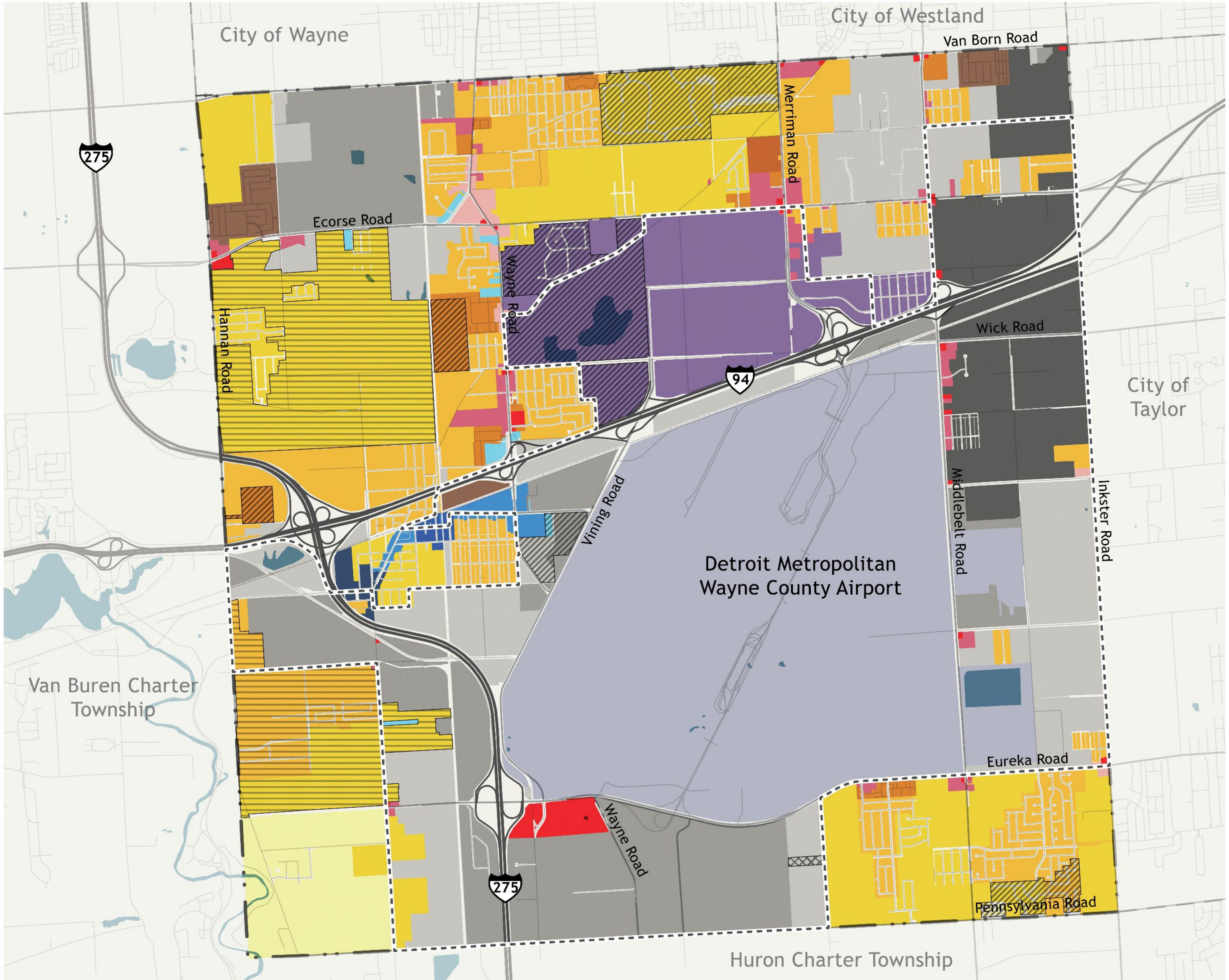
Low Density Residential
Medium Density Residential
High Density Residential
Multi-Family Residential
Neighborhood Commercial
General Commercial
Office
Institutional
Light Industrial
General Industrial
Transportation Industrial
Airport
Undeveloped Land

0' 1,500' 6,000'
500' 3,000' 12,000'
NORTH

MKSK

CITY OF ROMULUS TIF PLAN UPDATE

MAP 4
CURRENT ZONING (2017)



City of Romulus
Water
TIF Boundary

Overlay Districts

CJ - Consent Judgement
PDA - Planned Development
RCOD - Rural Character Overlay District

