



**ANN ARBOR DDA
AMENDED
DEVELOPMENT
AND TIF PLAN
2026 - 2055**

City of Ann Arbor Downtown Development Authority

Adopted by Ann Arbor City Council: April 2026

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Section 1: EXECUTIVE SUMMARY

All Downtown Development Authorities are required by law to create a Development Plan and Tax Increment Financing (TIF) Plan that describes potential projects, programs, and the resources needed for implementation. These plans are vital guides that demonstrate to our community the work we want to accomplish within the DDA boundary. In the summer of 2023, the Ann Arbor Downtown Development Authority (DDA) began work on creating an amended Development and TIF Plan, which was adopted in 2026 by the Ann Arbor City Council.

The process incorporated multiple City planning efforts, public outreach events, and key stakeholder meetings to identify needed projects and programs. It then prioritized the identified projects and programs based on the City of Ann Arbor's values-focused [Capital Improvement Plan process](#).

The DDA Development and TIF Plan will support the future vision for Ann Arbor as it continues to evolve and grow.

LEADING WITH VALUES DRIVEN BY GOALS



The City of Ann Arbor, through its policy commitments and adopted 2026 Comprehensive Plan, has defined its core values as “Affordable”, “Equitable”, “Sustainable”, and “Dynamic”. Downtown Ann Arbor, as the city's central hub, plays a key role in achieving these values. To support this, the DDA has updated its goals to **catalyze, enhance, and promote**. These goals provide a framework for how Ann Arbor's values will be realized downtown and were the driving force behind the TIF and Development Plan process.

DDA OBJECTIVES

To catalyze, enhance, and promote the goals above, the DDA will undertake the following within the boundaries of the DDA District:

Support Downtown Activity & Visitation: Construct flexible and welcoming public spaces that provide amenities, encourage activity and visitation, and give people a reason to frequent downtown.

Invest in Downtown Parks & Amenities: Create world-class park destinations, encourage programming and activation, enhance accessibility, and promote social and environmental resiliency.

Invest in Public Utility Infrastructure: Increase the capacity, condition, and resilience of public water and sanitary mains to support the increased density of people living, visiting, and working downtown.

Improve Safety and Comfort: Undertake street and sidewalk projects that improve safety, accessibility, and navigability for all people.

Enhance Downtown Access: Support active transportation and transit infrastructure to expand mobility options, improve access for all people, and reduce vehicle miles traveled.

Design a Downtown for All People: Partner with groups such as the Disability Network of Washtenaw, AARP, and nearby K-12 schools to audit downtown public space and address accessibility for all people at all stages of life.

Elevate Public Art and Placemaking: Install public art and placemaking elements that enrich the downtown experience by highlighting local history, fostering inclusion, and encouraging community interaction.

Undertake Regular Capital Maintenance & Small Interventions: Repair and maintain the infrastructure unique to downtown and installed by the DDA to maintain a welcoming and accessible downtown, and to preserve the original project benefits.

Take on small capital and quick build projects that enhance downtown safety, access, and environment.

Fund a Downtown Service Team: Create and manage a Downtown Service Team to support a livable and welcoming downtown area by keeping downtown clean, accessible, and well-maintained.

Affordable Housing: Support affordable housing development and maintenance through utility upsizing, streetscape support, and affordable housing grant funding.

Mitigate Climate Change Impacts: Install stormwater management measures, street trees, and landscaping to help mitigate climate change impacts, including increased flooding and the urban heat island effect.

Support Sustainable Energy: Invest in sustainable energy infrastructure (e.g., geothermal, solar, and wind) to support the creation of a Sustainable Energy Utility and meet the community's carbon neutrality goals.

Support Small Businesses: Foster an environment that welcomes, sustains, and attracts residents, employees, and visitors by supporting a high-quality of place and exploring a downtown retail incubator focused on goods or services that are not available, or that are underserved, in the downtown area. Act as a resource to small businesses and the merchant associations by supplying visitor and parking data, bike counts, City process support, and general guidance as needed.

ACKNOWLEDGMENTS

CITY COUNCIL:

Mayor

- Christopher Taylor (D) — Term: 2022–2026

Ward 1

- Lisa Disch (D) — Term: 2024–2028
- Cynthia Harrison (D) — Term: 2022–2026

Ward 2

- Jon Mallek (D) — Term: 2024–2028
- Chris Watson (D) — Term: 2022–2026

Ward 3

- Travis Radina (D) — Term: 2024–2028
- Ayesha Ghazi Edwin (D) — Term: 2022–2026

Ward 4

- Jen Eyer (D) — Term: 2024–2028
- Dharma Akmon (D) — Term: 2022–2026

Ward 5

- Erica Briggs (D) — Term: 2024–2028
- Jenn Cornell (D) — Term: 2022–2026

DDA BOARD MEMBERS:

- Micah Bartelme – Board Chairperson
- Mike Michelon – Board Vice Chairperson
- Elisabeth Berry – Board Treasurer
- Steve Brummer
- Alexandra Dieck
- Angela Jackson
- Tyler Kinley

- Kim Mayes
- Thressa Nichols
- Molly Rowan
- Milton Dohoney Jr. – City Administrator, ex officio member

DDA STAFF:

- Executive Director – Maura Thomson
- Accounting Director/Deputy Director – Sara McCallum
- Capital Projects and Planning Manager – Amber Miller
- Parking Manager – Jada Hahlbrock
- Office Manager/Board Secretary – Kelley Graves
- Accounts Payable and Procurement Specialist – Hayett Chater
- Planning Specialist – Shelby Fergon
- Program Specialist – Sandra Andrade
- Communications Specialist – Charlotte Beers

THIS PLAN WAS PREPARED WITH ASSISTANCE FROM:

- SmithGroup
- Mission North

GENERAL OVERVIEW

The Downtown Development Authority (DDA) Act was passed by the State of Michigan in 1975. On May 10, 1982, the Ann Arbor City Council adopted Ordinance No. 14-82, creating the Ann Arbor Downtown Development Authority. This began a public-sector commitment to downtown as the heart of the city and region. Downtowns are fragile; therefore, continued vitality and stability require public investment and proactive management. With this Plan, downtown investment and management can be strengthened and expanded.

The DDA is an economic development tool used to address complex challenges and advance corresponding public improvements. A primary benefit of forming a DDA is the ability to capture the incremental increase in property taxes that result from improvements in the district. A DDA uses this new tax increment (TIF) to pay for public improvements and maintenance that are otherwise infeasible. In Ann Arbor, this helps further the goal of economic growth and vibrancy while creating equitable public spaces, advancing affordable housing and A2 Zero goals, and improving access to a downtown that serves the whole community.

A Development Plan guides future projects and programs and describes the resources needed for implementation. It demonstrates to the community the work the DDA intends to accomplish within its boundary. Recommendations ensure alignment with overarching City values and goals, and enables the DDA to become eligible for other funding sources.

A DDA can only capture and spend TIF within the defined district. Moreover, the creation of a TIF district does not take away current tax revenue; it captures a portion of the new increment that results from improvements to property. Nor does it cause payment of increased taxes by property owners in the DDA District. This Plan was prepared in accordance with the Downtown Development Authority Act, P.A. 57 of 2018.

SECTION 2

ANN ARBOR DDA DEVELOPMENT PLAN

DRAFT



Section 2: DEVELOPMENT PLAN

LEGAL BASIS OF THE PLAN

The Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Section 217(2)(a-p) of Act 57 of 2018. More specifically, Section 217 of the Act states that: “When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 213 or tax increment financing as authorized in sections 214, 215, and 216, it shall prepare a development plan.”

DEVELOPMENT PLAN REQUIREMENTS

A. BOUNDARIES

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

The development area is located within the limits of the City of Ann Arbor (**Map #1**), which encompasses approximately 271 acres in downtown Ann Arbor. The boundaries of this development area include a diverse mix of public and private land uses, streets, and public facilities. In general, the development area is bounded by the front lot lines of properties along the north side of Kingsley Street, the north side of North University Avenue, and the north side of Washtenaw Avenue to the east, the rear lot lines of properties along the south side of South University Avenue and East William Street, and the front lot lines of properties along the south side of East Mosley Street to the south, and the front lot lines of properties on the west side of South Ashley, South First, and Chapin Street to the west. This Development Plan expands the existing boundaries of the DDA to include approximately 84 acres north of the Original District. The boundaries of this development area include a mix of public and private land uses and public streets. In general, the development area is bounded by the rear lot lines of properties along the north side of Depot Street to the north, the front lot lines of the south side of High Street and the east side of North Division Street to the east, the original DDA boundary to the south, and the west line of the Ann Arbor railroad and the front lot lines of properties along the west side of Wildt Street to the west.

The legal description is found in **Exhibit G**, along with the amended ordinance.

B. EXISTING LAND USES

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

Existing land uses in the Development Area are illustrated on **Map #2**, "Existing Land Use". Land uses proposed for the development area include those identified in the City of Ann Arbor's Comprehensive Plan, as amended, and are illustrated on **Map #3**. Existing streets are illustrated on **Map #1**. The area is served by public water and sewer, the downtown public library, City Hall, the Ann Arbor 15th District Court, Washtenaw County Courthouse and Government Center, City Fire Station 1, the Robert J. Delonis Center, and several City Parks properties and City Parking facilities, located on public land illustrated on **Map #4**.

C. IMPROVEMENTS TO BE ALTERED

A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

The description of existing improvements to be demolished, including a description of planned repairs and alterations, cost estimates, and timelines for completion, is provided in this plan in **Section D**, "Proposed Improvements". The DDA will continue to use the Capital Improvements Plan (CIP) process, coordination with other projects, available funding, and staff capacity, to revise project descriptions and scope.

D. PROPOSED IMPROVEMENTS

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 proposed improvements are located within the existing Downtown Development Authority (DDA) District and Expansion Area 1. The Ann Arbor DDA plans a variety of improvements, spanning a wide range of project types, each designed to enhance the

functionality, accessibility, and vibrancy of the downtown area. The proposed improvements, including the location, extent, character, estimated costs, and timelines for completion, are set forth in **Table A**.

The DDA identified the proposed improvements through recent and concurrent planning efforts, community engagement, and conversations with City departments and partner agencies. The projects were then prioritized through the [City’s Capital Improvements Plan \(CIP\) Prioritization Model](#). See **Appendix A** for a detailed summary of how the CIP process was applied and will be applied to future phases. The anticipated Phase 1 (2026-2035) implementation of the proposed improvements is also shown in **Appendix A**.

Generally, the projects described in **Table A** will be undertaken over a period of one to thirty years and are proposed to remain flexible, allowing the DDA to coordinate with other capital needs and partner efforts as additional studies are completed and funding becomes available. Cost estimates for projects in the following tables are preliminary and presented as general budget estimates in 2025 dollars. Actual costs may increase or decrease based on further community engagement, study, and design.

Table A: Proposed Improvements

Project Type	Total Estimated Cost
Capital Improvements	
Streets	274,970,000
Placemaking	32,800,000
Transit	62,850,000
Bikeway and Trail Improvement	127,460,000
Parks and Plazas	59,190,000
Utilities	32,730,000
Sustainable Energy	227,950,000
Capital Maintenance and Small Projects	35,969,667
Public Restrooms	8,070,000
Administrative and Ancillary Improvements	25,000,000
Programs, Grants, and Services	
Service and Maintenance	52,335,112
Public Restroom Service	5,070,000
Affordable Housing Support	38,515,585
Other grants, programs, and services	5,000,000

CAPITAL IMPROVEMENTS

STREETS

Description: Projects may include streetscape (road curb to building face), full reconstruction and reconfiguration of the street (building face to building face), lane reconfigurations, road diets, or two-way restorations.

