

**WORK SESSION AGENDA
WYOMING CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS**

Monday, March 10, 2025, 5:30 P.M

- 1) Call to Order**
- 2) Public Comment on Agenda Items (3 minute limit per person)**
- 3) Personnel Plan**
- 4) Fee Schedule Updates**
- 5) Capital Improvement Plan**
- 6) Housing TIF Discussion**
- 7) Proposed Amendments to the PILOT Policy**
- 8) Any Other Matters**
- 9) Acknowledgement of Visitors/Public Comment (3 minute limit per person)**

The City of Wyoming, including the City Council, is committed to ensuring all persons have access to all its programs, services, and activities, including any public meetings. The City Council will coordinate with city staff to ensure the City Council fulfills that commitment for its programs, services, and activities, including public meetings. Accommodations to enable virtual meeting attendance and participation can usually be made if a request is received at least 5 hours before the meeting time. Other accommodations may require more time.

Special Accommodations – Persons with impairments or disabilities needing accommodations to participate in the meeting or persons who need language interpretation services may contact the city clerk at either Clerk_info@wyomingmi.gov or 616.530.7296 at least 36 hours before the meeting to make arrangements for appropriate accommodation.

Acomodaciones Especiales – Personas que deseen asistir a esta reunión y necesitan acomodación para participar, como servicios de interpretación, deben comunicarse con la Oficina del Administrador de la Cuidad al 616.530.7296 o Clerk_info@wyomingmi.gov al menos 36 horas antes de la reunion para hacer arreglos para el alojamiento apropiado.



Fiscal Year 2026 Budget



Today's Topics

Process and Timeline

Personnel Plan

Fee Updates

Capital Improvement Plan (CIP)



Process and Timeline



Budget RESPONSIBILITIES

COUNCIL Vision

STAFF Execution

1

MISSION
VISION
(PILLARS)

2

PRIORITIES
(LONG-TERM)

3

OBJECTIVES
AND
STRATEGIES

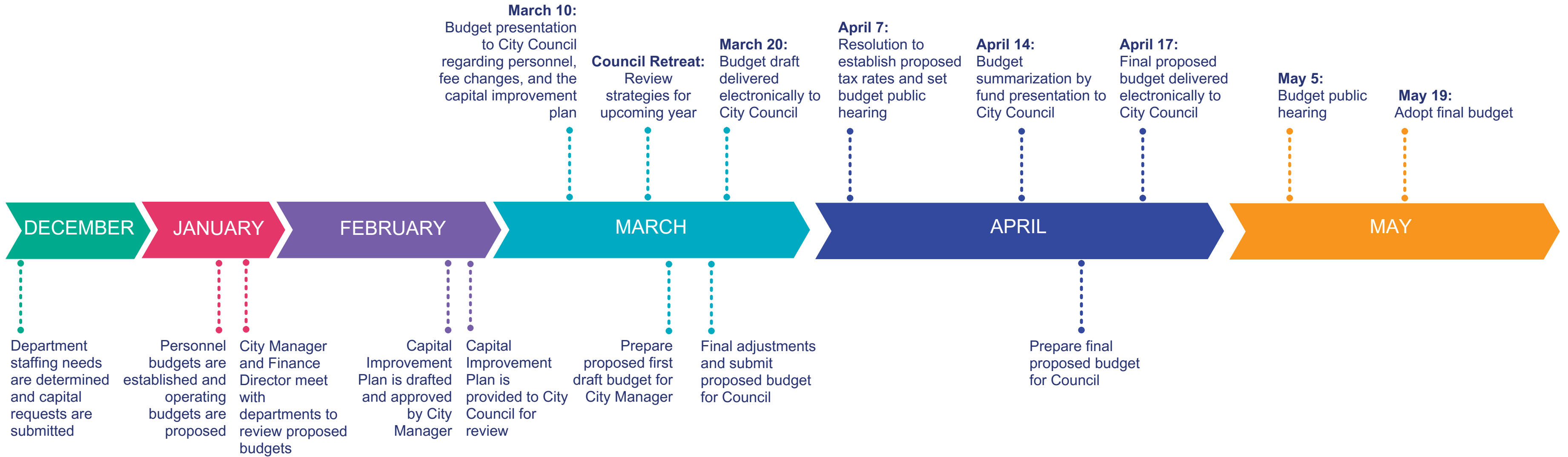
4

DETERMINE
AVAILABLE
REVENUE

5

DETERMINE
NECESSARY
RESOURCES AND
ESTIMATE COSTS

Budget **TIMELINE**



Questions?