Current Zoning Districts

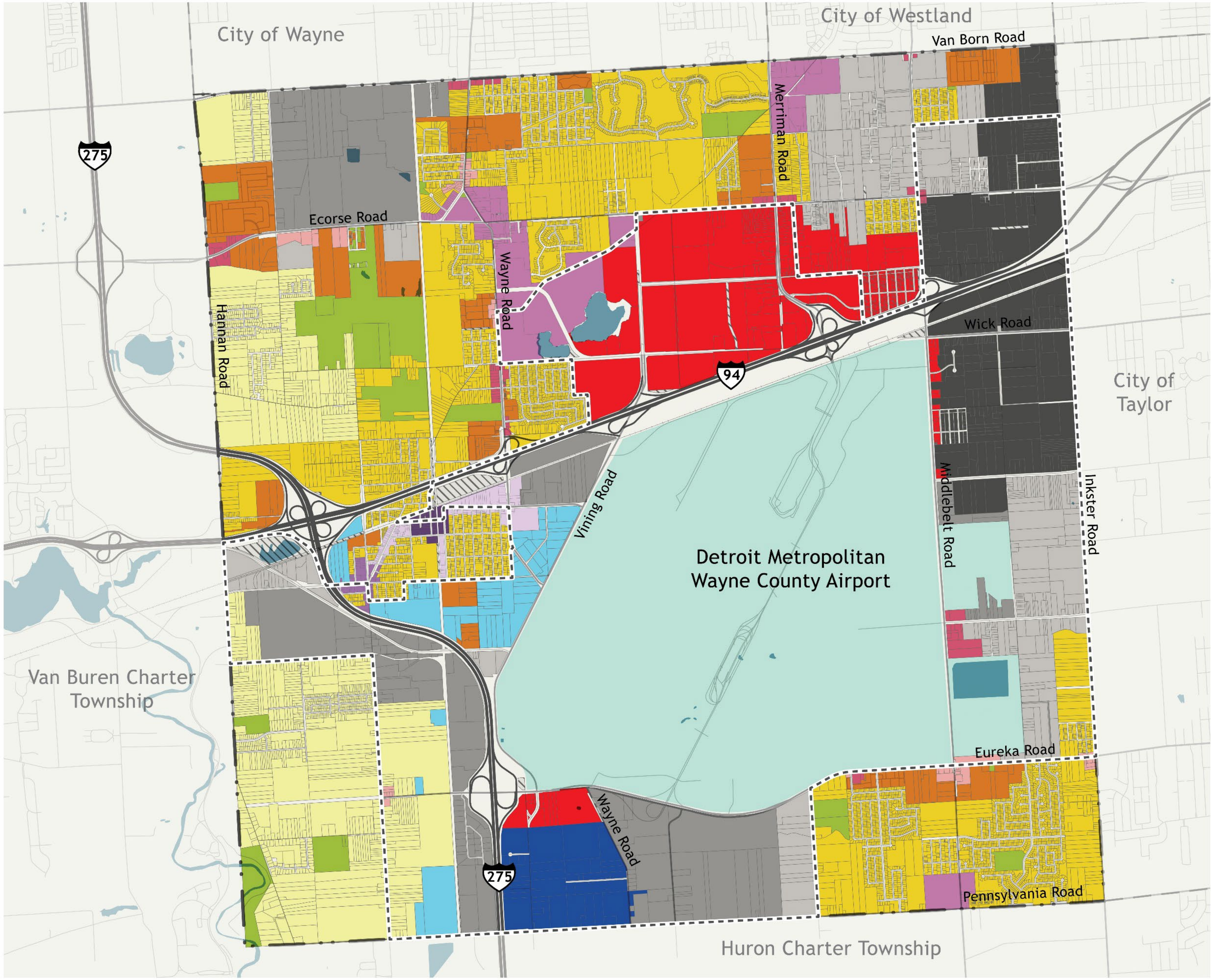
RE - Residential Rural
R1A - Single Family Residential
R1B - Single Family Residential
RM - Multi-Family Residential
HRM - High-Rise Multi-Family Residential
RMH - Residential Mobile Homes
CBD1 - Downtown Transition
CBD2 - Downtown
CBD3 - Downtown Five Points
RC - Regional Center
O1 - Office
M1 - Light Industrial
M2 - General Industrial
MT - Industrial Transportation
AP - Airport
C1 - Local Business
C2 - General Business
C3 - Highway Business

0' 1,500' 6,000'
500' 3,000' 12,000'

NORTH

MKSK

MAP 5
FUTURE LAND USE (2018)



City of Romulus
Water
TIF Boundary

Future Land Use

Rural Residential
Single Family Residential
Multi-Family Residential
Neighborhood Commercial
General Commercial
Regional Commercial
Mixed Use
Mixed Use Transition
Mixed Use Downtown
Mixed Use Five Point
Office Research
Southern Gateway
Light Industrial
General Industrial
Transportation Industrial
Airport
Undeveloped Land

0' 1,500' 6,000'
500' 3,000' 12,000'
NORTH

MKSK

Romulus
Tax Increment Finance Authority

Amendment to Development
and
Tax Increment Financing Plan
Presentation

Tax Increment Finance Authority (TIFA)

The Romulus TIFA was incorporated on October 22, 1984 by the City of Romulus under Public Act 450 of 1980

Why?

It was created with the objective of stimulating and encouraging economic development activities within the TIFA District.

How is it funded?

- There are 980 parcels in the TIFA District – 9,070 acres
- The TIFA captures the tax increments based on the operating millage from the following taxing jurisdictions
  - City of Romulus – Operating, Sanitation, Library and Public Safety
  - Wayne County – Operating, Jail, Veterans, Parks, Transit Authority, and Community College
  - Huron Clinton Metropark Authority

What is a Tax Increment?