Typical Project Elements: Streetscape amenities, enhanced lighting and crosswalks, landscape and green infrastructure, bicycle facilities, transit improvements, road resurfacing and/or reconstruction, curb realignment, signal work, public utilities, stormwater, and seating areas. May also include curbless street design.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
-	Ann Street Reconstruction and Streetscape	Original District	First to Fifth Avenue	5,000,000	Yes
1	Huron Street - MDOT Jurisdictional Support	Original District	First to Washtenaw Avenue	21,450,000	Yes
1	Washtenaw Ave - MDOT Jurisdictional Support	Original District	Washtenaw Court to S. University	9,850,000	Yes
2	Fifth / Division North/South Bus Rapid Transit (BRT) and Reconstruction (Includes BRT, Broadway Bridge Interchange and Beakes)	Original District & Expansion Area 1	Beakes from N. Main to Broadway; Fifth Avenue from Beakes to Packard; Division from Beakes to Packard; The Broadway interchange	44,390,000	Yes
4	Washington Street Streetscape and Reconstruction	Original District	Curbless: Ashley to Main; Slow Street: Third to Ashley and Main to State	24,640,000	Yes
5	Liberty Street Curbless/Shared Streetscape and Reconstruction	Original District	Curbless: State to Ashley; Standard: Ashley to First	31,470,000	Yes
9	N. Main - MDOT Jurisdictional Support	Expansion Area 1	Kingsley to W. Summit	11,950,000	-
9	N. Main - MDOT Jurisdictional Support	Original District	Huron to W. Summit	11,730,000	Yes
12	N. Main - Street Improvements	Original District & Expansion Area 1	Huron to Summit	6,540,000	Yes
13	S. Main - Streetscape	Original District	Packard to Madison	9,600,000	Yes
16	Ann Street Two-Way Restoration	Original District & Expansion Area 1	N. Fifth Avenue to Division Street	6,560,000	Yes
17	William Street Streetscape	Original District	Streetscape: State to First	15,550,000	Yes

18	Fourth Ave. Streetscape and Reconstruction	Original District	Kingsley to Liberty	16,390,000	Yes
22	Church Street Curbless/Shared Streetscape and Reconstruction	Original District	South University to south end of DDA District Boundary	7,550,000	Yes
22	Forest Street Curbless/Shared Streetscape and Reconstruction	Original District	Washtenaw to South University; Curbless: South University intersection to Willard	9,660,000	Yes
22	Maynard Street Curbless/Shared Streetscape and Reconstruction	Original District	Liberty to William	12,870,000	Yes
22	Miller Avenue Streetscape	Original District	Ashley to N. Fourth Avenue	5,710,000	Yes
30	Alley Enhancements / Reconstruction	Original District & Expansion Area 1	Throughout	22,410,000	Yes
34	Alley creation	Original District & Expansion Area 1	Throughout	1,650,000	-

PLACEMAKING

Description: Enhancements to the public environment (streets, sidewalks, parks and plazas, alleys, etc.) that help activate spaces, create a sense of identity, support social interactions, and connectivity to Ann Arbor as a unique place.

Typical Project Elements: Pavement art, murals, wayfinding, special light feature installations, mosaics, parking structure art, interactive street elements, and seating areas.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
7	Event Bollard Installations	Original District	Intersections adjacent to event streets, where feasible	6,000,000	-
26	Elevate Program - 30-year Total	Original District & Expansion Area 1	Throughout	7,500,000	-
29	Fifth Avenue Riverfront Connection	Expansion Area 1	Kingsley to Broadway Park	2,350,000	-
29	Fourth Avenue Riverfront Connection	Expansion Area 1	Kingsley to Broadway Park	1,880,000	-
31	Thompson Street Key Connector	Original District	Liberty to William	1,850,000	-
37	State Street to South University Wayfinding (State Eastward)	Original District	State from William to South University; South University from State to East University	6,400,000	-
40	New Streetlight Installation	Original District & Expansion Area 1	Throughout	5,500,000	-

45	Main Street Platform Dining	Original District	William to Huron	960,000	-
45	South University Platform Dining	Original District	East University to Washtenaw	360,000	-

TRANSIT

Description: Projects focused on transit ridership, operations, and stop/station comfort.

Typical Project Elements: Transit lanes, signals, queue jumps, and improved stops/shelters/stations.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
1	Huron Street East/West Bus Rapid Transit	Original District	Chapin to Glen	21,700,000	Yes
2	Fourth Avenue – Transit Block	Original District	William to Liberty	8,200,000	Yes
15	Downtown Transit Center Capacity Support	Original District	Blake Transit Center	30,000,000	-
20	Fifth Avenue – Queue Jump & Transit- Only Lanes	Original District & Expansion Area 1	Packard to Beakes	2,050,000	-
25	Transit Stop Upgrades - 15x Shelters	Original District	Throughout	750,000	-
32	Transit Stop Upgrades - x3 Shelters	Expansion Area 1	Throughout	150,000	-

BIKEWAY AND TRAIL IMPROVEMENTS

Description: Projects focused on key active transportation connections between downtown and residential neighborhoods, the river, and recreational paths.

Typical Project Elements: High comfort bike facilities involving curbed buffers and curb realignment, paint and delineator treatments, shared use paths, signal work, wayfinding, and signage.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
6	Broadway-Plymouth Side Path	Expansion Area 1	Broadway Bridge at Summit to DDA Boundary	720,000	-
6	Division Street Bikeway Extension	Expansion Area 1	Catherine to Broadway Bridge at Depot	1,220,000	-
14	721 N. Main Trail	Expansion Area 1	Starting at Kingsley, extend the First Street bikeway north and create a fully separated connection to N. Main and Summit	1,190,000	-
23	Summit Bikeway Connector	Expansion Area 1	N. Main to Fifth Avenue and Berm tunnel (Through Wheeler Park to Berm Tunnel and B2B)	3,360,000	Yes
28	Treeline Trail	Original District & Expansion Area 1	-	120,200,000	-
49	Chapin Street - Miller Bikeway to West Park Connector	Original District	Miller to West Park driveway	770,000	-

PARKS AND PLAZAS

Description: Projects include repairing or reconstructing downtown parks and public spaces to create world-class destinations, promote social and environmental resiliency, and create flexible space for community, arts, culture, and play. Align with the Parks Department ADA Transition Plan and meet important capital needs.

Typical Project Elements: Landscaping, paving, seating, lighting and electrical, water service, interactive art, and stormwater infrastructure. May include restrooms and sustainable energy, when applicable.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
City Parks Properties					
11	Farmers Market Reconstruction (City Park Property)	Original District	Fifth Avenue, Detroit Street, Fourth Avenue	21,000,000	Yes
21	Liberty Plaza Reconstruction (City Park Property)	Original District	Liberty and Division	6,000,000	Yes

27	Wheeler Park (City Park Property)	Expansion Area 1	Fifth Avenue, Depot, and Fifth Avenue	6,440,000	Yes
36	Sculpture Plaza Reconstruction (City Park Property)	Original District	Fourth Avenue and Catherine	1,700,000	Yes
48	North Main Park (City Park Property)	Expansion Area 1	Between Main and Fourth Avenue	2,300,000	Yes
-	Future Needs Assessment	Original District & Expansion Area 1	Throughout	300,000	No
Other Properties					
10	721 N. Main Park and Trail (City Non-Park Property)	Expansion Area 1	721 N. Main Street	17,540,000	Yes
38	State Street/North University Plaza (City ROW)	Original District	State and North University	1,800,000	Yes
46	McDivitt-White Plaza (UM Property)	Original District	South University and East University	2,110,000	Yes

UTILITIES

Description: Projects increase the capacity, condition, and resilience of public water and sanitary mains. May also include stormwater capacity and infiltration elements when paired with public site development and street projects.

Typical Project Elements: Water main replacements, sanitary sewer lining, stormwater capacity and infiltration treatments, and streetscape restoration.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
19	Housing Commission - Utility and Streetscape Support	Original District & Expansion Area 1	Sites: 406 N. Ashley, 353 S. Main, future sites as needed	400,000	Yes
33	Water Main Replacement (Bucket Project)	Expansion Area 1	Throughout	5,630,000	Yes

33	Water Main Replacement (Bucket Project)	Original District	Throughout	16,350,000	Yes
41	County Sites - Utility and Streetscape Support	Original District	Sites: Ann and Main County Lot, Washtenaw County Admin Parking Lot, Washtenaw County Courthouse Parking Lot	4,160,000	Yes
42	Downtown Library - Utility and Streetscape Support	Original District	Site: 343 S. Fifth Avenue and 319 S. Fifth Avenue (AADL downtown branch)	580,000	Yes
43	City Sites (Not Housing Commission) - Utility and Streetscape Support	Original District	Sites: 415 W. Washington, 216 W. William (First and William Lot), 305 S. Ashley	1,940,000	Yes
47	Sanitary Sewer Lining (Bucket Project)	Original District	Throughout	2,200,000	Yes
47	Sanitary Sewer Lining (Bucket Project)	Expansion Area 1	Throughout	1,470,000	Yes

SUSTAINABLE ENERGY

Description: Includes installation of sustainable energy infrastructure (e.g., geothermal, solar, and wind) to support the creation of a Sustainable Energy Utility and meet the communities' carbon neutrality goals.

Typical Project Elements: Geothermal, wind, and solar infrastructure.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
41	Geothermal Installation	Original District	Throughout	105,000,000	-
41	Geothermal Installation	Expansion Area 1	Throughout	140,000.00	-
44	District Solar and Wind Energy Assessment and Implementation	Original District	Throughout	106,000,000	-
44	District Solar and Wind Energy Assessment and Implementation	Expansion Area 1	Throughout	16,810,000	-

CAPITAL MAINTENANCE AND SMALL PROJECTS

Description: Repair and maintain infrastructure that is unique to downtown and installed by the DDA, including elements in the amenity zone such as public seating, pavers, tree grates, pedestrian lighting, bike parking, and pedestrian counters. In addition, take on small capital and quick-build projects that enhance downtown safety, access, and environment, including curb bump-outs and crossing improvements, paint and post pilots, and City Parks repairs.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
44	Annual DDA Repairs - 30-year Total	Original District	Throughout	19,500,000	-
44	Annual DDA Repairs - 30-year Total	Expansion Area 1	Throughout	7,350,800	-
66	Annual Streetlight Maintenance – 30-year Total	Original District	Throughout	4,500,000	-
66	Annual Streetlight Maintenance	Expansion Area 1	Throughout	2,450,267	-
-	Sidewalk Millage Reimbursement*	Original District & Expansion Area 1	Throughout	2,168,600	-

* City ordinance specifies the agreement parameters for sidewalk millage reimbursement (defined in City Ordinance Ch. 49 Section 4:58 (B), (C), (D), (E)).

PUBLIC RESTROOMS

Description: The construction of safe and accessible public restroom facilities.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
31	Public Restroom Construction-x4	Original District	-	3,000,000	-

ADMINISTRATIVE AND ANCILLARY IMPROVEMENTS

Description: Administrative expenses and other work that support the capital improvement function of the DDA, including plans, studies, consultant support, downtown-specific equipment (e.g., bikeway sweepers, solid waste containers and vehicles, portable vehicle barricades), and agreements with the City to maintain and support essential infrastructure.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
-	Plans and Studies	Original District & Expansion Area 1	Throughout	9,000,000	-
-	Equipment for Downtown Services and Events	Original District & Expansion Area 1	Throughout	3,000,000	-
-	Bonded Debt Service	Original District & Expansion Area 1	Throughout	13,000,000	-

GRANTS, PROGRAMS, AND SERVICES

SERVICE AND MAINTENANCE

Description: A Downtown Service Team that addresses complex maintenance and management issues that lack a clear champion or solution today.

Typical Project Elements: In the Public Right of Way and City Parks, includes services such as sidewalk and curbside cleaning, landscape maintenance, annual alley power washing, snow removal, and ice melt application at sidewalk ramps, bus stops, ADA parking spaces, and benches. Completion of small paver, bench, and table repairs. Bikeway delineator maintenance, supplemental pedestrian trash can service when visitor volume is high, event barricade deployment, and a consistent presence and service connection downtown.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
-	Service and Maintenance Team 30-year Total	Original District	Throughout	36,000,000	-
-	Service and Maintenance Team 30-year Total	Expansion Area 1	Throughout	16,335,112	-

PUBLIC RESTROOM SERVICE

Description: Contracting for public restroom service for temporary restrooms.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
-	Throne - Public Restroom Service Support 30-year Total	Original District	-	5,070,000	-

AFFORDABLE HOUSING SUPPORT

Description: Supporting the development or improvement of housing affordable to residents with low to moderate incomes, when it is determined by the Authority that such development or improvement is necessary or appropriate to aid in the economic growth of the downtown district and as defined in City Ordinance (Ch. 7 Section 1:156 (3) (e)).

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
-	DDA Affordable Housing Fund 30-year Total	Original District & Expansion Area 1	Throughout	38,515,585*	-

* City ordinance specifies that the minimum annual Housing Fund contribution shall be based on the rate of growth of the "total TIF capture". For Development Plan purposes, we estimated that contribution as 4.23% of the estimated tax increment revenue (Ch. 7 Section 1:156 (3) (e)).

OTHER GRANTS, PROGRAMS, AND SERVICES

Description: Proposed small-scale and Brownfield grants disbursement, services, and other possible support provided. Includes future small-scale grant programs and Brownfield agreements in addition to those shown here.

CIP Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
-	Art Fair Grant	Original District & Expansion Area 1	Throughout	600,000	-
-	Customer and Visitor Data Support	Original District & Expansion Area 1	Throughout	600,000	-
-	Retail Business Incubator*	Original District & Expansion Area 1	Throughout	2,000,000	-
-	Sidewalk Vault Fill Grant Program	Original District & Expansion Area 1	Throughout	1,500,000	-
-	SPARK Grant	Original District & Expansion Area 1	Throughout	300,000	-

* Michigan Public Act 57 of 2018 focuses DDAs on goods or services that are not available or that are underserved in the downtown area.

E. TIME OF COMPLETION

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

To ensure consistency with all other City capital projects, the DDA will utilize the City CIP process to finalize the stages of planned construction and the estimated time of completion of each stage. The anticipated Phase 1 (2026-2035) implementation of the Proposed Improvements is shown in **Appendix A**. The project rank shown in **Table A**, along with the timing of partnership initiatives and estimated TIF revenues, shaped Phase 1 projects. The DDA intends to apply this same process to identify and implement future phases from the remaining projects in **Table A**. The DDA will continue to use the CIP process, coordination with other projects, available funding, and staff capacity, to revise stages of construction and estimated time of completion.

