

BY-LAWS

OF

THE ECONOMIC DEVELOPMENT CORPORATION
OF THE CITY OF ANN ARBOR

(A Michigan Public Corporation formed pursuant
to Act 338 of the Public Acts of 1974, as amended)

ARTICLE I

Name and Registered Office

Sec. 1 Name. The name of this corporation is The
Economic Development Corporation of the City of Ann Arbor.

Sec. 2 Registered Office. The initial registered office
of the corporation is 100 North Fifth Avenue, Ann Arbor, Michigan 48104
and the mailing address of the initial registered office shall be the
same. The resident agent shall be the person who from time to time
is designated by the Board of Directors.

Sec. 3 Principal Office. The Corporation shall have
its principal office at 100 North Fifth Avenue, Ann Arbor, Michigan 48104
and it may also maintain offices at such other place or places as the
Board of Directors may from time to time designate.

ARTICLE II

Purpose

The corporation is organized with reference to Act 338 of
the Public Acts of 1974, as amended, and its purpose or purposes
will be in accordance with the articles of incorporation.

ARTICLE III

Directors

Sec. 1 General Powers. The business and affairs of the
corporation shall be managed by its Board of Directors, except as
otherwise provided by statute, by the articles of incorporation or
by the by-laws.

Sec. 2 Number, Tenure and Qualifications. The Board of
Directors shall consist of nine persons, not more than three of
whom shall be an officer or employee of the City of Ann Arbor. The
Board shall be appointed by the City Council upon recommendation of
the Mayor.

The Mayor of Ann Arbor and any member of the Ann Arbor City Council may serve on the Board of Directors. These directors shall be appointed for terms of 6 years, except of the directors first appointed, 4 shall be appointed for 6 years, 1 for 5 years, 1 for 4 years, 1 for 3 years, 1 for 2 years, and 1 for 1 year. The corporation shall notify the Mayor of the City of Ann Arbor of the corporation's intention to commence preparation of a project plan and there shall be appointed promptly after such notice 2 additional directors of the corporation who shall be representative of neighborhood residents likely to be affected by each such project proposed by the corporation and who shall cease to serve when the project for which they are appointed is either abandoned or, if undertaken, is completed in accordance with the project plan. Directors shall serve without salary, but may be reimbursed their actual expenses incurred in the performance of their official duties, and may receive a per diem of not more than \$50.00.

Sec. 3. Replacement and Vacancies. Subsequent directors shall be appointed in the same manner as original appointments at the expiration of each director's term of office. A director whose term of office has expired shall continue to hold office until his successor has been appointed with the advice and consent of the Ann Arbor City Council. A director may be reappointed with the advice and consent of the Ann Arbor City Council to serve additional terms. If a vacancy is created by death or resignation, a successor shall be appointed with the advice and consent of the Ann Arbor City Council within thirty (30) days to hold office for the remainder of the term of office so vacated.

Sec. 4. Removal. A Director may be removed from office for inefficiency, neglect of duty, misconduct, malfeasance or for any other cause by a vote of a simple majority of the members present at a duly held meeting of the Ann Arbor City Council at which a quorum is present.

Sec. 5. Conflict of Interest. A director who has a conflict of interest in any matter before the corporation shall disclose his interest prior to the corporation taking any action with respect to the matter, which disclosure shall become a part of the record of the corporation's official proceedings.

Sec. 6. Meetings. Meetings of the Board of Directors may be called by or at the request of the president or any two directors. The meetings of the Board of Directors shall be public, and appropriate notice of such meetings shall be provided to the public.

Sec. 7. Notice. Notice of any meeting shall be given at least three (3) days previously thereto by written notice, delivered personally or mailed to each director at his business address, or by telegram. If mailed, such notice shall be deemed to be delivered when deposited in the United States mails in a sealed envelope so addressed, with postage thereon prepaid. If notice be given by telegram, such notice shall be deemed to be delivered

when the telegram is delivered to the telegraph company. Any director may waive notice of any meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

Sec. 8. Quorum. A majority of the members of the Board of Directors then in office constitutes a quorum for the transaction of business at any meeting of the Board of Directors, provided, that if less than a majority of the directors are present at a meeting, a majority of the directors present may adjourn the meeting from time to time without further notice. The vote of the majority of members present at a meeting at which a quorum is present constitutes the action of the Board of Directors, unless the vote of a larger number is required by statutes, the articles of incorporation or these by-laws. Amendment of the by-laws by the Board of Directors requires the vote of not less than a majority of the members of the Board then in office.