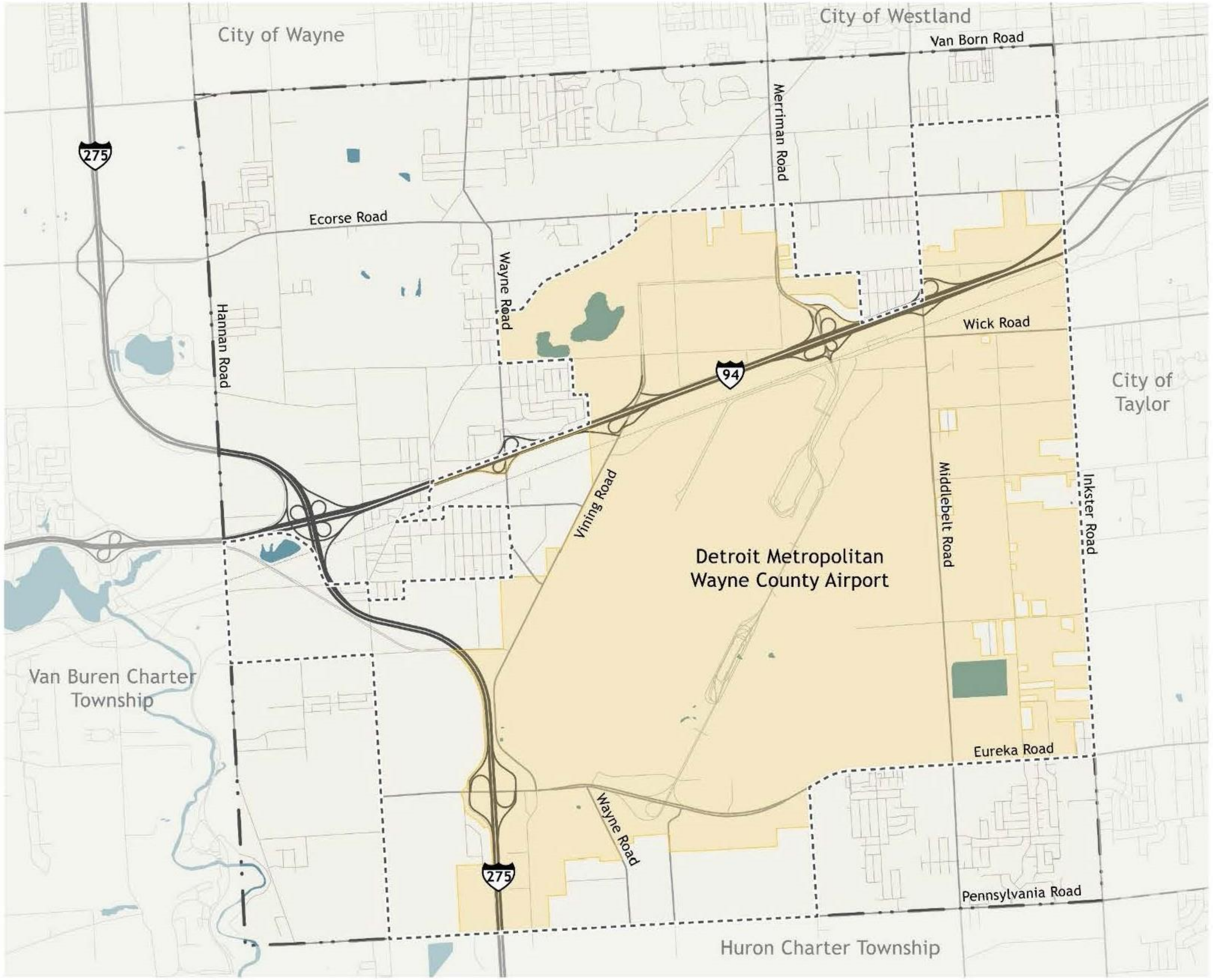
A tax increment is the difference between the amount of property tax generated when the TIF district was created and the incremental increase generated after that base.

Table 4:
City of Romulus TIFA District
Estimated TIFA Increment Capture and Its Taxing Jurisdiction
Fiscal Year Ending June 30