F. OPEN SPACE

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

Future land uses for the DDA District are shown on **Map #3**. **Map #5** shows the current City Parks Open Space. The Plan maintains the existing City Parks Open Space depicted on **Map #5**.

G. PROPERTY DISPOSITION

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

At present, the DDA has no plans to lease, own, or otherwise control property in its own name. Should the acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

H. ZONING OR STREET CHANGES

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

The City’s adopted 2026 Comprehensive Plan will require zoning updates and may positively impact properties in the DDA boundary area. Future land uses identified in the City of Ann Arbor’s adopted Comprehensive Plan, as amended, are illustrated in **Map #3**.

An overview of planned street projects is shown in **Section D**. Specific changes to infrastructure, such as streets, sidewalks, utilities, etc., will be determined and scoped through the City’s CIP process.

I. COST ESTIMATE

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.

A description, including cost estimate, for each improvement project that will be completed within the district is contained in the “Total Estimated Cost” columns in **Table A** under “Proposed Improvements” in **Section D**. Project activities, including the ongoing activities and commitments listed in this Plan, have a total estimated cost of approximately \$986 million. The method of financing will include one or more of the following:

- Bond proceeds
- Tax increment revenues received pursuant to the Tax Increment Financing Plan
- Donations and sponsorships received by the DDA
- Parking revenue
- Investment income
- Grant proceeds
- Proceeds from any property, building, or facility owned, leased, or sold by the DDA
- Monies obtained through development agreements with property owners benefiting from adjacent open space improvements
- Monies provided by the State to indemnify DDAs against losses resulting from possible tax restructuring

- Miscellaneous Incomes

The proceeds to be received from tax increment revenues, plus funds from other sources, is anticipated to be sufficient to finance all activities and improvements to be carried out under this Plan. The DDA is authorized through the adoption of the TIF Plan to accept and expend tax increment revenues for the purposes stated herein. It is also authorized by the adoption of the TIF Plan to issue debt to fund projects of the DDA. The Parking Agreement between the City of Ann Arbor and the Ann Arbor Downtown Development Authority authorizes the DDA to collect and expend parking revenues of the municipal parking system. Federal and State law provide a legal framework for the DDA's acceptance of grant funding upon the approval of the DDA Board and/or City Council, as appropriate.

J. BENEFICIARIES OF PROPERTY CONVEYANCE

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

All property conveyed as part of a development is for the benefit of the DDA. If property conveyance is undertaken as part of a project, such recipients will be designated at the time of project planning.

K. CONVEYANCE PROCEDURES

The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

All such procedures will follow both [City Bidding Policies](#) and state law, and there are no commitments made at present.

L. POPULATION

Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

As of the most recent estimates, approximately 11,517 people live within the Original District boundaries of the Ann Arbor Downtown Development Authority, and approximately 4,043 residents live in Expansion Area 1 (Placer.ai, 2025. *Resident Population [Census 2023]*. <https://www.placer.ai/>). This population includes a mix of permanent residents and part-time student residents.

The Plan does not contemplate the acquisition of any parcels that would cause the displacement and relocation of residents.

M. RELOCATION PLAN

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

No displacement and relocation of families or individuals will take place within the scope of the Development Plan or Tax Increment Financing Plan.

N. COSTS OF RELOCATION

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, Public Law 91-646, 42 USC 4601.

No displacement and relocation of families or individuals will take place within the scope of this Development Plan or Tax Increment Financing Plan.

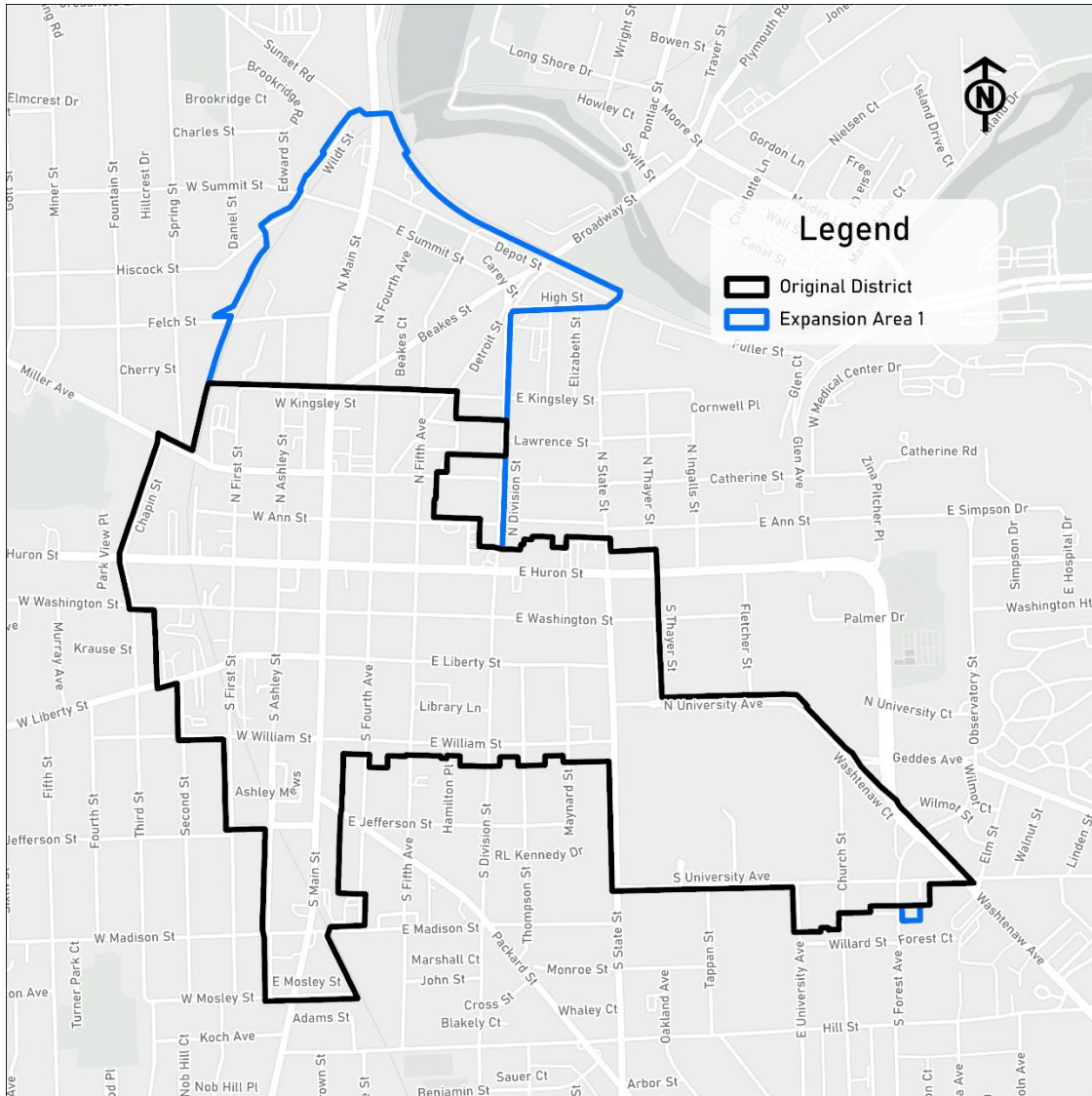
O. COMPLIANCE

A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

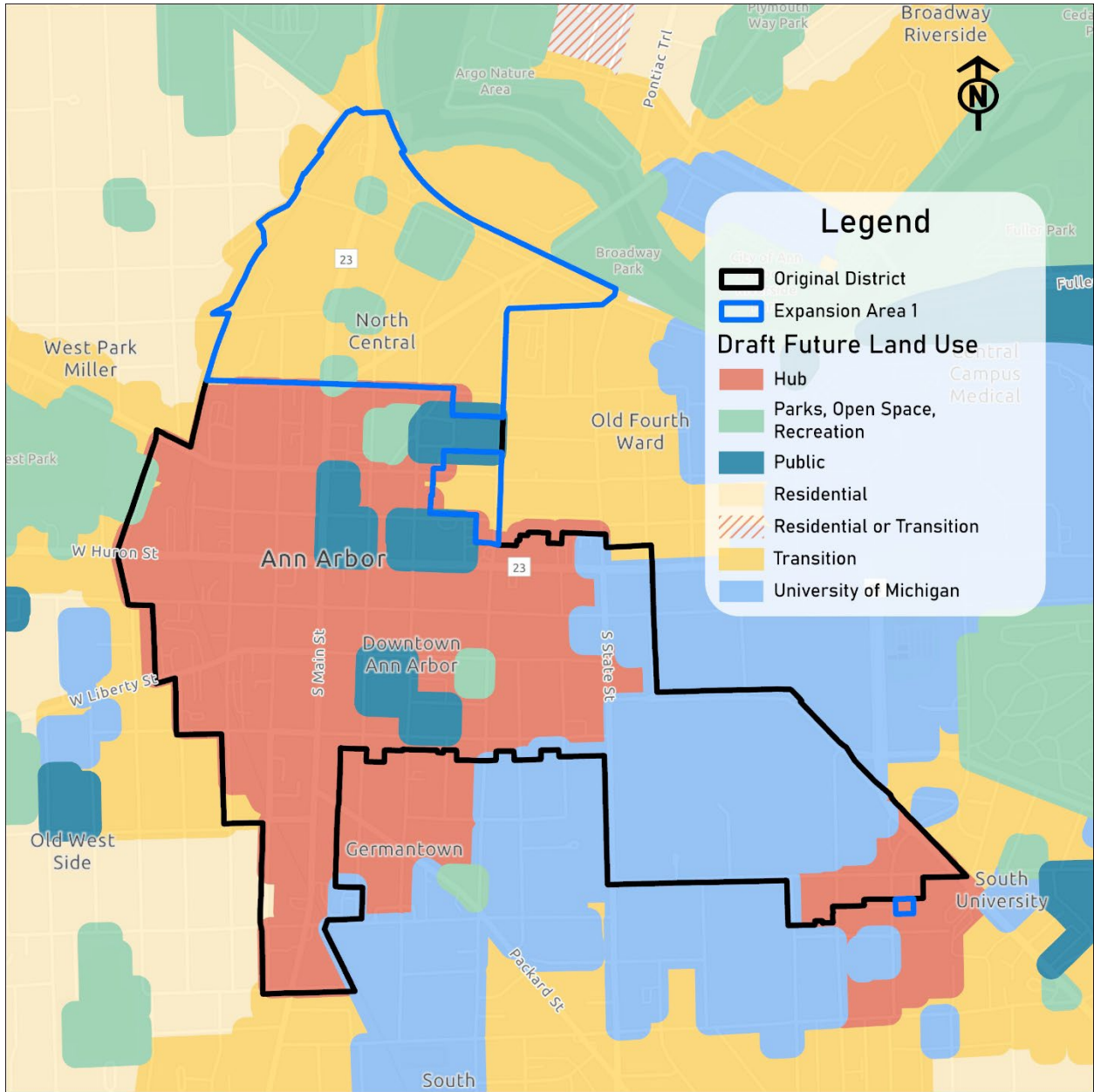
No displacement and relocation of families or individuals will take place within the scope of this Development Plan or Tax Increment Financing Plan. If any relocation occurs in the future, an amendment to the Plan will be completed and compliant with 1972 PA 227.