Personnel Plan



Personnel Plan **HOW WE BUILD THE BUDGET**

Preliminary personnel costs

- Current approved positions
- Scheduled adjustments for settled contracts
 - Pay scale increases
 - Other wages (shift premium, longevity, etc.)
- Estimated adjustments for contracts in negotiation
- Employer payroll taxes
- Fringe benefits
 - Defined Contribution rates (per contract/Plan)
 - Insurance funds - department expense rates
 - Pension/OPEB contribution allocations

PENSION and **OPEB** Contributions

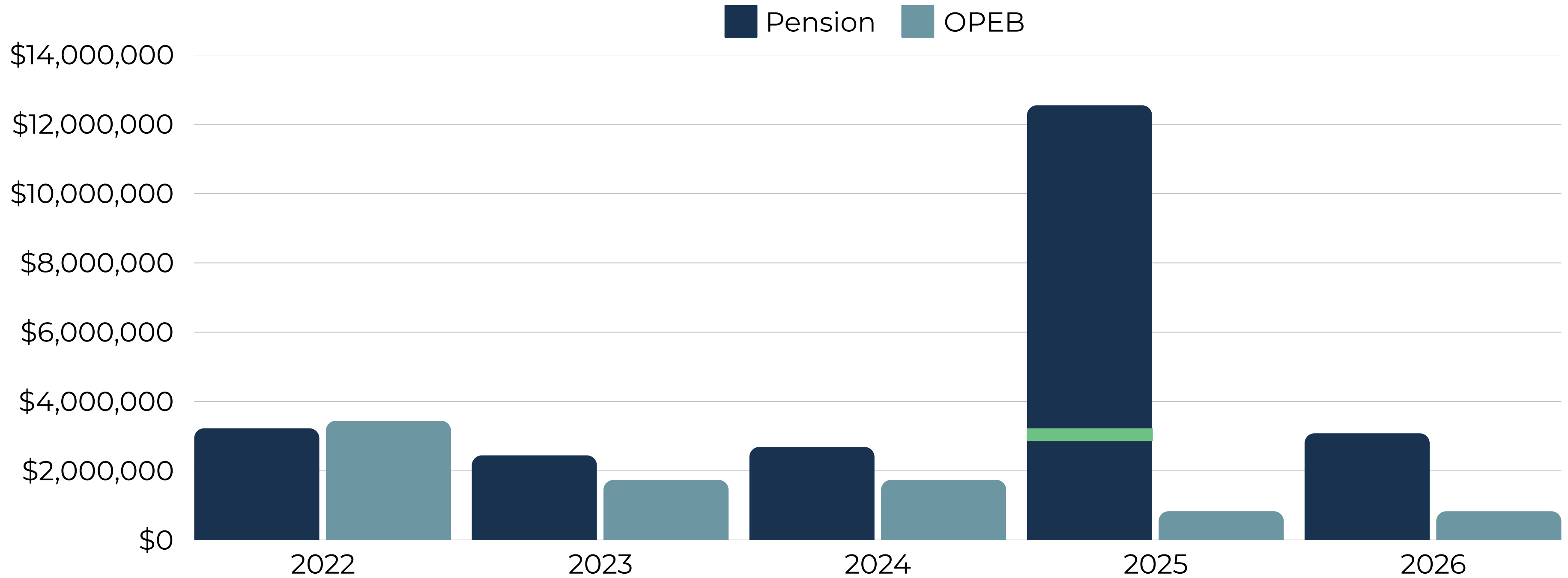
Defined Benefit Pension

- Actuarial valuation - annually
- Required employer contribution

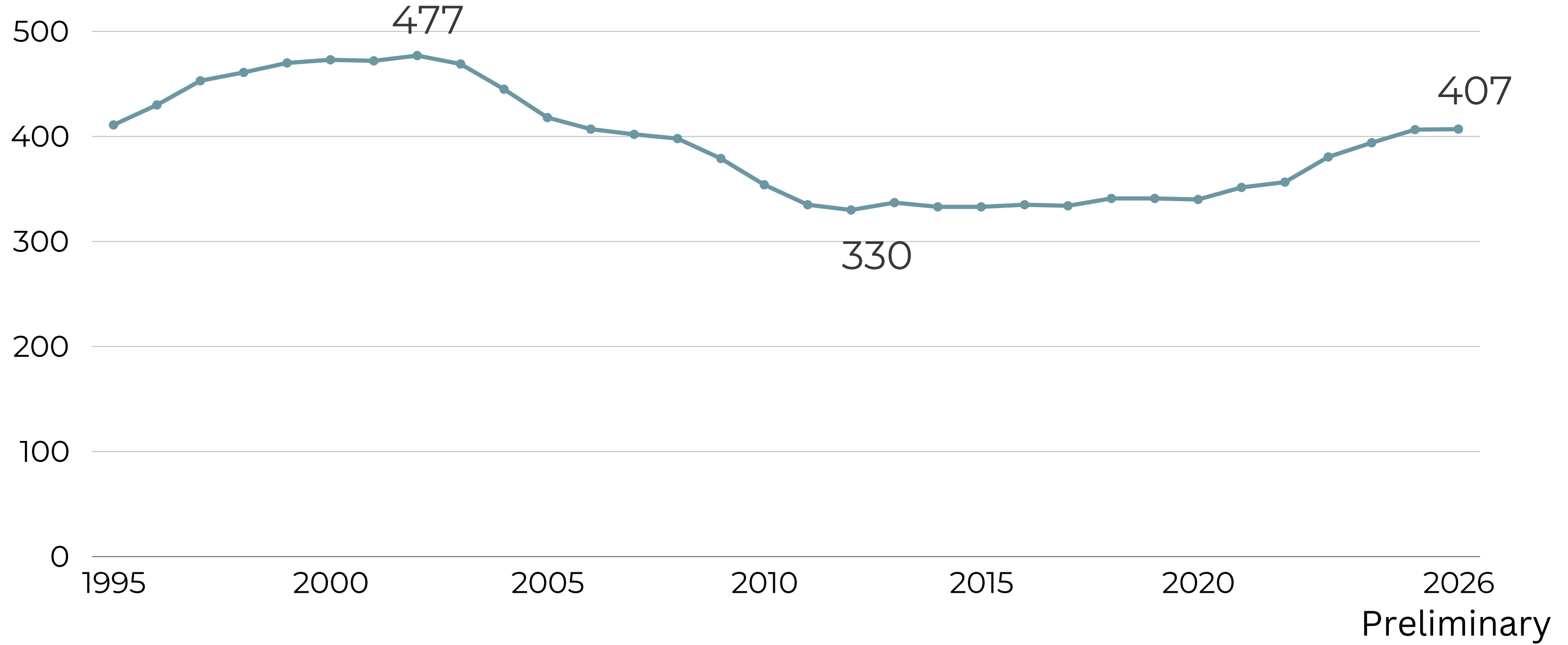
Defined Benefit Retiree Healthcare (OPEB)

- Actuarial valuation - every two years
- Calculated employer contribution

PENSION and OPEB Contributions



STAFFING Levels



Authorized **POSITIONS** (Full-Time Equivalent FTE)

Motor Pool Fund (0.5 FTE)

- (0.5) Fleet Services: Fleet Services Senior Technician
 - Change an existing part-time position to full-time to reduce the cost of outsourcing vehicle repairs

See Authorized Positions handout for more details

AUTHORIZED POSITIONS

Proposed for Fiscal Year 2026

For City Council Work Session: March 10, 2025

MOTOR POOL FUND (0.5 FTEs)

Fleet Services: Fleet Services Senior Technician

The Fleet Services division of Public Works currently consists of five full-time and one part-time staff. This includes one supervisor, three technicians, one fleet services specialist, and one permanent part-time parts specialist. It is expected that the part-time parts specialist will be retiring near the beginning of the 2026 fiscal year. When that occurs, the department would like to transition this position to full-time but as a senior technician. The fleet operations specialist position was recently added to the department to prepare for this transition and fill a much-needed support role. The true need is now an additional technician. This will allow the department to perform more work in-house and reduce the frequency of outsourcing vehicle repairs. It is expected that the cost of the additional 0.5 FTE would be offset by those savings.

A group of approximately 15 children and two police officers are posing on a blue and purple playground structure. The children are of various ages and are sitting on the structure, standing on the ground, or sitting on the ground. The police officers are standing in the center and on the right side of the structure. The background shows a brick building and bare trees under a grey sky. The word "Questions?" is overlaid in the center of the image.

Questions?