FY	Base Value	Taxable Value	Capture	City Operating	City Sanitation	City Library	City Fire/Police	WC Operating	WC Jail	WC Parks	WC Veterans	WC Transit Authority	WCCCD	HCMA	Total Captured Increment
2018	$156,785,659.00	$314,535,416.00	$157,749,757.00	$1,483,841.54	$244,512.12	$110,424.83	$630,999.03	$1,041,337.70	$147,985.05	$38,790.67	$58,051.91	$157,607.78	$511,235.41	$33,395.62	$4,458,181.66
2019	$156,785,659.00	$413,782,589.00	$256,996,930.00	$2,417,390.22	$398,345.24	$179,897.85	$1,027,987.72	$1,696,488.13	$241,088.82	$63,195.55	$94,574.87	$256,765.63	$832,875.65	$54,406.25	$7,263,015.94
2020	$156,785,659.00	$422,885,805.96	$266,100,146.96	$2,503,017.81	$412,455.23	$186,270.10	$1,064,400.59	$1,756,580.29	$249,628.55	$65,434.03	$97,924.85	$265,860.66	$862,377.36	$56,333.40	$7,520,282.86
2021	$156,785,659.00	$432,189,293.69	$275,403,634.69	$2,590,529.21	$426,875.63	$192,782.54	$1,101,614.54	$1,817,994.47	$258,356.15	$67,721.75	$101,348.54	$275,155.77	$892,528.10	$58,302.95	$7,783,209.66
2022	$156,785,659.00	$441,697,458.15	$284,911,799.15	$2,679,965.86	$441,613.29	$199,438.26	$1,139,647.20	$1,880,759.77	$267,275.76	$70,059.81	$104,847.54	$284,655.38	$923,342.16	$60,315.83	$8,051,920.85
2023	$156,785,659.00	$451,414,802.23	$294,629,143.23	$2,771,370.11	$456,675.17	$206,240.40	$1,178,516.57	$1,944,905.90	$276,391.60	$72,449.31	$108,423.52	$294,363.98	$954,834.13	$62,372.99	$8,326,543.68
2024	$156,785,659.00	$461,345,927.88	$304,560,268.88	$2,864,785.26	$472,068.42	$213,192.19	$1,218,241.08	$2,010,463.25	$285,707.99	$74,891.37	$112,078.18	$304,286.16	$987,018.92	$64,475.41	$8,607,208.21
2025	$156,785,659.00	$471,495,538.29	$314,709,879.29	$2,960,255.54	$487,800.31	$220,296.92	$1,258,839.52	$2,077,462.86	$295,229.34	$77,387.16	$115,813.24	$314,426.64	$1,019,911.78	$66,624.08	$8,894,047.37
2026	$156,785,659.00	$481,868,440.13	$325,082,781.13	$3,057,826.16	$503,878.31	$227,557.95	$1,300,331.12	$2,145,936.45	$304,960.16	$79,937.86	$119,630.46	$324,790.21	$1,053,528.28	$68,820.02	$9,187,196.99
2027	$156,785,659.00	$492,469,545.82	$335,683,886.82	$3,157,543.34	$520,310.02	$234,978.72	$1,342,735.55	$2,215,916.47	$314,905.05	$82,544.67	$123,531.67	$335,381.77	$1,087,884.34	$71,064.28	$9,486,795.89
2028	$156,785,659.00	$503,303,875.83	$346,518,216.83	$3,259,454.30	$537,103.24	$242,562.75	$1,386,072.87	$2,287,436.05	$325,068.74	$85,208.83	$127,518.70	$346,206.35	$1,122,996.24	$73,357.91	$9,792,985.98
2029	$156,785,659.00	$514,376,561.09	$357,590,902.09	$3,363,607.30	$554,265.90	$250,313.63	$1,430,363.61	$2,360,529.06	$335,456.03	$87,931.60	$131,593.45	$357,269.07	$1,158,880.60	$75,701.99	$10,105,912.24
2030	$156,785,659.00	$525,692,845.44	$368,907,186.44	$3,470,051.67	$571,806.14	$258,235.03	$1,475,628.75	$2,435,230.12	$346,071.83	$90,714.28	$135,757.84	$368,575.17	$1,195,554.41	$78,097.65	$10,425,722.89
2031	$156,785,659.00	$537,258,088.04	$380,472,429.04	$3,578,837.81	$589,732.27	$266,330.70	$1,521,889.72	$2,511,574.60	$356,921.19	$93,558.17	$140,013.85	$380,130.00	$1,233,035.05	$80,546.01	$10,752,569.36
2032	$156,785,659.00	$549,077,765.97	$392,292,106.97	$3,690,017.25	$608,052.77	$274,604.47	$1,569,168.43	$2,589,598.66	$368,009.23	$96,464.63	$144,363.50	$391,939.04	$1,271,340.26	$83,048.24	$11,086,606.46
2033	$156,785,659.00	$561,157,476.83	$404,371,817.83	$3,803,642.63	$626,776.32	$283,060.27	$1,617,487.27	$2,669,339.24	$379,341.20	$99,435.03	$148,808.83	$404,007.88	$1,310,488.19	$85,605.51	$11,427,992.38
2034	$156,785,659.00	$573,502,941.32	$416,717,282.32	$3,919,767.77	$645,911.79	$291,702.10	$1,666,869.13	$2,750,834.12	$390,922.48	$102,470.78	$153,351.96	$416,342.24	$1,350,497.37	$88,219.05	$11,776,888.79
2035	$156,785,659.00	$586,120,006.02	$429,334,347.02	$4,038,447.67	$665,468.24	$300,534.04	$1,717,337.39	$2,834,121.89	$402,758.55	$105,573.32	$157,995.04	$428,947.95	$1,391,386.75	$90,890.08	$12,133,460.91
2036	$156,785,659.00	$599,014,646.16	$442,228,987.16	$4,159,738.52	$685,454.93	$309,560.29	$1,768,915.95	$2,919,241.99	$414,855.01	$108,744.11	$162,740.27	$441,830.98	$1,433,175.70	$93,619.88	$12,497,877.63
2037	$156,785,659.00	$612,192,968.37	$455,407,309.37	$4,283,697.77	$705,881.33	$318,785.12	$1,821,629.24	$3,006,234.73	$427,217.60	$111,984.66	$167,589.89	$454,997.44	$1,475,884.01	$96,409.73	$12,870,311.51
Total		$9,945,381,992.21	$6,809,668,812.21	$64,053,787.75	$10,554,986.66	$4,766,768.17	$27,238,675.25	$44,951,985.76	$6,388,150.31	$1,674,497.56	$2,505,958.12	$6,803,540.11	$22,068,774.69	$1,441,606.89	$192,448,731.27
		26 yr CPI average is 2.2%													
		inc by 2.2%/yr beg in 2020													
		2018 & 2019 TV are actual values													
		used 2019 millage rates													

CITY OF ROMULUS TIF PLAN UPDATE

MAP 1
AMENDED TAX INCREMENT FINANCE DISTRICT



City of Romulus
Water
TIF Boundary
TIF District

0' 1,500' 6,000'
500' 3,000' 12,000'
NORTH

MKSK

History of the TIFA Plan

- 1984: Three original Development Areas adopted and Development Plan was completed
- 1989: Amendment to District II to include road and utility improvements
- 1991:Amendment made to the 1986 District III
- 1993: Amended to redefine District II boundaries

History of the TIFA Plan Cont'

- 2000: District I Development Area expired
- 2001: District III Development Area expired
- 2004: An Amended plan was approved. The Development Area was expanded to include portions of the property which had previously been included in District I and District III.

Why we are here today?

To update the TIFA Development Plan to refine overall and specific development goals and projects, and to reflect the change in capture in the TIF Plan.

Process to update the plan

A public workshop was held on October 9, 2019, along with an online survey.

CITY OF ROMULUS **TIF PLAN UPDATE**

WHAT IS A TIF PLAN?

TIFA stands for Tax Increment Financing Authority. A municipality can create a TIFA and designate where the TIF plan can be applied. The purpose of a TIF plan is to capture property tax revenue from increases in value in a designated area (TIF District) and spend that tax increment revenue to finance projects *(i.e. new road infrastructure, demo or construction of buildings, new parks or utility improvements)*

GOALS OF THE TIF PLAN

Offer improvement projects that seek to visually enhance the City and reflect its character thereby creating an attractive memorable environment for businesses and residents

Improve the quality and diversity of the transportation system in the City to ensure convenient and enjoyable access to the City's important destinations

Expand and improve the services and facilities offered to residents and businesses to improve the quality of life in Romulus

Initiate research, planning, and other efforts to improve understanding of resources and opportunities in the TIF district

FOR MORE INFORMATION, PLEASE CONTACT:

Merrie Druyor
Director of Authorities for Downtown Development and Tax Increment Finance, City of Romulus, MI
734-955-4531 | mdruyor@romulusgov.com

TIF PLAN VISION

"To plan for the proper use of tax increment financing dollars in a manner that will creatively, positively, and pro-actively contribute to the economic development and redevelopment of the Tax Increment Finance Authority District of the City of Romulus."