DRAFT

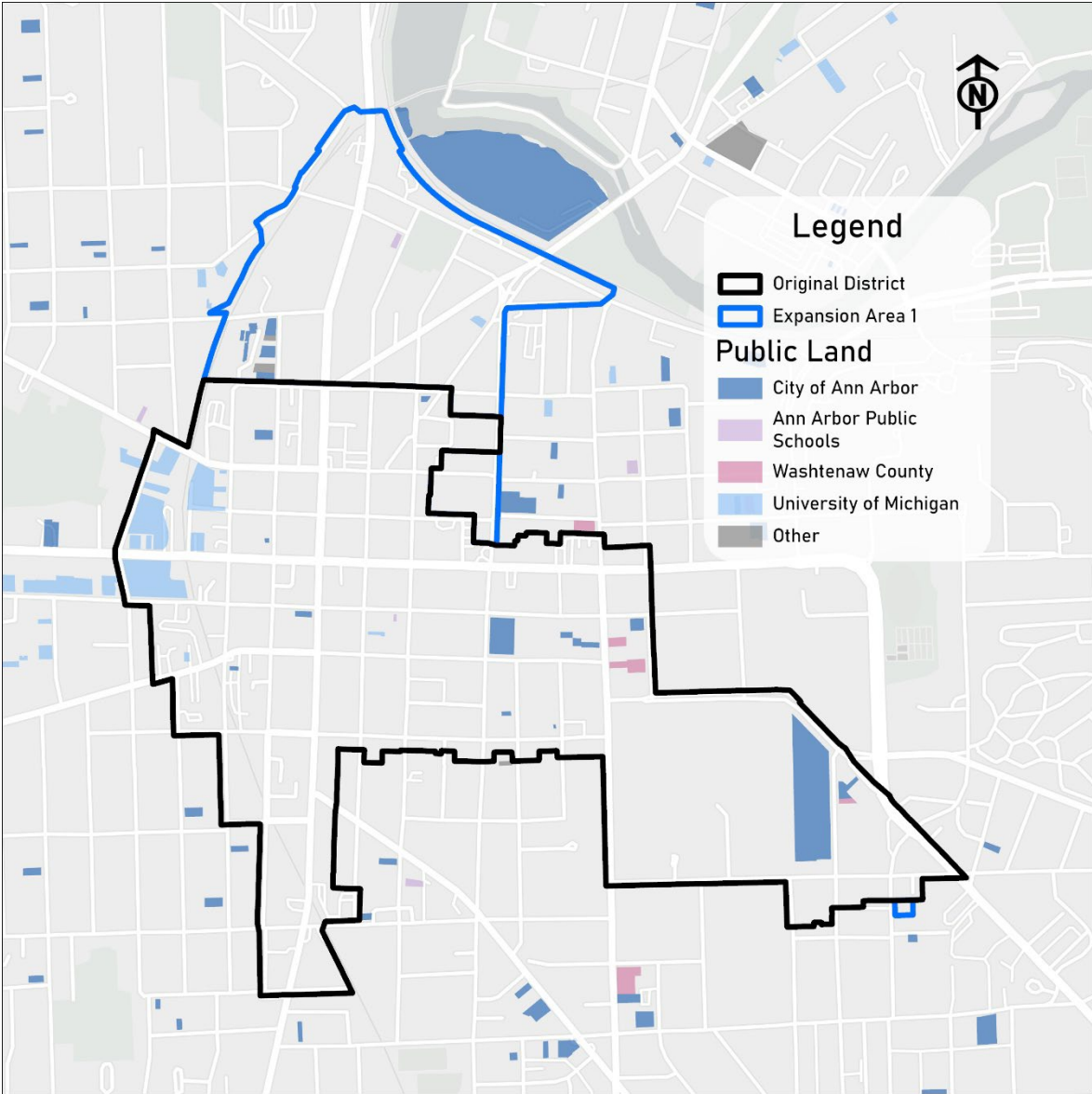
MAP #1: ANN ARBOR DDA BOUNDARIES



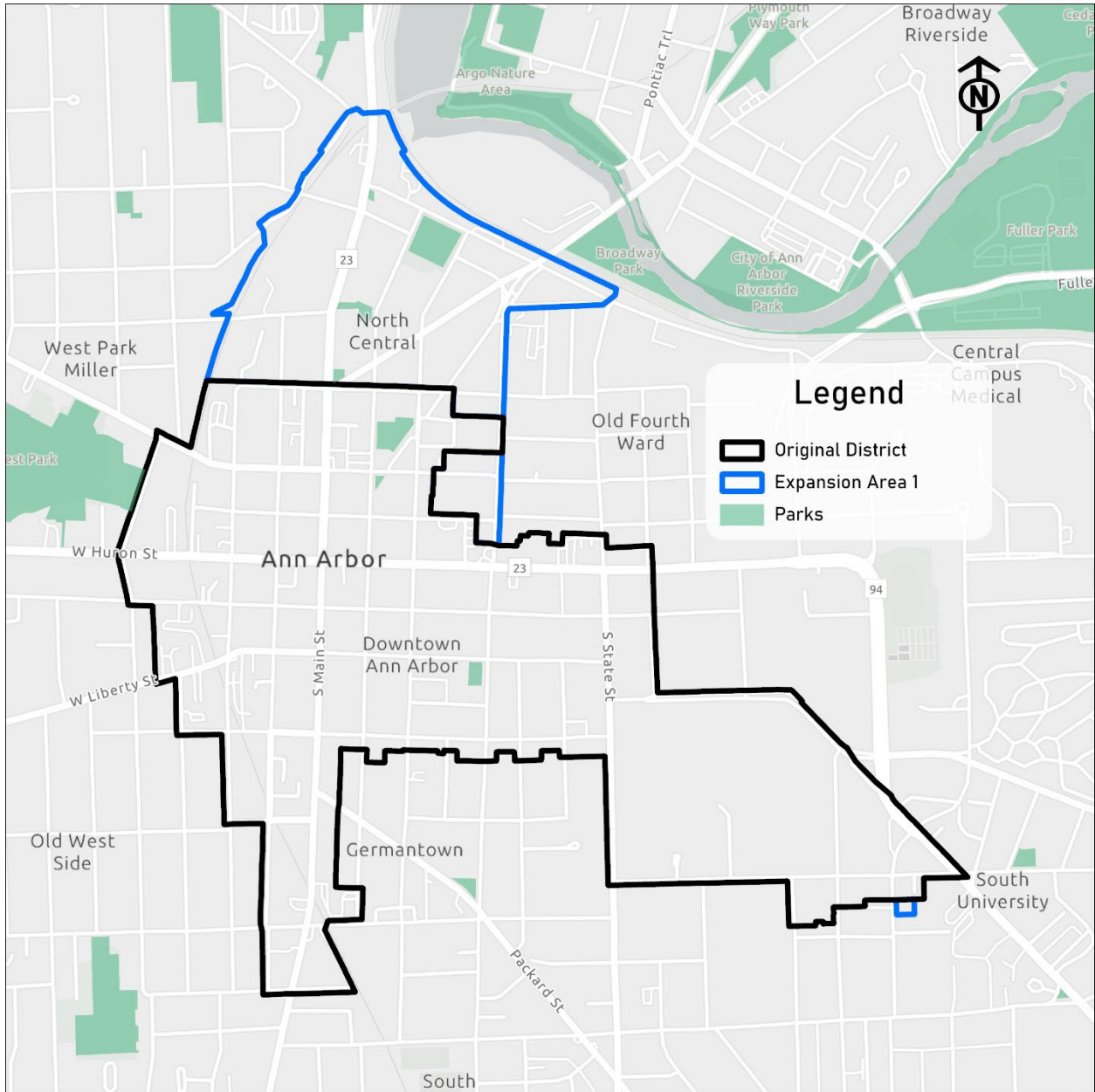
MAP #3: FUTURE LAND USE (10/02/2025 DRAFT COMPREHENSIVE PLAN VERSION)



MAP #4: PUBLIC LAND



MAP #5: EXISTING CITY PARKS OPEN SPACE



SECTION 3

ANN ARBOR DDA AMENDED TAX INCREMENT FINANCING PLAN

2026 - 2055



Section 3: TAX INCREMENT FINANCING PLAN

This amendment extends the 1982 Plan, which was amended in 2003, to allow the continued use of tax increment financing (TIF) for the costs associated with carrying out and completing those activities and improvements contained in the associated Development Plan. This amendment extends the duration of TIF capture through 2055 and expands capture into the expanded boundaries of the DDA set forth in the Development Plan. The Original District and Expansion Area 1 boundaries are outlined in **Exhibit G**.

Tax increment financing is a governmental financing program that contributes to economic growth by dedicating a portion of tax revenues to public improvements and other eligible efforts that promote economic growth. The DDA's capture of tax increment revenues is permitted and limited by the State of Michigan Recodified Tax Increment Financing Act, PA 57 of 2018 (PA 57). Tax increment capture by the Ann Arbor DDA is limited in two ways: City-imposed limitations on what can be captured and the sharing of tax increment revenues that are captured. These limitations and sharing arrangements allow local taxing entities, including the City of Ann Arbor, Washtenaw County, Washtenaw Community College, the Ann Arbor District Library, and the Ann Arbor Area Transportation Authority, to share in the revenue growth resulting from the DDA's efforts.

The DDA submits audited financial statements to the City of Ann Arbor that include tax capture information. The DDA also participates in the City's Capital Improvement Plan (CIP) and submits its annual budget to City Council for their approval before it is adopted by the DDA Board. Additionally, the DDA adheres to the reporting requirements contained in Part 9 of PA 57.

A. EXPLANATION OF THE TAX INCREMENT PROCEDURE

PA 57 of 2018, Section 214(1) requires Tax Increment Financing Plans to include a "detailed explanation of the tax increment procedure." As stated in the introduction to this section, TIF is a governmental financing tool that contributes to economic growth by dedicating a portion of property taxes from private investment to public improvements and other eligible efforts.

Key Definitions (PA 57):

(r) "**Initial assessed value**" means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted.

(b) (i) "**Assessed value**" means... For valuations made after December 31, 1994, the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(f) "**Captured assessed value**" means the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in subdivision (a), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.

(c) "**Tax increment revenues**" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area.

Key Definitions (specific to Ann Arbor DDA):

“Adjusted Initial Assessed Value” means the 1983 initial assessed value as established, and as adjusted annually to remove increases in value from inflation and uncapping.

“Maximum Captured Taxable Value” as defined by City of Ann Arbor Ordinance Chapter 7, 1:156 *Beginning with the 2016 tax year, the maximum captured taxable value shall be \$224,000,000.00. Each tax year thereafter, the maximum captured taxable value shall be increased by 3.5% per annum.*

Tax Increment Procedures, generally:

Municipalities, by ordinance, create DDAs by establishing downtown development district boundaries and approving the DDA’s Development and TIF Plans, which set the initial assessed value for the district. Taxing agencies continue to receive revenues calculated on the initial assessed value over the life of the Plan.

Each year thereafter, the municipal assessor calculates the captured assessed value in the district according to the tax increment procedure defined by the TIF Plan. The municipal treasurer distributes the tax increment revenues calculated on that value to the DDA.

Ann Arbor DDA Tax Increment Procedures, historically:

The Ann Arbor DDA was established by City of Ann Arbor Ordinance, effective as of the 1983 tax year. The TIF model crafted by the City for its DDA is unique among Michigan DDAs, as it limits the DDA's capture to that which is attributable to net new improvement. Increases in assessed value from inflation and uncapping are distributed to the taxing agencies, resulting in what is an adjusted initial assessed value for each subsequent tax year. The impact of this structural limitation on the DDA's growth is illustrated in **Figure 1**, where the blue bottom band illustrates inflationary and uncapping increases to the base over the life of the Plan.

In addition to the limit on the type of growth attributed to the captured assessed value, the City of Ann Arbor imposed, by ordinance, a maximum captured taxable value of \$224,000,000 for tax year 2016. The ordinance also required an increase of 3.5% to the maximum captured value each subsequent tax year. Increases in assessed value attributable to net new improvement above this 3.5% cap was distributed to the taxing jurisdictions rather than to the DDA. This was the TIF model the City implemented for its DDA from 2016 to 2025.

PROCEDURE

The tax increment procedures for this amended Plan are detailed herein.

Personal Property Exemption:

Beginning with tax year 2026, personal property will be excluded from the tax increment calculation.

Initial Assessed Value:

Beginning with tax year 2026, the DDA shall operate within an expanded footprint, which includes all property within the Original District as well as the property within the expanded boundaries (shown on **Exhibit G**, "Expansion Area 1") established by this Amended Development and TIF Plan. "Expanded District" includes all property within the Original District and Expansion Area 1. The initial assessed value of that Expanded District shall be

established as May 01, 2025, State equalized assessed values and shall be calculated as follows:

Original District – The adjusted initial assessed value of the Original District shall be the adjusted initial assessed value for tax year 2025, as equalized by the State Tax Commission, for real property only. The adjusted initial assessed value for the Original District for tax year 2025 shall be \$585,182,647.

Expansion Area 1 – The initial assessed value of Expansion Area 1 shall be the initial assessed value for tax year 2025, as equalized by the State Tax Commission, for real property only. The initial assessed value for Expansion Area 1 shall be \$127,212,517.

Expanded District – The sum of the Original District adjusted initial assessed value and Expansion Area 1 initial assessed value is established as the initial assessed value for the Expanded District. The initial assessed value for tax year 2025 for the Expanded District shall be \$712,395,164. **Exhibit A** provides a detailed look at the initial assessed value for the Plan by property class and district.

Adjusted Initial Assessed Value:

Beginning with the tax year 2026, the initial assessed value in the Expanded District will be adjusted each year for growth attributed to inflation and uncapping. The adjusted initial assessed value will be used to calculate the captured assessed value for each year of the Plan.

Current Assessed Value:

Beginning with the tax year 2026, the current assessed value shall be the assessed value of properties within the Expanded District for each year of the Plan. The assessed value on May 01, 2025, is established as \$1,143,318,781.

Captured Assessed Value:

Beginning with the tax year 2026, the captured assessed value for each year of the Plan shall be the difference between the current assessed value and the adjusted initial assessed value in the Expanded District. This difference represents the growth attributed to net new improvements, and excludes growth attributed to inflation and uncapping, as those values are included in the adjusted initial assessed value, which is retained for the calculation of taxes distributed to the taxing authorities. The amount available for capture pursuant to the 2016 cap model on May 01, 2025, is established as \$430,923,617.

TIF distributions made by the City Treasurer will be based on the captured assessed value at the time of each distribution, as adjusted. The Assessing Department will recalculate this value based on changes authorized under the General Property Tax Act (MCL 211.1 et seq., as amended) and the General Tax Law (MCL 205.1 et seq., as amended).