Fee Updates



FEE Updates

- **Treasurer**

- Duplication fee

- **Utilities**

- Wastewater Penalties
- Water Service Installations
- Water Service and Sewer Service
(Ready-to-Serve charge and commodity rates)

See Fee Schedule Updates Positions handout for more details

FEE SCHEDULE UPDATES

Proposed for Fiscal Year 2026 – Effective July 1, 2025

For City Council Work Session: March 10, 2025

IX - TREASURER

| | <u>Current Rate</u> | <u>Proposed Rate</u> |
|---------------------------------------|---------------------|----------------------------|
| Duplicate Bill or Statement, per copy | 2.00 | -0- (eliminate fee) |

X - UTILITIES

WASTEWATER PENALTIES

Primary, Secondary and Tertiary Pollutants Average Quarterly Flow, gpd

| Concentration Level | 0-10,000 | | 10,000-50,000 | | 50,000-100,000 | | 100,000+ | |
|---------------------|----------------|------------------|----------------|------------------|----------------|------------------|----------------|------------------|
| | Gals/Day | Gals/Day | Gals/Day | Gals/Day | Gals/Day | Gals/Day | Gals/Day | Gals/Day |
| | <u>Current</u> | <u>Proposed</u> | <u>Current</u> | <u>Proposed</u> | <u>Current</u> | <u>Proposed</u> | <u>Current</u> | <u>Proposed</u> |
| 0-Limit(x) | No Penalty | No change | No Penalty | No change | No Penalty | No change | No Penalty | No change |
| >1(x)-2(x) | 56.87 | 250.00 | 113.74 | 500.00 | 170.64 | 750.00 | 227.51 | 1,000.00 |
| >2(x)-3(x) | 113.74 | 500.00 | 227.51 | 1,000.00 | 341.26 | 1,500.00 | 455.02 | 2,000.00 |
| >3(x)-4(x) | 170.64 | 1,000.00 | 341.26 | 2,000.00 | 511.90 | 3,000.00 | 682.53 | 4,000.00 |
| >4(x) | 284.38 | 2,500.00 | 568.70 | 5,000.00 | 853.16 | 7,500.00 | 1,000.00 | 10,000.00 |

| Average Quarterly Flow | 0-10,000 | | 10,000-50,000 | | 50,000-100,000 | | 100,000+ | |
|------------------------|----------------|------------------|----------------|------------------|----------------|------------------|----------------|------------------|
| | Gals/Day | Gals/Day | Gals/Day | Gals/Day | Gals/Day | Gals/Day | Gals/Day | Gals/Day |
| | <u>Current</u> | <u>Proposed</u> | <u>Current</u> | <u>Proposed</u> | <u>Current</u> | <u>Proposed</u> | <u>Current</u> | <u>Proposed</u> |
| 5.0 – 10.5 | No Penalty | No change | No Penalty | No change | No Penalty | No change | No Penalty | No change |
| 4.0 – 4.9 | 17.08 | 50.00 | 34.14 | 100.00 | 51.20 | 150.00 | 68.27 | 200.00 |
| 3.0 – 3.9 | 45.50 | 100.00 | 91.00 | 200.00 | 136.51 | 300.00 | 182.01 | 400.00 |
| 0 – 2.9 | 85.32 | 250.00 | 170.64 | 500.00 | 341.26 | 750.00 | 853.16 | 1,000.00 |
| 10.6 – 10.9 | 17.08 | 50.00 | 34.14 | 100.00 | 51.20 | 150.00 | 68.27 | 200.00 |
| 11.0 – 11.9 | 45.50 | 100.00 | 91.00 | 200.00 | 136.51 | 300.00 | 182.01 | 400.00 |
| ≥12.0 | 85.32 | 250.00 | 170.64 | 500.00 | 341.26 | 750.00 | 853.16 | 1,000.00 |

WATER SERVICE INSTALLATIONS

For water service installation work only, the following fees apply:

| <u>Water Tap Size</u> | <u>Current Rate</u> | <u>Proposed Rate</u> |
|-----------------------|---------------------|----------------------|
| 1" | 900.00 | 1,100.00 |
| 1.5" | 1,400.00 | 1,500.00 |
| 2" | 1,750.00 | 1,900.00 |
| >2" | no change | |

For water service installation work only requiring excavation, installation, and restoration, the following fees apply:

| <u>Water Tap Size</u> | <u>Current Rate</u> | <u>Proposed Rate</u> |
|-----------------------|---------------------|----------------------|
| 1" | 4,000.00 | 4,400.00 |
| 1.5" | 4,250.00 | 4,800.00 |
| 2" | 5,000.00 | 5,500.00 |
| >2" | no change | |