PURPOSE OF TODAY'S WORKSHOP

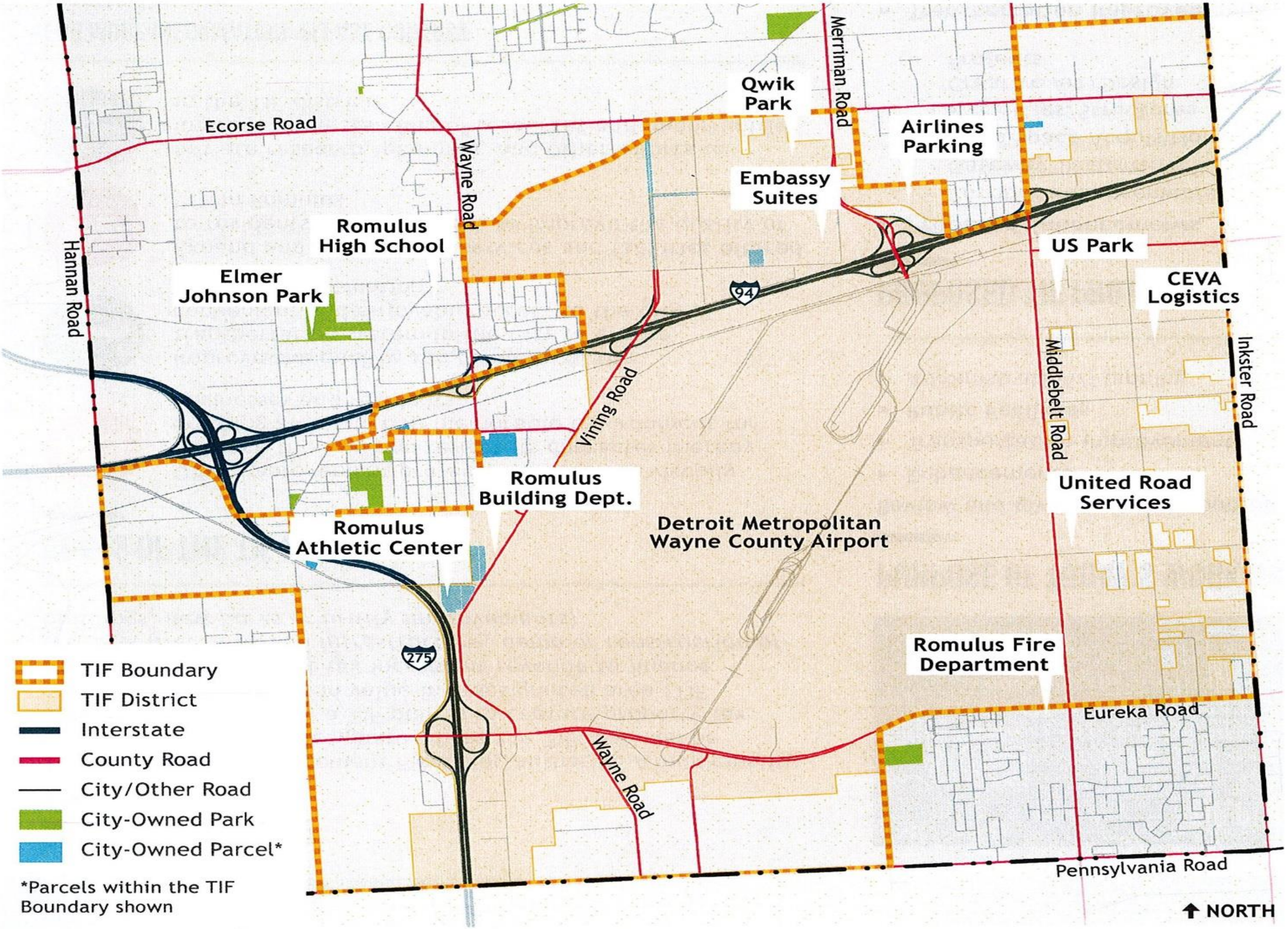
Review and give input on proposed project themes:

- Enhancements
- Transportation Improvements
- Public Facilities
- Administration/Planning

PROPOSED TIF PROJECTS

- **Proposed Enhancements**
  - Corridor Enhancements
  - Gateway Treatments
  - Open Space Acquisitions
  - Properties/Structures
  - Creative Art/Design Projects
- **Transportation Improvements**
  - Road Improvements
  - Sidewalks
- **Public Facilities**
  - Utilities
  - New Park Development
  - Fire Station
- **Administration/Planning**
  - Marketing Plan
  - Corridor/Subarea Plans
  - Subordinance Updates

CITY OF ROMULUS **TIF PLAN UPDATE**



ANY COMMENTS OR SUGGESTIONS?