Tax Increment Revenue Allocation Model:

Beginning with tax year 2026, the 2016 cap is released, the Cap Model is disbanded, and the DDA shall operate under a 70%/30% Revenue Sharing Model, subject to the provisions below.

The DDA shall retain 70% of all tax increment revenues it captures as calculated on the captured assessed value as described herein. It shall return 30% of the local tax increment revenues (“Pass Through Amount”) to the local tax levying entities, as shown in **Table 1**. This revenue sharing allocation shall be calculated and applied by the City Treasurer before the distribution of tax increment revenues is made. Provided, however (a) the City shall not return any portion of the Pass Through Amount to a local tax levying entity who elects after the effective date of the Plan Amendment to exempt its taxes from capture as tax increment revenues pursuant to Section 203(3) of PA 57 of 2018 in connection with any expansion of the DDA District, because of the exemption from capture; (b) If in any fiscal year of the DDA, annual DDA tax increment revenues are not sufficient to pay the annual debt service on DDA obligations, then the portion of the Pass Through Amount required to make up such a difference, in the City’s sole discretion, may be distributed to the DDA, if the City determines by resolution that its general fund, or other available resources are sufficient to pay the debt service. If a portion of the Pass Through is distributed to the DDA pursuant to (b) above, then any remaining portion of the Pass-Through Amount after debt service is satisfied shall be distributed to the local taxing entities in proportion to each entity’s share of the total tax levy subject to capture by the DDA; and (c) the obligation to return the Pass Through Amount to the local tax levying entities shall be subordinate to (1) the pledge of DDA tax increment revenues as security for the payment of existing and future debt obligations of the DDA including, but not limited to, (i) the obligations of the DDA pursuant to a Reimbursement Agreement dated as of 2018, between the Authority and City of Ann Arbor, as may be amended, related to the payment of debt service on the LTGO Capital Improvement Bonds, Series 2018 (the Huron, First, Ashley, and William Street Projects) and (ii) the obligations of the DDA pursuant to payment of debt service on the Library Lane and Fifth Ave/Division Street Bond and (iii) the obligations of the DDA pursuant to payment of debt service on the 2016 Parking Facility Refunding Bonds (LTGO) and (iv) the obligations of the DDA pursuant to payment of debt service on the Parking Facility Capital Improvement Bonds 2013, Series A and (v) the obligations of the DDA pursuant to payment of debt service on the Parking Facility Capital Improvement Bonds,

Series 2013-B and (vi) any other bonds which the DDA may enter into over the course of this Plan; and (2) any agreements, including agreements pursuant to Act 381 of 1996, MCL 125.2652 et seq. that the DDA may enter into over the course of this plan to otherwise limit or pass through capture related to a specific property. **Exhibit B** provides a list of the DDA’s bonded debt as of the adoption of the Plan. Pursuant to the provisions of Section 203(6) of PA 57 of 2018, the DDA may enter into agreements with local tax levying entities to implement the provisions of revenue sharing.

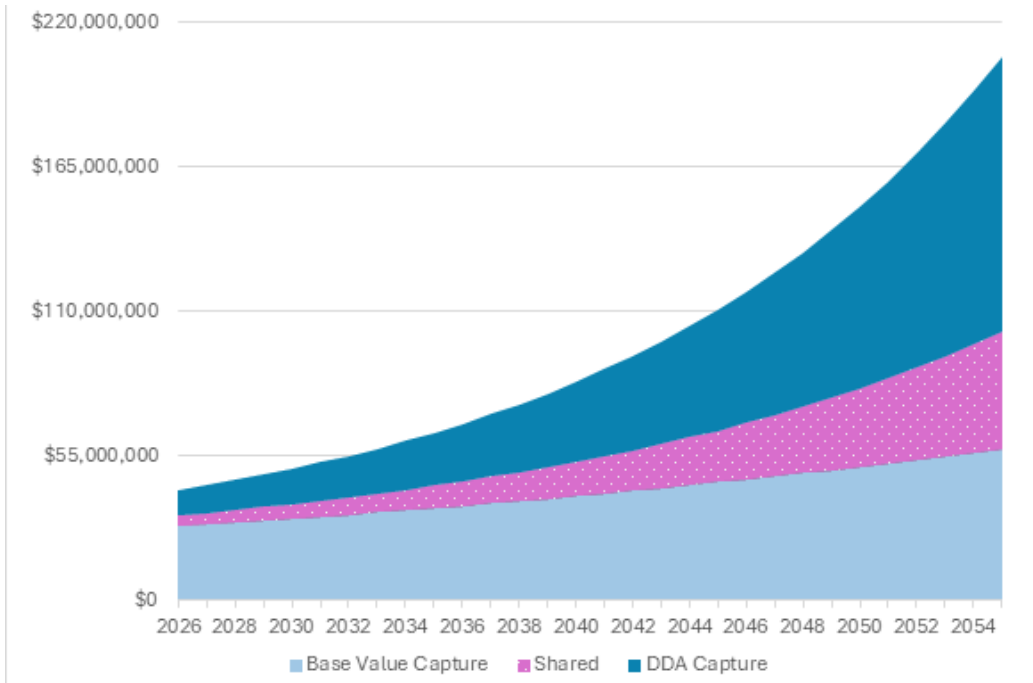
The DDA will be responsible for reporting any insufficiency to meet debt obligations to the City Treasurer, along with any brownfield agreements or other such information as will inform the treasurer’s calculation of TIF allocation and distribution.

Distributions of tax increment revenues shall be made on the same schedule as required for other property tax distributions and shall include all adjustments made to the tax roll through the course of the tax year as required by Michigan Public Act 206 of 1893.

Table 1 – Tax Increment Revenue Sharing		
Tax Years	Share	DDA Retains
2026-2055	30%	70%

The impact of this revenue sharing is shown in **Figure 1**, where the dotted pink middle band illustrates the DDA’s revenue share with taxing jurisdictions.

Figure 1 – Breakdown of Tax Allocation



The district from which the tax increment is captured is described in **Exhibit G**.

B. ESTIMATE OF CAPTURED ASSESSED VALUE AND TIF REVENUES

Reference to P.A. 57 of 2018, Section 214(1)

DDAs are required to estimate tax increment revenues for the duration of their Development and TIF Plans. Typically, this involves estimating future and dynamic development activity as a linear average. To estimate future revenues and inform long-range planning, the DDA used a 10-year historical average (2015-2024) to estimate the first ten years of the Plan's revenue. Subsequent plan years reflect the anticipation of growth rates slowing and stabilizing as downtown approaches build-out. This is represented in **Table 2**.

Exhibit C shows the projected captured assessed values in the Original District and Expansion Area 1. It estimates changes in assessed values in the districts over the life of the Plan. Growth attributed to inflation and uncapping is shown as an adjustment to the adjusted initial assessed value. Growth attributed to net improvements in the districts is shown as an increase in captured assessed value. The estimated growth rate for net improvements is shown in **Table 2**.

In estimating tax increment revenues, the tax levy for the 2025 tax year - 31.4617 non-school mills - was applied to the captured assessed value for real property. Under this tax

Increment Financing (TIF) Plan, schedules reflect estimates only. A portion of the tax increment revenues will be shared with the tax levying entities pursuant to the revenue sharing provisions in **Section A** of this Plan. **Exhibit D** shows the projected tax increment revenues over the life of the Plan.

Table 2 – Estimated Tax Increment Revenue Growth Rate		
Tax Years	Original District Estimated Growth Rate	Expansion Area 1 Estimated Growth Rate
2026-2035	9%	2%
2036-2045	6%	2%
2046-2055	3%	2%

C. USE OF TIF REVENUE

Reference to P.A. 57 of 2018, Section 214(1)

The tax increment revenues captured by the DDA shall be used by the DDA in such manner as the DDA may deem necessary and appropriate to implement the Development Plan and updated through the annual Capital Improvement Plan and budget process, including, but not limited to, the following:

- The principal, interest, and reserve payments required for any bonded indebtedness to be incurred on its behalf for purposes provided in the Development Plan.
- Cash payments for initiating and completing any improvement or activity called for in the Development Plan.
- Any annual operating deficits that the Authority may incur from acquired and/or leased property in the Development District.
- Interest payments on any sums that the Authority should borrow before or during the construction of any improvement or activity to be accomplished by the Development Plan.
- Establish and maintain separate funds to complete any improvement or activity called for in the Development Plan and to establish reserves.
- Administrative costs for the DDA and its projects, including but not limited to, payments for management and administration; survey and planning services; consultant fees for authorized studies and investigations; and fees for legal counsel and advice; and staff services.
- Payments to reimburse private parties for eligible expenses incurred to install public facilities identified in the Development Plan.

- Grants for completing any improvement or activity called for in the Development Plan.

The Downtown Development Authority may modify its priority of payments at any time if, within its discretion, such modification is necessary to facilitate the Development Plan.

D. BONDED INDEBTEDNESS TO BE INCURRED

Reference to P.A. 57 of 2018, Section 214(1)

It is anticipated that bonding will be used to finance some of the improvements identified in this Plan. This indebtedness will be in addition to that which was outstanding at the time of approval of this Plan, which is shown in **Exhibit B**. The extent of future bonded indebtedness will be determined as projects are pursued, costs are refined, and other sources of funding are secured. The maximum amount of bonded indebtedness to be incurred under this TIF Plan will be limited to only those projects identified in the Development Plan and will be limited by only the annual revenues available to the DDA for bond interests and principal payments. Bonds issued under this TIF Plan may be issued in any form authorized under PA 57 of 2018.

E. ANNUAL SURPLUS

Any additional tax increment revenues beyond those projected in this Plan will:

1. Be used to expedite the Development Plan implementation and expand project scopes;
2. Be used to expedite any debt service to the extent possible; then
3. Be returned, pro-rata, to the taxing units as provided by law.

If the tax increment revenues are less than projected, the DDA may choose to:

1. Collect and hold the captured revenues until a sufficient amount is available to implement the Development Plan public improvements and programs; or
2. Implement the Development Plan public improvement projects with a reduced scope or based upon the ability to match existing funds with expenditures, while seeking out additional funding sources; or
3. Either or both of the above.

As part of the Capital Improvement Plan and budget processes, the DDA shall annually review its proposed increment expenditures and revenues to prioritize the use of any additional funds, or to reduce expenditures if necessary.

F. IMPACT ON ASSESSED VALUES AND TAX REVENUES

Reference to P.A. 57 of 2018, Section 214(1)

The Development Plan is expected to generate increased economic activity in the Development District, the City of Ann Arbor, and Washtenaw County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income of new employment within the Development District, the City of Ann Arbor, and Washtenaw County. All taxing jurisdictions benefit from this growth and from a stable and enhanced tax base resulting from public investment. The taxing units continue to receive their full tax levy on the district tax base, any increased value due to inflation and uncapping, and 30% of the increase due to new development.

For the purpose of estimating impact of this TIF Plan upon those taxing jurisdictions within the Development District, estimates of captured assessed values (see **Exhibit C**) were used along with the tax year 2025 non-school local millage rates and the 70% portion of Captured Increment Revenues that the DDA will retain under the revenue share model to project tax increment revenue amounts that would be shifted from these jurisdictions to the DDA to finance the projects and activities called for in the Development Plan. **Exhibit E** provides a snapshot of estimated tax increment revenue for year one of the Plan. **Exhibit F** projects revenue impacts on taxing authorities over the life of the Plan.

G. DURATION OF THE PLAN

Reference to P.A. 57 of 2018, Section 214(1)

The Tax Increment Financing Plan (TIF) shall be for a term ending December 31, 2055. Eligible taxes billed up to this date are collectible by the DDA under this Plan.

EXHIBITS

- Exhibit A** – Initial Assessed Value **44**
- Exhibit B** - Existing Bonded Indebtedness **45**
- Exhibit C** - Captured Assessed Value in Original District and Expansion Area 1 **46**
- Exhibit D** – Projected Tax Increment Revenue **48**
- Exhibit E** – Estimated Year 1 Tax Increment Revenue **49**
- Exhibit F** – Projected Revenue Impacts on Taxing Authorities **50**
- Exhibit G** – Legal Description of the Development Area **51**

EXHIBIT A - INITIAL ASSESSED VALUE

Ann Arbor DDA						
Initial Assessed Values for Tax Year 2025 by Classification						
District	Residential	Commercial	Industrial	Subtotal Real	Personal	All Classes
Original District	118,449,851	466,718,686	14,110	585,182,647	16,805,500	601,988,147
Expansion Area 1	80,829,807	46,126,110	256,600	127,212,517		127,212,517
Total	199,279,658	512,844,796	270,710	712,395,164	16,805,500	729,200,664

This table details the initial assessed value for the Amended Plan by property class and by district. The Values represent the May 01, 2025, adjusted initial assessed value in the Original District (adjusted yearly to include inflation and uncapping since the inception of the original plan establishing the Authority) and the initial assessed value in Expansion Area 1. Together, these make up the initial assessed value of the Expanded District. May 01, 2025, is the date of the most recent State Tax Commission equalization process as of the date the Plan is approved by City Council. The Plan shall include real property only. The property class subtotals for the Original District are estimated based on class totals in the district.