Sec. 9. Parliamentary Procedures. The President shall set the agenda for meetings, shall be the Parliamentarian and shall utilize Roberts Rule of Order as a guide for conduct of meetings. A reasonable amount of time shall be set aside at each meeting for public comment.

Sec. 10. Committees. The Board of Directors may, by resolution passed by a majority of the whole Board, designate one or more committees, each committee to consist of one or more of the directors of the corporation. The Board may designate one or more Directors as alternate members of a committee, who may replace an absent or disqualified member at a meeting of the committee. In the absence or disqualification of a member of a committee, the members thereof present at a meeting and not disqualified from voting, whether or not they constitute a quorum, may unanimously appoint another member of the Board to act at the meeting in place of such an absent or disqualified member. A committee, and each member thereof, shall serve at the pleasure of the Board. A committee so designated by the Board to the extent provided in the resolution by the Board, may exercise all administrative and ministerial, but not discretionary, powers and authority of the Board in the management of the business and affairs of the corporation, except that such committee shall not have the power or authority to: (a) Amend the articles of incorporation, (b) recommend to members a dissolution of the corporation or a revocation of dissolution, (c) amend the by-laws of the corporation, or (d) fill vacancies in the Board.

Sec. 11. Manifestation of Dissent. A director of the corporation who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be assumed to have assented to the action taken unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent, to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the secretary of the corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of such action.

ARTICLE IV

Officers

Sec. 1. Officers. The officers of the corporation shall consist of a president, secretary, assistant secretary, treasurer, and if desired, one or more vice-presidents, and such other officers as may from time to time be determined by the Board of Directors, each of whom shall be elected by the directors. The Board may also appoint an assistant treasurer who need not be a member of the Board but shall give bond for the faithful discharge of duties of office in such sum and with such sureties as the Board may determine. Two or more offices may be held by the same person but an officer shall not execute, acknowledge or verify an instrument in more than one capacity if the instrument as required by law or the articles or these bylaws is to be executed, acknowledged or verified by two or more officers.

Sec. 2. Election and Term of Office. The officers of the corporation shall be elected annually by the Board of Directors. If the election of officers shall not be held or made at such meeting, such election shall be held or made as soon thereafter as is convenient. Each officer so elected shall hold office for the term of which he is elected and until his successor is elected and qualified, or until his resignation or removal.

Sec. 3. Removal. Any officer elected by the Board of Directors may be removed by the Board of Directors with or without cause whenever in its judgment the best interests of the corporation would be served thereby.

Sec. 4. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled at any meeting of the Board of Directors for the unexpired portion of the term of such office.

Sec. 5. President. The president shall be the chief executive officer of the corporation, but he may from time to time delegate all or any part of his duties to an executive vice president, if one is elected, or to any vice president, or to the secretary. He shall preside at all meetings of the directors; he shall have general and active management of the business of the corporation and shall see that all orders and resolutions of the board are carried into effect. He may sign and execute all authorized bonds, mortgages, contracts, checks and other obligations and execute bonds and/or interest coupons with his facsimile signature in the name of the corporation (to be attested in the same manner by the secretary) when so authorized by the Board; provided however, that any bonds executed by facsimile shall be authenticated by an original signature of a duly appointed corporate trustee appointed to act on behalf of the bondholders. He shall be ex officio a member of all standing committees, and shall have the general power and duties of supervision and management of the corporation.

Sec. 6. Vice Presidents. The vice president shall perform such duties as are delegated to him by the president and he and the other vice presidents in order of their seniority shall, in the absence or in the event of the disability of the president, perform the duties and exercise the powers of the president, and shall perform such other duties as the Board of Directors shall prescribe.

Sec. 7. Secretary. The secretary shall attend all meetings of the Board and record all votes and the minutes of all proceedings in a book to be kept for that purpose; and shall perform like duties for the standing committees when required. He shall give, or cause to be given, notice of all meetings of the Board of Directors, and shall perform such other duties as may be prescribed by the Board of Directors under whose supervision he shall be. He may sign with the president in the name of the corporation all bonds, notes, contracts, checks, mortgages, conveyances and other instruments and execute interest coupons and/or attest bonds with his facsimile signature in the name of the corporation (to be executed in the same manner by the president) when so authorized by the Board; and when so ordered, he shall affix thereto or cause to be imprinted thereon the seal of the corporation. He shall be sworn to the faithful discharge of his duties. In the secretary's absence or in the event of his disability, the assistant secretary shall perform the duties and exercise the power of the secretary.