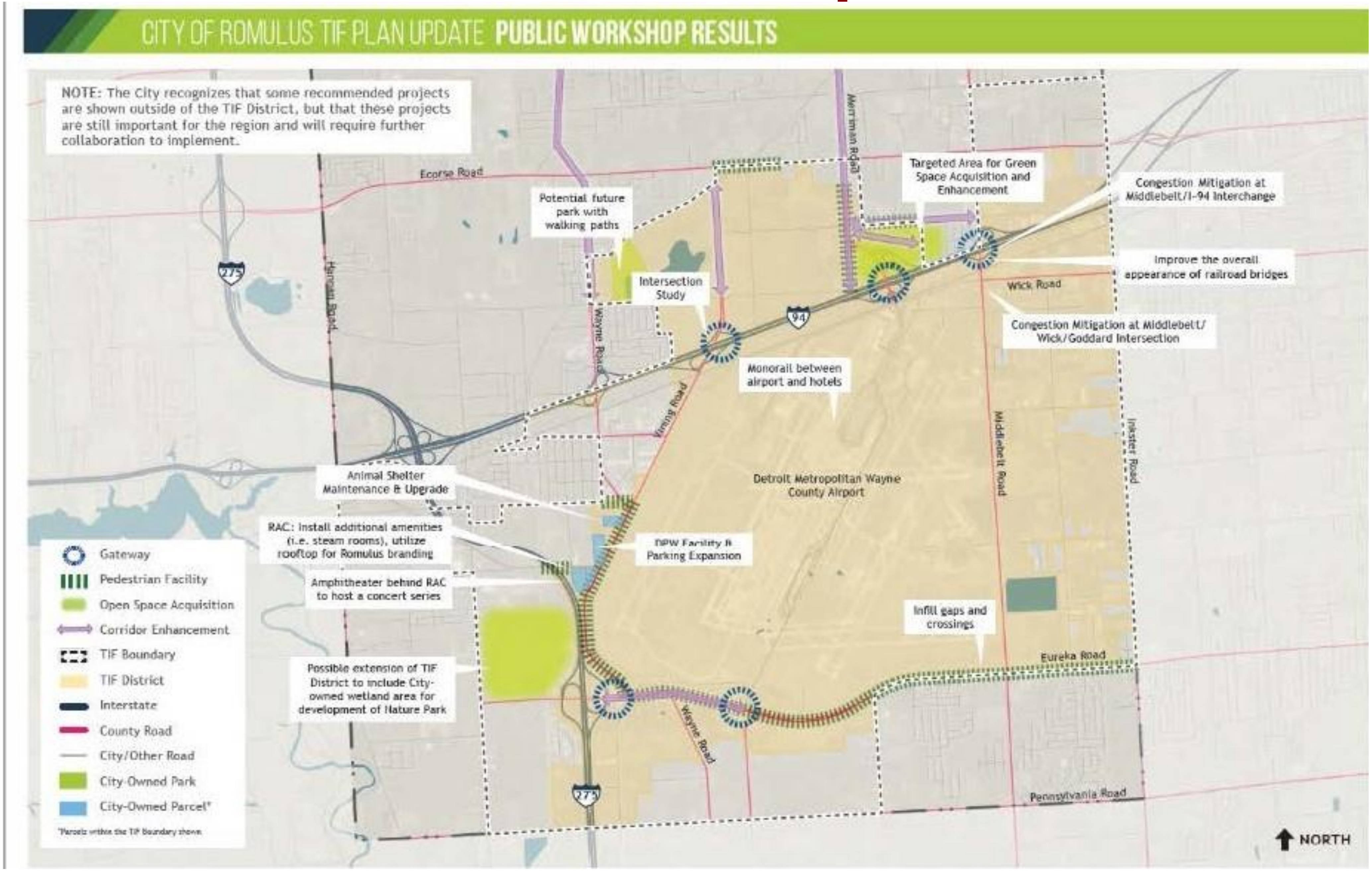
Please drop your comment sheet at the sign-in table.

WE WANT TO HEAR FROM YOU!

Please visit the link below to access the Romulus TIF Plan online survey and submit your comments by Friday, November 1st:

https://www.surveymonkey.com/r/tifplan

Public Workshop Results



Current Project List

Table 1: Planned TIFA Projects City of Romulus	
Project Description	**Total Project Cost**
Enhancement Improvements	
Corridor Enhancement	
Ecorse Road	$350,000
Eureka Road	$1,400,000
Wayne Road	$350,000
Inkster Road	$700,000
Middlebelt Road	$1,200,000
Wick Road	$1,500,000
Harrison Road	$500,000
Wahrman Road	$350,000
Smith Road	$350,000
Gateway Treatment	
Ecorse and Inkster	$200,000
Eureka and Inkster	$200,000
I-94 and Merriman	$200,000
I-94 and Vining Road	$200,000
Open Space Acquisition	$3,000,000
Property Structure Acquisition	$15,000,0000
Creative Art and Design Projects	$2,500,000
Technology Improvements	$100,000
Transportation Improvements	
Traffic Study	$50,000
Road Improvement Projects	
Smith Road (Merriman to Middlebelt)	$3,600,000
Wahrman Road (Eureka to Pennsylvania)	$3,600,000
Ecclestone Drive (Vining to Moore)	$4,992,000
Moore Drive (Wayne to Ecclestone)	$3,072,000
Wick Road (Inkster to Middlebelt)	$6,528,000
Wick Road (Wickham to Wayne)	$1,800,000
Inkster Road (Eureka to Beverly)	$14,244,000
Goddard Road (Inkster to Middlebelt)	$4,548,000
Harrison Road (Wick to Northline)	$11,424,000
Hildebrant Road (Middle belt to Harrison)	$2,232,000
Ecorse Road (Merriman to Vining)	$8,184,000
Ecorse Road (Inkster to Middlebelt)	$4,620,000
Wayne Road (Wick to Smith)	$2,184,000
Wayne Road/Wahrman Road Re-Alignment	TBD
Inkster and I-94 interchange	TBD

City of Romulus Tax Increment Finance Authority
Development Plan and Tax Increment Financing Plan
Page 46

Table 1: Planned TIFA Projects City of Romulus	
Project Description	**Total Project Cost**
Sidewalk Improvements	
Sidewalks	$1,300,000
Pathways	$1,500,000
Transit	
Enhanced bus stops	$25,000
Park & ride opportunities	$80,000
SEMCOG light rail	TBD by SEMCOG
Public Facility Improvements	
Utility Studies	
Water distribution system	$60,000
Sewer system	$60,000
Storm Water drainage	$60,000
Water main	$10,000,000
Sanitary sewer system	$8,000,000
Storm water drainage	$10,000,000
DPW facility improvements	$2,000,000
Police station	$3,000,000
Fire station	$3,000,000
New park development	$1,000,000
New indoor recreation facility	$20,000,000
Conference/convention center	$15,000,000
Animal Shelter	$800,000
Court	$3,000,000
Stadium	$20,000,000
Historic structure renovation	$300,000
Administration and Planning	
Marketing	
Webpage	$10,000
Promotional Materials	$200,000
Events and festivals	$300,000
Highway signage	$300,000
Road banners	$200,000
Corridor sub-area plans	$150,000
Zoning Ordinance updates	$60,000