EXHIBIT B - EXISTING BONDED INDEBTEDNESS

Existing Bonded Debt Funded - April 30 th , 2025					
Issuance Details				Principal Balance Allocation	
Issue Date	Project/Issue	Issue Amount	Principal Balance at 6/30/26	Parking	TIF
01/16/2019	Streetscape Improvements Huron/1st & Ashley/William 2019 Capital Imp Bonds (LTGO), Series A	14,780,000	8,205,000	0	8,205,000
02/6/2019	Library Lane/5th & Division 2019 Capital Imp Refunding Bonds (LTGO)	37,175,000	23,680,000	21,141,504	2,538,496
06/22/2016	4 th & William 2016 Parking Facility Refunding Bonds (LTGO)	2,790,000	305,000	305,000	-
02/6/2013	1 st & Washington Parking Facility Capital Imp Bonds, Series 2013-B	4,045,000	1,520,000	1,520,000	-
02/6/2013	1 st & Washington Parking Facility Capital Imp Bonds (LTGO), Series 2013-A	4,480,000	1,695,000	1,695,000	-
Total		63,270,000	35,405,000	24,661,504	10,743,496

This table details the bonded debt issued by the City of Ann Arbor on the DDA's behalf, and which the DDA is responsible to pay. The funding sources for these payments are Tax Increment and Parking Revenue. The values represent principal balances as of April 30, 2025.

EXHIBIT C - CAPTURED ASSESSED VALUE IN ORIGINAL DISTRICT AND EXPANSION AREA 1

Ann Arbor DDA Captured Value Projections - Original District						
Initial Value	Tax Year		Current Assessed Value	Initial Assessed Value		Captured Assessed Value
	2025		1,016,106,264	585,182,647		430,923,617
Plan Years	Tax Year	Fiscal Year	Current Assessed Value	Adjusted Initial Assessed Value	Net Development Growth	Captured Assessed Value
1	2026	2027	1,066,593,042	596,886,300	9%	469,706,743
2	2027	2028	1,120,804,375	608,824,026	9%	511,980,349
3	2028	2029	1,179,059,087	621,000,506	9%	558,058,581
4	2029	2030	1,241,704,370	633,420,517	9%	608,283,853
5	2030	2031	1,309,118,327	646,088,927	9%	663,029,400
6	2031	2032	1,381,712,751	659,010,705	9%	722,702,046
7	2032	2033	1,459,936,150	672,190,920	9%	787,745,230
8	2033	2034	1,544,277,039	685,634,738	9%	858,642,301
9	2034	2035	1,635,267,540	699,347,433	9%	935,920,108
10	2035	2036	1,733,487,299	713,334,381	9%	1,020,152,917
11	2036	2037	1,808,963,161	727,601,069	6%	1,081,362,092
12	2037	2038	1,888,396,908	742,153,090	6%	1,146,243,818
13	2038	2039	1,972,014,599	756,996,152	6%	1,215,018,447
14	2039	2040	2,060,055,629	772,136,075	6%	1,287,919,554
15	2040	2041	2,152,773,524	787,578,797	6%	1,365,194,727
16	2041	2042	2,250,436,783	803,330,373	6%	1,447,106,411
17	2042	2043	2,353,329,776	819,396,980	6%	1,533,932,795
18	2043	2044	2,461,753,683	835,784,920	6%	1,625,968,763
19	2044	2045	2,576,027,507	852,500,618	6%	1,723,526,889
20	2045	2046	2,696,489,133	869,550,630	6%	1,826,938,502
21	2046	2047	2,768,688,300	886,941,643	3%	1,881,746,657
22	2047	2048	2,842,879,533	904,680,476	3%	1,938,199,057
23	2048	2049	2,919,119,114	922,774,085	3%	1,996,345,029
24	2049	2050	2,997,464,947	941,229,567	3%	2,056,235,380
25	2050	2051	3,077,976,600	960,054,159	3%	2,117,922,441
26	2051	2052	3,160,715,356	979,255,242	3%	2,181,460,114
27	2052	2053	3,245,744,264	998,840,347	3%	2,246,903,918
28	2053	2054	3,333,128,189	1,018,817,153	3%	2,314,311,035
29	2054	2055	3,422,933,863	1,039,193,497	3%	2,383,740,366
30	2055	2056	3,515,229,944	1,059,977,366	3%	2,455,252,577

This table details the projected captured assessed value in the Original District over the course of the Plan. Captured assessed value is the amount in any one year in which the current assessed value exceeds the adjusted initial assessed value. The growth rate used to calculate these estimates is based on historical growth in the district, and the assumption that the growth rate will decline over time as the district reaches full build-out.

"Net Development Growth" is the estimated annual growth created by new net development in the district.

Because the Original District is a mature TIF district, these projections are produced by inflating the captured assessed value.

**Ann Arbor DDA
Captured Value Projections - Expansion Area 1**

Initial Value	Tax Year		Current Assessed Value	Initial Assessed Value		Captured Assessed Value
	2025		127,212,517	127,212,517		-
Plan Years	Tax Year	Fiscal Year	Current Assessed Value	Adjusted Initial Assessed Value	Net Development Growth	Captured Assessed Value
1	2026	2027	132,301,018	129,756,767	2%	2,544,250
2	2027	2028	137,491,288	132,351,903	2%	5,139,386
3	2028	2029	142,785,364	134,998,941	2%	7,786,424
4	2029	2030	148,185,322	137,698,920	2%	10,486,403
5	2030	2031	153,693,279	140,452,898	2%	13,240,381
6	2031	2032	159,311,395	143,261,956	2%	16,049,439
7	2032	2033	165,041,873	146,127,195	2%	18,914,678
8	2033	2034	170,886,961	149,049,739	2%	21,837,222
9	2034	2035	176,848,950	152,030,734	2%	24,818,217
10	2035	2036	182,930,180	155,071,348	2%	27,858,831
11	2036	2037	189,133,034	158,172,775	2%	30,960,258
12	2037	2038	195,459,945	161,336,231	2%	34,123,714
13	2038	2039	201,913,394	164,562,955	2%	37,350,438
14	2039	2040	208,495,912	167,854,215	2%	40,641,698
15	2040	2041	215,210,081	171,211,299	2%	43,998,782
16	2041	2042	222,058,533	174,635,525	2%	47,423,008
17	2042	2043	229,043,954	178,128,235	2%	50,915,718
18	2043	2044	236,169,083	181,690,800	2%	54,478,283
19	2044	2045	243,436,715	185,324,616	2%	58,112,099
20	2045	2046	250,849,700	189,031,108	2%	61,818,591
21	2046	2047	258,410,944	192,811,731	2%	65,599,214
22	2047	2048	266,123,413	196,667,965	2%	69,455,448
23	2048	2049	273,990,132	200,601,324	2%	73,388,807
24	2049	2050	282,014,185	204,613,351	2%	77,400,834
25	2050	2051	290,198,719	208,705,618	2%	81,493,101
26	2051	2052	298,546,944	212,879,730	2%	85,667,213
27	2052	2053	307,062,133	217,137,325	2%	89,924,808
28	2053	2054	315,747,626	221,480,071	2%	94,267,554
29	2054	2055	324,606,829	225,909,673	2%	98,697,156
30	2055	2056	333,643,216	230,427,866	2%	103,215,349

This table details the projected captured assessed value in Expansion Area 1 over the course of the Plan. Captured assessed value is the amount in any one year in which the current assessed value exceeds the adjusted initial assessed value.

"Net Development Growth" is the estimated annual growth created by new construction and renovations.

Because Expansion Area 1 is a new TIF district, these projections are produced using the standard approach to inflating captured assessed value. The growth rate is based on historic net new development in the district.

EXHIBIT D – PROJECTED TAX INCREMENT REVENUE

Ann Arbor DDA					
Tax Increment Revenue (TIR) Projections					
Tax Year	Fiscal Year	Captured Assessed Value	Estimated TIR	TIR Share	
				30%	70%
2026	2027	472,250,993	14,534,078	4,360,223	10,173,855
2027	2028	517,119,735	15,889,400	4,766,820	11,122,580
2028	2029	565,845,005	17,363,072	5,208,922	12,154,151
2029	2030	618,770,256	18,965,675	5,689,703	13,275,973
2030	2031	676,269,781	20,708,738	6,212,621	14,496,116
2031	2032	738,751,485	22,604,826	6,781,448	15,823,378
2032	2033	806,659,908	24,667,635	7,400,290	17,267,344
2033	2034	880,479,523	26,912,091	8,073,627	18,838,464
2034	2035	960,738,324	29,354,463	8,806,339	20,548,124
2035	2036	1,048,011,749	32,012,481	9,603,744	22,408,736
2036	2037	1,112,322,351	33,961,786	10,188,536	23,773,250
2037	2038	1,180,367,532	36,025,572	10,807,672	25,217,901
2038	2039	1,252,368,886	38,210,659	11,463,198	26,747,461
2039	2040	1,328,561,251	40,524,272	12,157,282	28,366,991
2040	2041	1,409,193,509	42,974,074	12,892,222	30,081,852
2041	2042	1,494,529,419	45,568,182	13,670,455	31,897,727
2042	2043	1,584,848,514	48,315,200	14,494,560	33,820,640
2043	2044	1,680,447,046	51,224,250	15,367,275	35,856,975
2044	2045	1,781,638,988	54,304,997	16,291,499	38,013,498
2045	2046	1,888,757,094	57,567,686	17,270,306	40,297,380
2046	2047	1,947,345,871	59,333,182	17,799,955	41,533,227
2047	2048	2,007,654,505	61,150,888	18,345,266	42,805,622
2048	2049	2,069,733,836	63,022,355	18,906,707	44,115,649
2049	2050	2,133,636,214	64,949,181	19,484,754	45,464,427
2050	2051	2,199,415,542	66,933,010	20,079,903	46,853,107
2051	2052	2,267,127,328	68,975,537	20,692,661	48,282,876
2052	2053	2,336,828,726	71,078,506	21,323,552	49,754,954
2053	2054	2,408,578,590	73,243,713	21,973,114	51,270,599
2054	2055	2,482,437,522	75,473,010	22,641,903	52,831,107
2055	2056	2,558,467,927	77,768,301	23,330,490	54,437,810
Totals			1,353,616,819	406,085,046	947,531,773

This table represents the estimated tax increment revenues over the course of the Plan, detailed by their distribution under the revenue share model. The tax increment revenues are calculated using the tax year 2025 millage rates, as adjusted for opt outs. Actual rates will vary from year to year.

EXHIBIT E – ESTIMATED 1-YEAR TAX INCREMENT REVENUE

Ann Arbor DDA									
Estimated First Year of Tax Increment Revenue Capture (2026 Tax Year) All Districts									
Estimated Captured Values			Residential	Commercial	Industrial	Estimated Captured Value	Captured Share (30%)	Captured DDA (70%)	
			95,590,770	376,648,836	11,387	472,250,993	141,675,298	330,575,695	
Estimated Tax Increment Revenues (TIR)			By Class			All	By Distribution		
Taxing Jurisdictions	Orig Mills	Exp Mills	Residential	Commercial	Industrial	Estimated TIR	TIR Share (30%)	TIR DDA (70%)	
City									
Operating	5.7561	5.7561	550,230	2,168,028	66	2,718,324	815,497	1,902,827	
Employee Benefits	1.9185	1.9185	183,391	722,601	22	906,014	271,804	634,209	
Refuse Collection	2.3019	2.3019	220,040	867,008	26	1,087,075	326,122	760,952	
Streets	2.0011	2.0011	191,287	753,712	23	945,021	283,506	661,515	
Parks	1.0935	1.0935	104,529	411,866	12	516,406	154,922	361,485	
Park Acquisition	0.4456	0.4456	42,595	167,835	5	210,435	63,131	147,305	
Sidewalks	0.1971	0.1971	18,841	74,237	2	93,081	27,924	65,156	
Affordable Housing	0.9863	0.9863	94,281	371,489	11	465,781	139,734	326,047	
Climate Action	0.9930	0.9930	94,922	374,012	11	468,945	140,684	328,262	
AAATA City	1.9185	1.9185	183,391	722,601	22	906,014	271,804	634,209	
Washtenaw County									
Operating, Summer & Winter	7.5207	0	715,036	2,817,402	85	3,532,523	1,059,757	2,472,766	
Ann Arbor Area Transportation Authority									
AAATA County	2.3595	2.3595	225,546	888,703	27	1,114,276	334,283	779,993	
Washtenaw Community College									
Washtenaw Community College	3.3429	0	317,829	1,252,316	38	1,570,183	471,055	1,099,128	
Ann Arbor District Library									
Ann Arbor District Library	0	0	-	-	-	-	-	-	
Estimated Tax Increment Revenues		30.8347	19.9711	2,941,918	11,591,810	350	14,534,223	4,360,223	10,173,855