Sec. 8. Treasurer. The treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation and shall deposit all moneys, and other valuable effects in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors. He shall disburse the funds of the corporation as may be ordered by the Board, taking proper vouchers for such disbursements, and shall render to the president and directors, at the regular meetings of the Board, or whenever they may require an account of all his actions as treasurer and of the financial condition of the corporation. He shall give the corporation a bond if required by the Board of Directors in a sum, and with one or more sureties satisfactory to the Board, for the faithful performance of the duties of his office, and for the restoration to the corporation, in case of his death, resignation, retirement or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the corporation. The assistant treasurer, if one is elected, shall perform the duties and exercise the power of the treasurer in his absence or in the event of his disability.

Sec. 9. Delegation of Duties of Officers. In the absence of any officer of the corporation, or for any other reason that the Board may deem sufficient, the Board may delegate, from time to time and for such time as it may deem appropriate, the powers or duties, or any of them, of such officer to any other officer, or to any director, provided a majority of the Board then in office concurs therein.

Sec. 10. Salaries. The officers of the corporation shall serve without salary; provided, that nothing herein contained shall be construed to preclude any officer from serving the corporation in any other capacity and receiving compensation therefor.

ARTICLE V

Contracts, Loans, Checks and Deposits

Sec. 1. Contracts. The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority shall be confined to specific instances.

Sec. 2. Loans. No loan shall be contracted on behalf of the corporation and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Directors. Such authority shall be confined to specific instances.

Sec. 3. Checks, Drafts, etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors.

Sec. 4. Deposits. All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the corporation in such banks, trust companies or other depositories as the Board of Directors may select.

ARTICLE VI

Fiscal Year

The fiscal year of the corporation shall be July 1 to June 30.

ARTICLE VII

Indemnification

Sec. 1. Indemnification. Whenever any claim is made or any civil action is commenced against any officer, or employee of the corporation for injuries to persons or property caused by the negligence of the officer or employee while in the course of his employment and while acting within the scope of his authority, the corporation may, but is not required, to pay for legal services and also for any judgment or compromise settlement of the claim, pursuant to Act 170 of the Public Acts of 1964, as amended.

Sec. 2. Reimbursement. Any indemnification under Section 1 shall be made by the corporation only as authorized in the specific case upon a determination that indemnification of the employee or officer is proper in the circumstances because he has met the applicable standard of conduct set forth in Section 1. Such determination shall be made in either of the following ways:

(1) By the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding.

(2) If such quorum is not obtainable, or, even if obtainable, a quorum of disinterested directors so directs, supported by the recommendation of independent legal counsel in a written opinion.

Sec. 3. Insurance. The Board of Directors may, in the exercise of its discretion, from time to time authorized by resolutions duly adopted, purchase and maintain insurance on behalf of any person who is or was a director or officer of the corporation, against any liability asserted against him and incurred by him in any such capacity or arising out of his status as such, whether or not the corporation would have power to indemnify him against such liability under Sections 1 and 2 of this article.

Sec. 4. Merger and Reorganization. For the purposes of Sections 1 through 3 of this article, references to the corporation include all constituent corporations absorbed in a consolidation or merger and the resulting or surviving corporation, so that a person who is or was a director or officer of such constituent corporation shall stand in the same position under the provisions of this section with respect to the resulting or surviving corporation as he would if he had served the resulting or surviving corporation in the same capacity.

ARTICLE VIII

Miscellaneous

Sec. 1. Seal. The Board of Directors may provide a corporate seal which, if authorized, shall be in the form of two concentric circles and shall have inscribed thereon the name of the corporation, the state of incorporation (Michigan), and the year 1978.

Sec. 2. Waiver of Notice. When the Board of Directors or any committee thereof may take action after notice to any person or after lapse of a prescribed period of time, the action may be taken without notice and without lapse of the period of time, if at any time before or after the action is completed the person entitled to notice or to participate in the action to be taken submits a signed waiver of such requirements.

Sec. 3. Requirement for Public Hearing. The corporation shall comply with applicable public hearing requirements for project plans notwithstanding the fact that project funding may be from sources other than revenue notes or bonds.

ARTICLE IX

Amendments

These by-laws may be altered or amended or repealed by the affirmative vote of a majority of the Board of Directors then in office at any regular or special meeting called for that purpose, provided, however, that the alterations, amendments or repeal shall be authorized by the Ann Arbor City Council as provided by law. (M.C.L.A. 46.30)

I HEREBY CERTIFY that the above by-laws were adopted by the Ann Arbor City Council on the ____ day of _____, 1978.

Secretary