City of Romulus Tax Increment Finance Authority
Development Plan and Tax Increment Financing Plan
Page 47

Proposed Project List

Table 1: Planned TIFA Projects City of Romulus	
Project Description	**Total Project Cost**
Enhancement Improvements	
Corridor Enhancement	
Ecorse Road	$350,000
Eureka Road	$1,400,000
Wayne Road	$350,000
Inkster Road	$700,000
Middlebelt Road	$1,200,000
Wick Road	$1,500,000
Harrison Road	$500,000
Wahrman Road	$350,000
Merriman Road (TIFA Boundary to I-94)	$2,190,000
Vining Road (Wick to Ecorse)	$2,343,000
Smith Road	$350,000
Gateway Treatment	
Ecorse and Inkster	$750,000
Eureka and Inkster	$750,000
I-94 and Merriman	$750,000
I-94 and Vining Road	$750,000
I-94 and Middlebelt Road	$750,000
Airport Entrance and Eureka Road	$750,000
I-275 and Eureka Road	$750,000
Open Space Acquisition	$3,000,000
Property Structure Acquisition	$15,000,000
Creative Art and Design Projects	$2,50,000
Technology Improvements	$100,000
Transportation Improvements	
Traffic Study	$50,000
Road Improvement Projects	
Harrison Road paving (Northline to Goddard)	$6,600,000
Goddard Road reconstruction (Middlebelt to Inkster)	$6,400,000
Inkster Road reconstruction (Eureka to Beverly)	$26,930,000
Wick Road reconstruction (Wayne to Vining)	$3,910,000
Wayne Road reconstruction (Wick to Henry Ruff)	$3,500,000
Smith Road reconstruction (east of Middlebelt)	$3,580,000
Wick Road widening (Middlebelt to Inkster)	$8,320,000
Smith Road widening (Merriman to Middlebelt)	$6,120,000
Ecorse Road widening (Middlebelt to Inkster)	$8,700,000

Table 1: Planned TIFA Projects City of Romulus	
Project Description	**Total Project Cost**
Sidewalk Improvements	
Sidewalks	$3,000,000
Pathways	$3,000,000
Transit	
Enhanced bus stops	$25,000
Park & ride opportunities	$80,000
SEMCOG light rail	TBD by SEMCOG
Public Facility Improvements	
Utility System Improvements	
Water distribution system	$100,000
Sewer system	$100,000
Storm Water drainage	$100,000
Water Main	$15,000,000
Sanitary sewer system	$10,000,000
Storm water drainage	$12,500,000
DPW facility improvements	$5,000,000
Police station	$6,000,000
Fire station	$6,000,000
New park development	$2,000,000
Recreation Center Renovation	$1,000,00
Conference/convention center	$30,000,000
Animal Shelter Renovation	$1,000,000
Stadium	$40,000,000
Piano House Renovation	$1,000,000
Historic structure renovation	$300,000
Administration and Planning	
Marketing	
Webpage	$10,000
Promotional Materials	$200,000
Events and festivals	$300,000
Highway signage	$300,000
Road banners	$200,000
Corridor sub-area plans	$150,000
Zoning Ordinance updates	$60,000

Proposed Project List Continued

Table 2: Completed TIFA Projects* City of Romulus		
Project Type	**Name**	**Description**
Water Main	Hildebrandt	Section 13
Public Facilities	Court Facility	
	Animal Shelter	
	Romulus Athletic Center	
Road Resurface	Wahrman Road	Pennsylvania to Eureka
	Wick Road	Inkster to Middlebelt
	Goddard Road	Inkster to Middlebelt
	Flynn Drive	Merriman to Hudson
Road Reconstruction	Wick Road	Wickham west to 1200 ft west of Vining Road
	Wickham Road	Wick to Merriman
	Merriman Road	Ecorse to Flynn
	Harrison Road	Eureka to Northline
	Northline Road	Inkster to Middlebelt
	Inkster Road	Goddard north to Railroad Tracks
	Goddard Road	Goddard and Middlebelt Intersection
	Eureka Road	Inkster to Middlebelt
	Eureka Road	Merriman to I-275
	Hildebrant Road	Middlebelt to Harrison
	Ecorse Road	Vining to Merriman
	Wayne/Wahrman Realignment	
	Harrison Road	Goddard to Wick
	Merriman Road	Closed intersection at Smith
New Road Construction	Smith Road	Merriman to Vining
	Flynn Drive	East of Merriman
	Hildebrandt Road	Inkster to Harrison
	Vining Road	Wick Smith
	Vining Interchange	
Enhancement Projects	Wickham Road	Landscaping and Ornamental Lighting
	Merriman Road	Landscaping and Ornamental Lighting

*While these projects are listed as completed, the TIFA may still fund needed maintenance and repair to these projects.