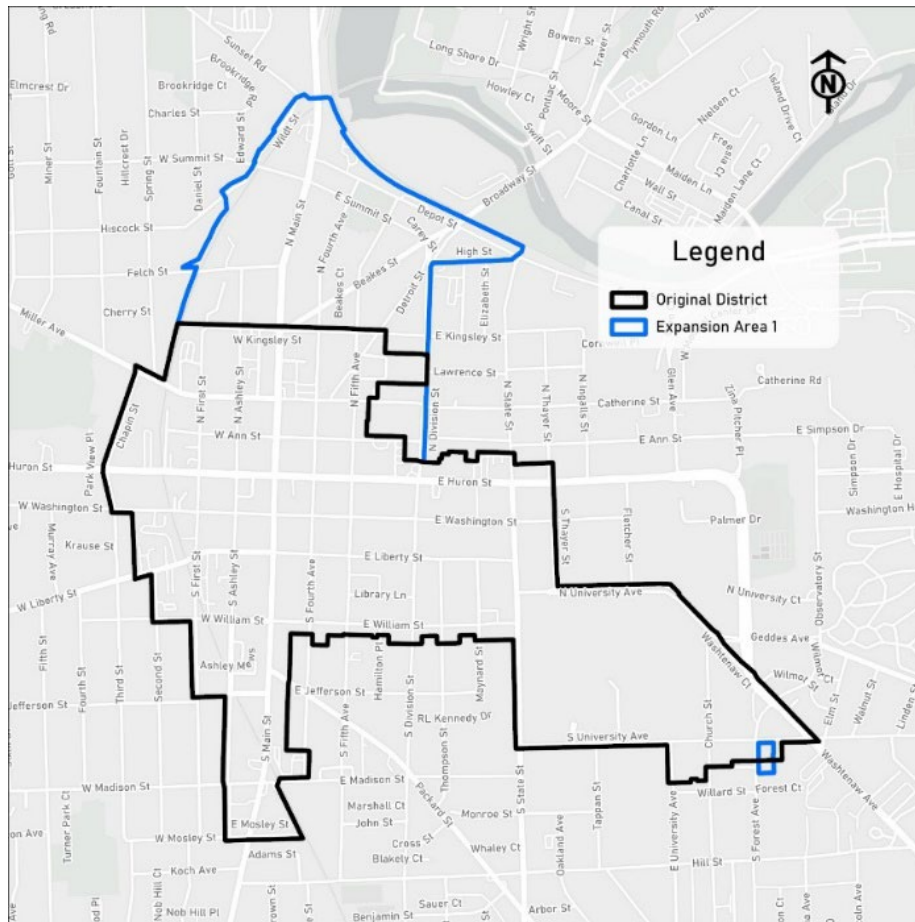
This table represents a snapshot of the first year of tax increment revenue capture under the Amended Plan. The values are presented both by property class and by distribution under the revenue share model.

EXHIBIT F – PROJECTED REVENUE IMPACTS ON TAXING AUTHORITIES

Ann Arbor DDA Impact on Taxing Authorities								
Tax Year	Fiscal Year	City	County	AAATA	WCC	AADL	Total	% Change
<i>Orig Dist. Millage Rate</i>		17.6116	7.5207	2.3595	3.3429	0	30.8347	
<i>Exp Dist. Millage Rate</i>		17.6116	0	2.3595	0	0	19.9711	
2026	2027	5,821,967	2,472,766	779,993	1,099,128	-	10,173,855	-
2027	2028	6,375,114	2,695,315	854,101	1,198,049	-	11,122,580	9.3%
2028	2029	6,975,805	2,937,894	934,578	1,305,874	-	12,154,151	9.3%
2029	2030	7,628,274	3,202,304	1,021,992	1,423,402	-	13,275,973	9.2%
2030	2031	8,337,135	3,490,512	1,116,961	1,551,509	-	14,496,116	9.2%
2031	2032	9,107,417	3,804,658	1,220,159	1,691,144	-	15,823,378	9.2%
2032	2033	9,944,600	4,147,077	1,332,320	1,843,347	-	17,267,344	9.1%
2033	2034	10,854,657	4,520,314	1,454,244	2,009,249	-	18,838,464	9.1%
2034	2035	11,844,097	4,927,142	1,586,803	2,190,081	-	20,548,124	9.1%
2035	2036	12,920,015	5,370,585	1,730,949	2,387,188	-	22,408,736	9.1%
2036	2037	13,712,843	5,692,820	1,837,167	2,530,420	-	23,773,250	6.1%
2037	2038	14,551,713	6,034,389	1,949,554	2,682,245	-	25,217,901	6.1%
2038	2039	15,439,354	6,396,452	2,068,475	2,843,180	-	26,747,461	6.1%
2039	2040	16,378,663	6,780,240	2,194,318	3,013,770	-	28,366,991	6.1%
2040	2041	17,372,707	7,187,054	2,327,494	3,194,597	-	30,081,852	6.0%
2041	2042	18,424,738	7,618,277	2,468,440	3,386,272	-	31,897,727	6.0%
2042	2043	19,538,203	8,075,374	2,617,615	3,589,449	-	33,820,640	6.0%
2043	2044	20,716,753	8,559,896	2,775,510	3,804,816	-	35,856,975	6.0%
2044	2045	21,964,259	9,073,490	2,942,644	4,033,105	-	38,013,498	6.0%
2045	2046	23,284,824	9,617,899	3,119,566	4,275,091	-	40,297,380	6.0%
2046	2047	24,007,114	9,906,436	3,216,334	4,403,344	-	41,533,227	3.1%
2047	2048	24,750,606	10,203,630	3,315,943	4,535,444	-	42,805,622	3.1%
2048	2049	25,515,927	10,509,738	3,418,476	4,671,507	-	44,115,649	3.1%
2049	2050	26,303,723	10,825,031	3,524,020	4,811,652	-	45,464,427	3.1%
2050	2051	27,114,659	11,149,782	3,632,665	4,956,002	-	46,853,107	3.1%
2051	2052	27,949,418	11,484,275	3,744,501	5,104,682	-	48,282,876	3.1%
2052	2053	28,808,705	11,828,803	3,859,623	5,257,823	-	49,754,954	3.0%
2053	2054	29,693,246	12,183,667	3,978,129	5,415,557	-	51,270,599	3.0%
2054	2055	30,603,788	12,549,177	4,100,118	5,578,024	-	52,831,107	3.0%
2055	2056	31,541,100	12,925,653	4,225,694	5,745,365	-	54,437,810	3.0%
TOTAL		547,481,422	226,170,651	73,348,385	100,531,316		947,531,773	

This table represents the tax increment revenue impacts on taxing jurisdictions over the course of the Plan. These estimated values are calculated using tax year 2025 millage rates, as adjusted for opt outs. Actual rates will vary. The revenue values herein represent only the 70% portion of tax increment revenue capture retained by the DDA.

EXHIBIT G – LEGAL DESCRIPTION OF THE DEVELOPMENT AREA



Legal Description of the Original DDA District

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH UNIVERSITY AND EAST UNIVERSITY STREETS RIGHTS-OF-WAY; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF EAST UNIVERSITY STREET TO THE NORTH RIGHT-OF-WAY LINE OF WILLARD, THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FOREST AVENUE, THENCE NORTH 232 FEET, THENCE EASTERLY APPROXIMATELY 188 FEET TO THE WEST LINE OF LOT #9, BLOCK 5, R.S. SMITH’S SECOND ADDITION; THENCE EASTERLY APPROXIMATELY 165 FEET; THENCE NORTH 44 FEET; THENCE EAST APPROXIMATELY 360 FEET TO THE WEST LINE OF LOT #9, BLOCK 5, R. S. SMITH’S SECOND ADDITION; THENCE NORTH APPROXIMATELY 155 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH UNIVERSITY STREET; THENCE EAST ALONG A SOUTH RIGHT-OF-WAY LINE OF EAST UNIVERSITY STREET TO THE NORTHEAST RIGHT-OF-WAY LINE OF WASHTENAW AVENUE; THENCE NORTHWESTERLY ALONG SAID LINE TO THE NORTH RIGHT-OF-WAY LINE OF NORTH UNIVERSITY STREET; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH UNIVERSITY STREET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH THAYER STREET; THENCE

NORTH APPROXIMATELY 1,030 FEET TO THE NORTH LINE OF LOT #1 OF EASTERN ADDITION (110 NORTH THAYER STREET); THENCE WEST TO THE EAST RIGHT-OF-WAY LINE OF NORTH STATE STREET; THENCE NORTH APPROXIMATELY 70 FEET; THENCE WEST TO THE NORTHWEST CORNER OF LOT #17, OF ASSESSOR'S PLAT NO. 8; THENCE SOUTH TO THE NORTH LINE OF LOT #18 OF SAID PLAT; THENCE WEST TO THE EAST LINE OF LOT #20 OF SAID ASSESSOR'S PLAT NO. 8; THENCE NORTH ALONG THE EAST LINE OF SAID LOT #20 TO THE NORTH LINE OF SAID LOT; THENCE WEST 150.08 FEET TO THE EAST LINE OF LOT #1 OF ASSESSOR'S PLAT NO. 8; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY AND SOUTHERLY ALONG THE NORTHWEST SIDE OF LOT #22 AND THE NORTH SIDE OF LOT #23 OF ASSESSOR'S PLAT NO. 8 TO THE EAST RIGHT-OF-WAY LINE OF NORTH DIVISION STREET; THENCE NORTHWESTERLY TO A POINT 4 FEET SOUTH OF THE NORTHEAST CORNER OF LOT #8 OF ORIGINAL PLAT OF ANN ARBOR; THENCE WEST APPROXIMATELY 101 FEET; THENCE NORTH 3.3 FEET; THENCE WEST TO A POINT 27 FEET EAST OF THE NORTHWEST CORNER OF LOT #10, ORIGINAL PLAT OF ANN ARBOR; THENCE NORTH ALONG A LINE THAT IS 27 FEET WEST OF THE EAST LINE OF LOT #10 TO THE NORTH RIGHT-OF-WAY LINE OF ANN STREET; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET TO A POINT THAT IS 16.5 FEET EAST OF THE SOUTHWEST CORNER OF LOT #2 OF ORIGINAL PLAT OF ANN ARBOR; THENCE NORTH 132 FEET ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT #2 TO A POINT THAT IS 16.5 FEET EAST OFF THE NORTHWEST CORNER OF LOT #2; THENCE EAST 10 FEET ALONG THE NORTH LINE OF LOT #2; THENCE NORTH 198 FEET ALONG A LINE PARALLEL TO AND 40 FEET WEST OF THE EAST LINE OF LOT #15 OF ORIGINAL PLAT OF ANN ARBOR TO THE SOUTHWEST CORNER OF LOT #149 OF ASSESSOR'S PLAT NO. 29; THENCE EAST 74.37 FEET TO THE SOUTHEAST CORNER OF LOT #150 OF ASSESSOR'S PLAT #29; THENCE NORTH 132.35 FEET TO THE NORTHEAST CORNER OF LOT #150, ASSESSOR'S PLAT NO. 29; THENCE EAST ALONG THE NORTH SIDE OF LOTS #151, #153, #154, #155, AND #158 OF ASSESSOR'S PLAT NO. 29, EXTENDED TO THE EAST SIDE OF THE NORTH DIVISION STREET RIGHT-OF-WAY; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH DIVISION STREET TO THE NORTHWEST CORNER OF LOT #2 OF ASSESSOR'S PLAT NO. 6; THENCE WEST TO THE SOUTHWEST CORNER OF LOT #141 OF ASSESSOR'S PLAT NO. 29; THENCE NORTH ALONG THE WEST LINE OF SAID LOT EXTENDED TO THE NORTH RIGHT-OF-WAY LINE OF EAST KINGSLEY STREET; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY OF EAST AND WEST KINGSLEY STREET TO THE INTERSECTION OF THE RIGHT-OF-WAY LINE OF NORTH FIRST STREET WITH THE NORTH RIGHT-OF-WAY LINE OF WEST KINGSLEY STREET; THENCE SOUTH 4° 02' 10" WEST 131.56 FEET; THENCE NORTH 83° 23' 50" WEST 137.76 FEET; THENCE SOUTH 15° 31' 45" WEST 66 FEET; THENCE SOUTH 15° 01' 40" WEST 350.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MILLER AVENUE; THENCE NORTHWEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MILLER AVENUE TO A POINT APPROXIMATELY 125 FEET NORTHWEST OF THE NORTHWEST INTERSECTION OF THE RIGHTS-OF-WAY OF SPRING STREET AND MILLER AVENUE; THENCE SOUTHWESTERLY ALONG THE NORTHWEST RIGHT-OF-WAY OF CHAPIN STREET TO INTERSECT WITH THE SOUTHWEST RIGHT-OF-WAY OF THIRD STREET; THENCE SOUTHEAST ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF THIRD STREET TO A POINT INTERSECTING WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET TO THE NORTHEAST CORNER OF LOT #1 OF

KRAUSE'S ADDITION; THENCE SOUTH ALONG THE EAST SIDE OF LOTS #1, #3, #4, #5, #6, #7, #8, AND #9 OF KRAUSE'S ADDITION TO A POINT INTERSECTING WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF WEST LIBERTY STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST LIBERTY STREET TO A POINT INTERSECTING WITH THE WEST RIGHT-OF-WAY LINE OF SECOND STREET; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SECOND STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST WILLIAM STREET; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST WILLIAM STREET TO THE WEST RIGHT-OF-WAY LINE OF FIRST STREET; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF FIRST STREET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF JEFFERSON STREET WITH THE WEST RIGHT-OF-WAY LINE OF FIRST STREET; THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF SOUTH ASHLEY STREET; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASHLEY STREET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MOSLEY STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST MOSLEY STREET TO THE NORTHWEST RIGHT-OF-WAY LINE OF THE ANN ARBOR RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ANN ARBOR RAILROAD TO A POINT INTERSECTING THE SOUTH RIGHT-OF-WAY LINE OF WEST MADISON STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT IN LINE WITH THE EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH FOURTH AVENUE; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH FOURTH AVENUE TO A POINT APPROXIMATELY 33 FEET NORTH OF THE SOUTHWEST CORNER OF LOT #7, BLOCK 55, R5E, ANN ARBOR LAND CO.'S ADDITION; THENCE WEST TO A POINT 33 FEET NORTH OF THE SOUTHWEST CORNER OF LOT #10, BLOCK 55, R4E, ANN ARBOR LAND CO.'S ADDITION; THENCE NORTH ALONG THE WEST SIDE OF LOTS #10, #11, #12, #13, #14, #15, #16, #17, AND #18 OF SAID BLOCK, AND CONTINUING NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF 16-FOOT WIDE ALLEY BETWEEN MAIN STREET AND FOURTH AVENUE TO A POINT 6 FEET SOUTH OF THE NORTHWEST CORNER OF LOT #15, BLOCK 45, R4E, ORIGINAL PLAT OF ANN ARBOR; THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH AVENUE; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE 99 FEET TO APPOINT ON SAID RIGHT-OF-WAY LINE; THENCE EAST ALONG A LINE PARALLEL WITH AND 31.5 FEET SOUTH OF NORTH LINE OF LOT #3, BLOCK 45, R5E, ORIGINAL PLAT OF ANN ARBOR TO THE WEST LINE OF LOT #14 OF SAID BLOCK; THENCE SOUTH 1.5 FEET, THENCE EAST TO THE WEST LINE OF SOUTH FIFTH AVENUE; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH FIFTH AVENUE 36 FEET; THENCE WEST APPROXIMATELY 132 FEET TO A POINT 3 FEET NORTH OF THE SOUTHWEST CORNER OF LOT #15 OF SAID BLOCK; THENCE NORTH 52 FEET; THENCE EAST 132 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FIFTH AVENUE THENCE NORTHEASTERLY TO A POINT 66 FEET SOUTH OF THE NORTHWEST CORNER OF LOT #1, BLOCK 45, R6E, ORIGINAL PLAT OF ANN ARBOR; THENCE EAST 189 FEET; THENCE SOUTH 16.5 FEET; THENCE EAST TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAMILTON PLACE APPROXIMATELY 50 FEET NORTH OF THE SOUTHWEST CORNER OF LOT #8 OF SAID BLOCK; THENCE NORTH APPROXIMATELY 25 FEET; THENCE EAST 66.15 FEET; THENCE SOUTH 138.1 FEET; THENCE EAST 33 FEET; THENCE NORTH 66 FEET; THENCE EAST TO THE SOUTHEAST CORNER OF LOT #2, BLOCK 45, R7E, ANN ARBOR LAND CO.'S ADDITION; THENCE NORTH 66 FEET, THENCE EAST APPROXIMATELY 132 FEET TO THE WEST RIGHT-OF-WAY

LINE OF THOMPSON STREET; THENCE SOUTH 66 FEET; THENCE EAST TO THE SOUTHEAST CORNER OF LOT #2, BLOCK 45, R8E, ANN ARBOR LAND CO.'S ADDITION; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT #16 OF SAID BLOCK; THENCE 132 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAYNARD STREET; THENCE SOUTH APPROXIMATELY 40 FEET; THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF SOUTH STATE STREET; THENCE SOUTH TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH UNIVERSITY STREET; THENCE EAST TO THE POINT OF BEGINNING.

Legal Description of Expansion Area 1

BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST KINGSLEY ST. (66 FEET WIDE) AND NORTH DIVISION ST. (66 FEET WIDE); THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH DIVISION TO THE NORTHWEST CORNER OF LOT 2 OF "ASSESSOR'S PLAT NO. 6" AS RECORDED IN L.4 OF PLATS P.20, WASHTENAW COUNTY RECORDS (W.C.R.); THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 145 OF "ASSESSOR'S PLAT NO. 29 REPLAT OF THE PLAT OF THE VILLAGE OF ANN ARBOR" AS RECORDED IN L.9 OF PLATS P.20, W.C.R.; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 145 TO THE SOUTHWEST CORNER OF LOT 141 OF SAID "ASSESSOR'S PLAT NO. 29"; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 141, AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH RIGHT-OF-WAY LINE OF SAID EAST KINGSLEY ST.; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST KINGSLEY ST. TO THE NORTHWEST CORNER OF THE INTERSECTION OF WEST KINGSLEY ST. (66 FEET WIDE) AND NORTH MAIN ST. (82.5 FEET WIDE), BEING THE SOUTHEAST CORNER OF LOT 16, BLOCK 4 NORTH, RANGE 3 EAST "ORIGINAL VILLAGE OF ANN ARBOR"; THENCE CONTINUING WESTERLY ALONG THE NORTH LINE OF SAID WEST KINGSLEY ST. TO THE NORTHWEST CORNER OF THE INTERSECTION OF SAID WEST KINGSLEY ST. AND NORTH FIRST ST. (66 FEET WIDE) ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 NORTH, RANGE 1 EAST, "JAMES B. GOTT'S ADDITION TO THE CITY OF ANN ARBOR"; THENCE CONTINUING WEST ON THE EXTENSION OF THE NORTH LINE OF SAID WEST KINGSLEY ST. TO THE WESTERLY RIGHT-OF-WAY LINE OF THE ANN ARBOR RAILROAD (VARIABLE WIDTH); THENCE CONTINUING NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ANN ARBOR RAILROAD TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF ANN ARBOR RAILROAD AND THE NORTH RIGHT-OF-WAY LINE OF FELCH ST. (66 FEET WIDE); THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FELCH ST. TO THE SOUTHWEST CORNER OF LOT 1 OF "ASSESSOR'S PLAT NO. 22" AS RECORDED IN L.9 OF PLATS, P.6, W.C.R.; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOT 1 OF SAID "ASSESSOR'S PLAT NO. 22", ALSO BEING THE WESTERLY LINE OF ANN ARBOR RAILROAD RIGHT-OF-WAY (VARIABLE WIDTH) TO THE NORTHERN MOST CORNER OF SAID LOT 1, THENCE SOUTH TO THE SOUTHERN

MOST CORNER OF LOT 33 OF SAID "ASSESSOR'S PLAT NO. 22"; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF LOT 33 OF SAID "ASSESSOR'S PLAT NO. 22" TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HISCOCK ST. (66 FEET WIDE); THENCE NORTHWEST TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HISCOCK ST., ALSO BEING THE EASTERLY CORNER OF LOT 1 OF "ASSESSOR'S PLAT NO. 21" AS RECORDED IN L.9 OF PLATS, P.5, W.C.R.; THENCE NORTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HISCOCK ST. TO THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID HISCOCK ST. AND WEST SUMMIT ST. (66 FEET WIDE); THENCE NORTHEASTERLY TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID ANN ARBOR RAILROAD AND THE NORTH RIGHT-OF-WAY LINE OF SAID SUMMIT ST.; THENCE WEST ALONG THE NORTH LINE OF SAID WEST SUMMIT ST. TO THE NORTHWEST CORNER OF THE INTERSECTION OF SAID WEST SUMMIT ST. AND WILDT ST.; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILDT ST. (VARIABLE WIDTH) ALSO BEING THE EASTERLY LINE OF "WILDT STREET CONDOMINIUMS" AND THE NORTHERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID WILDT ST. AND SUNSET ROAD (66 FEET WIDE); THENCE NORTHEAST TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SUNSET ROAD RIGHT-OF-WAY ALSO BEING SOUTHWEST LINE OF LOT 14 OF "PETTIBONE'S ADDITION TO ANN ARBOR CITY" AS RECORDED IN L. 48 OF DEEDS, P. 43, W.C.R.; THENCE SOUTHEAST TO THE SOUTHERLY CORNER OF SAID LOT 14; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 14, ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH MAIN ST.; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 1 OF SAID "PETTIBONE'S ADDITION TO ANN ARBOR CITY"; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF "RIVERVIEW CONDOS", MASTER DEED RECORDED IN L.5571, P.318, W.C.R. ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MICHIGAN CENTRAL RAILROAD RIGHT-OF-WAY (VARIABLE WIDTH); THENCE SOUTHWEST TO THE NORTHWEST CORNER OF LOT 4, BLOCK 11, "MAP OF ORMSBY AND PAGE'S ADDITION TO ANN ARBOR VILLAGE" AS RECORDED IN L.M, P.191, W.C.R.; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MICHIGAN CENTRAL RAILROAD TO THE INTERSECTION SAID MICHIGAN CENTRAL RAILROAD RIGHT-OF-WAY LINE AND THE EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH STATE ST. (66 FEET WIDE); THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SAID STATE ST. TO THE INTERSECTION OF THE NORTH LINE OF HIGH ST. (66 FEET WIDE) EXTENDED; THENCE SOUTHWEST TO THE SOUTHWEST CORNER OF SAID HIGH ST. AND SAID NORTH STATE ST. THENCE WEST ALONG THE SOUTH LINE OF SAID HIGH ST. RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID HIGH ST. AND CAREY ST. ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 24 OF SAID "MAP OF ORMSBY AND PAGE'S ADDITION TO ANN

ARBOR VILLAGE”; THENCE SOUTHWEST TO THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID CAREY ST. AND SAID NORTH DIVISION ST.; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTH DIVISION ST. TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST KINGSLEY ST. (66 FEET WIDE) AND NORTH DIVISION ST. (66 FEET WIDE); THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH DIVISION ST. TO THE INTERSECTION OF THE SOUTH LINE OF LOT 145 EXTENDED OF “ASSESSOR’S PLAT NO. 29” AS RECORDED IN L.9, P. 20 WASHTENAW COUNTY RECORDS (W.C.R.) TO A **PLACE OF BEGINNING**; THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH DIVISION ST. TO THE NORTHWEST CORNER OF LOT 23 OF “ASSESSOR’S PLAT NO. 8” L.4 OF PLATS P.88 W.C.R.; THENCE NORTHWEST TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH DIVISION ST. 4 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 8, BLOCK 1 NORTH, RANGE 6 EAST OF THE “ORIGINAL PLAT OF ANN ARBOR”; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINES OF LOTS 7 AND 8 OF SAID “ORIGINAL PLAT OF ANN ARBOR” TO A POINT 27 FEET EAST OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 1 NORTH, RANGE 6 EAST OF THE “ORIGINAL PLAT OF ANN ARBOR”; THENCE NORTH ALONG A LINE PARALLEL WITH AND 27 FEET EAST OF THE WESTERLY LINE OF SAID LOT 10 TO THE NORTH RIGHT-OF-WAY LINE OF ANN ST. (66 FEET WIDE); THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ANN ST. TO A POINT 16.5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2 OF SAID “ORIGINAL PLAT OF ANN ARBOR”; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 2 TO A POINT THAT IS 16.5 EAST OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST ON THE NORTH LINE OF SAID LOT 2, 10 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF LOT 15 OF SAID “ORIGINAL PLAT OF ANN ARBOR” TO THE NORTH RIGHT-OF-WAY LINE OF CATHERINE ST. (66 FEET WIDE); THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CATHERINE ST. TO THE SOUTHWEST CORNER OF LOT 150 OF “ASSESSOR’S PLAT NO. 29” L.9 OF PLATS, P.20, W.C.R.; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 150 TO THE NORTHWEST CORNER OF SAID LOT 150; THENCE EAST ALONG THE SOUTH LINE OF LOT 145 AND THE EASTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING.

AND

BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH FOREST (66 FEET WIDE) AVENUE AND SOUTH UNIVERSITY AVENUE (66 FEET WIDE), ALSO BEING THE NORTHWEST CORNER OF LOT 73 OF THE “RANSOM S. SMITH’S SECOND ADDITION TO THE CITY OF ANN ARBOR” AS RECORDED IN L. 48 OF PLATS, P.40, WASHTENAW COUNTY

RECORDS (W.C.R.); THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH UNIVERSITY AVENUE TO THE NORTHEAST CORNER OF LOT 74 OF SAID "RANSOM S. SMITH'S SECOND ADDITION TO THE CITY OF ANN ARBOR"; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 74 99.00 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 74, 6 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 74, 55.01 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 74, 6 FEET; THENCE SOUTH ON THE EAST LINE OF SAID LOT 74 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 2 OF SAID "RANSOM S. SMITH'S SECOND ADDITION TO THE CITY OF ANN ARBOR"; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH FOREST AVENUE; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH FOREST AVENUE TO THE POINT OF BEGINNING.

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Appendix A

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