Table 5: City of Romulus TIFA District Refunding Bonds Fiscal Year Ending June 30 2018-2037									
Fiscal Year	Tax Increment Revenues from Non-School Taxing Jurisdictions *	Tax Increment Revenues from School Taxing Jurisdictions **	TIFA Amazon	Tax Increment Revenues (15 year) LDFA *	2017 Capital Improvement Bond	2016 TIFA Refunding Bond	2015 TIFA Refunding Bond	Total Debt Service	Excess Tax Increment Revenues
2018	$ 5,654,984.02	$ 1,137,402.50	$ -	$ -	$ -	$ 1,271,175.00	$ 1,137,402.50	$ 2,408,577.50	$ 4,383,809.02
2019	$ 10,267,111.62	$ 1,137,530.37	n/a	$ 732,208.95	$ 444,225.00	$ 1,274,475.00	$ 1,137,530.37	$ 2,856,230.37	$ 8,548,411.62
2020	$ 9,355,360.58	$ 1,137,627.50	$ (245,823.50)	$ 748,317.55	$ 1,282,125.00	$ 1,267,300.00	$ 1,137,627.50	$ 3,687,052.50	$ 7,051,759.08
2021	$ 9,561,178.52		$ (434,144.47)	$ 764,780.53	$ 1,198,925.00	$ 1,269,300.00		$ 2,468,225.00	$ 7,527,097.99
2022	$ 9,771,524.45		$ (355,719.30)	$ 781,605.70	$ 1,137,325.00	$ 1,269,700.00		$ 2,407,025.00	$ 7,720,218.75
2023	$ 9,986,497.99		$ (288,611.47)	$ 798,801.03	$ 1,087,412.50	$ 1,263,600.00		$ 2,351,012.50	$ 7,924,096.96
2024	$ 10,206,200.95		$ (231,725.35)	$ 816,374.65	$ 1,048,100.00	$ 1,265,325.00		$ 2,313,425.00	$ 8,124,501.30
2025	$ 10,430,737.37		$ (183,965.10)	$ 834,334.90	$ 1,018,300.00	$ 1,266,600.00		$ 2,284,900.00	$ 8,329,802.47
2026	$ 10,660,213.60		$ (145,609.74)	$ 852,690.26	$ 998,300.00	$ 1,261,000.00		$ 2,259,300.00	$ 8,546,523.34
2027	$ 10,894,738.30		$ (96,650.55)	$ 871,449.45	$ 968,100.00	$ 1,265,875.00		$ 2,233,975.00	$ 8,757,413.85
2028	$ 11,134,422.55		$ (66,878.66)	$ 890,621.34	$ 957,500.00			$ 957,500.00	$ 10,243,801.21
2029	$ 11,379,379.85		$ (30,984.99)	$ 910,215.01	$ 941,200.00			$ 941,200.00	$ 10,469,164.84
2030	$ 11,629,726.21		$ 1,039.74	$ 930,239.74	$ 929,200.00			$ 929,200.00	$ 10,701,565.95
2031	$ 11,885,580.19		$ 29,405.01	$ 950,705.01	$ 921,300.00			$ 921,300.00	$ 10,993,685.20
2032	$ 12,147,062.96		$ 49,420.52	$ 971,620.52	$ 922,200.00			$ 922,200.00	$ 11,274,283.48
2033	$ 12,414,298.35		$ 105,596.17	$ 992,996.17	$ 887,400.00			$ 887,400.00	$ 11,632,494.52
2034	$ 12,687,412.92								
2035	$ 12,966,536.01								
2036	$ 13,251,799.81								
2037	$ 13,543,339.41								
Total	**$ 219,828,105.66**	**$ 3,412,560.37**	**$ (1,894,651.69)**	**$ 12,846,960.81**	**$ 14,741,612.50**	**$ 12,674,350.00**	**$ 3,412,560.37**	**$ 30,828,522.87**	**$ 142,228,629.58**

**Increments are captured only to the extent they are required to pay for an approved obligation

*26 yr CPI average is 2.2% inc by 2.2% per year beginning in 2020 2018 & 2019 are actual values

Public Notices

CITY OF ROMULUS
COUNTY OF WAYNE, STATE OF MICHIGAN
NOTICE OF PUBLIC HEARING ON THE
AMENDMENT TO DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN OF THE
ROMULUS TAX INCREMENT FINANCE AUTHORITY
TO ALL INTERESTED PERSONS IN THE CITY OF ROMULUS:

PLEASE TAKE NOTICE that the City Council of the City of Romulus, County of Wayne, State of Michigan, will hold a public hearing on Monday, the 24th day of August, 2020, at 7:00 p.m., prevailing Eastern Time, at 11111 Wayne Road, Romulus, Michigan, to consider the adoption of an ordinance approving an Amendment to Development and Tax Increment Financing Plan for the Romulus Tax Increment Finance Authority pursuant to Act 450 of the Public Acts of Michigan of 1980, as amended.

The boundaries of the development area to which the amended plan applies are as follows:

Copies of the proposed Amendment to Development Plan and Tax Increment Financing Plans, maps, etc. are on file at the office of the City Clerk for inspection.

At the public hearing, all interested persons desiring to address the City Council shall be afforded an opportunity to be heard in regard to the approval of the Amendment to Development Plan and Tax Increment Financing Plan for the Romulus Tax Increment Finance Authority.

FURTHER INFORMATION may be obtained from the Tax Increment Finance Authority Director of the City of Romulus.

This notice is given by order of the City Council of the City of Romulus, County of Wayne, State of Michigan.

Ellen Craig-Bragg,
Clerk, City of Romulus

AFFIDAVIT OF NOTICE OF CERTIFIED MAIL

STATE OF MICHIGAN:

COUNTY OF WAYNE: SS

I, Merrie Druyor, of the City of Romulus, County of Wayne, State of Michigan, being duly sworn, depose and say that on the 30th day of July A.D. 2020, he/she sent a true copy of the attached Notice of Public Hearing and TIFA Plan Amendment by Certified Mail to the following persons, firms or corporations at the addresses attached.

That being their last known addresses, by depositing the same in a United States Post Office Department receptacle, in a First Class postage prepaid envelope

Signed; Merrie C. Druyor

Subscribed and sworn before me this 30th day of July 2020.

Maria Lambert Notary Public, Wayne County, MI

Maria Lambert
NOTARY PUBLIC - STATE OF MICHIGAN
County of Wayne
My Commission Expires 1/1/2027
Acting in the County of WAYNE

What is next?

- Provide the public with an opportunity to comment.

- Adoption of the Ordinance approving the Plan Amendment, requires a first and second reading.

- Publication of Ordinance following adoption.

City of Romulus

Adjournment - Motion to adjourn the Public Hearing

Council Meeting Held: **August 24, 2020**

Item No. A.

General Description: Motion to Adjourn Public Hearing

Resolution No. __________________

Moved by:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
Seconded by:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

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Ayes:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
Nays:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
Abstain:	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED UNANIMOUSLY

MOTION CARRIED

MOTION FAILED