WATER SERVICE

Quarterly Ready-to-Serve Charge:

| <u>Water Meter Size</u> | <u>Current Rate</u> | <u>Proposed Rate</u> |
|-------------------------|---------------------|----------------------|
| 5/8 inch | 29.11 | 31.73 |
| 1 inch | 59.70 | 65.07 |
| 1 ½ inch | 128.13 | 139.66 |
| 2 inch | 198.06 | 215.89 |
| 3 inch | 343.69 | 374.62 |
| 4 inch | 642.25 | 700.05 |
| 6 inch | 1,322.92 | 1,441.98 |
| 8 inch | 2,226.76 | 2,427.17 |

Water commodity rate (in addition to Readiness to Serve Charge):

Quantity steps applicable rate, per 100 cubic feet:

| <u>Current Rate</u> | <u>Proposed Rate</u> |
|---------------------|----------------------|
| 2.02 | 2.20 |

SEWER SERVICE

Quarterly Ready-to-Serve Charge:

| <u>Water Meter Size</u> | <u>Current Rate</u> | <u>Proposed Rate</u> |
|-------------------------|---------------------|----------------------|
| 5/8 inch or no meter | 22.98 | 25.28 |
| 1 inch | 40.10 | 44.11 |
| 1 ½ inch | 74.44 | 81.88 |
| 2 inch | 108.70 | 119.57 |
| 3 inch | 263.06 | 289.37 |
| 4 inch | 434.60 | 478.06 |
| 6 inch | 863.29 | 949.62 |
| 8 inch | 1,292.04 | 1,421.24 |
| 12 inch | 1,984.96 | 2,183.46 |

Sanitary Sewer commodity rate (in addition to Readiness to Serve Charge):

Per 100 cubic feet (hereinafter referred to as billing unit) of water use per quarter:

| <u>Current Rate</u> | <u>Proposed Rate</u> |
|---------------------|----------------------|
| 4.17 | 4.59 |

WATER and SEWER Rates

- **Retail Rates**

- Water: 9% increase (per Stantec rate model)
- Sewer: 10% increase (per Stantec rate model)

Example: Single family residential rates

| <u>Current Rates</u> Per quarter cost to resident | <u>Proposed Rates</u> Per quarter cost to resident |
|---|--|
| \$163 | \$178 |

| <u>Impact on Residents</u> | |
|--------------------------------|------------------------------|
| Per quarter additional cost | Per month additional cost |
| \$15 | \$5 |

Based on usage of approximately 20 HCF (15,000 gallons) per quarter

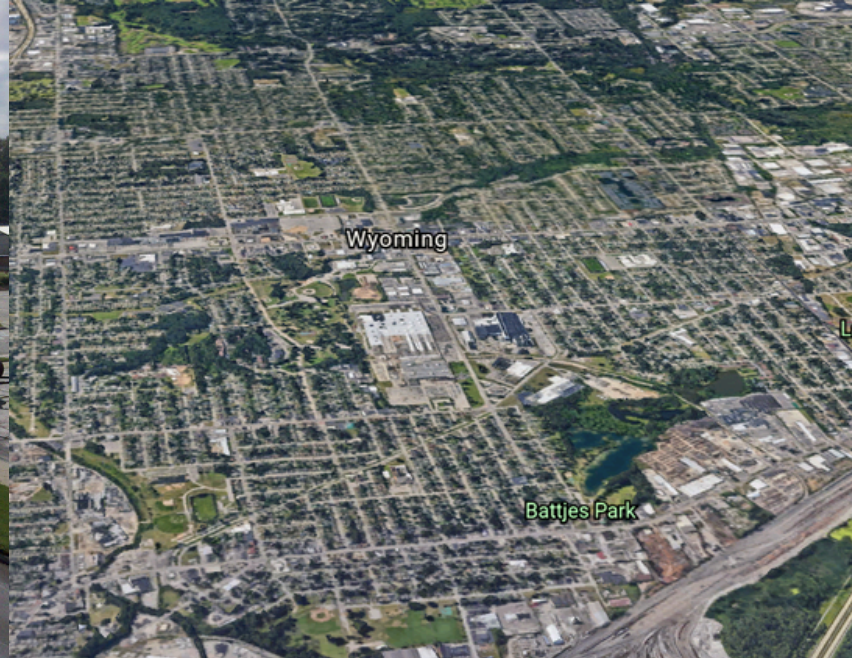
- **Wholesale Customers:** Adjusted based on the requirements of each contract



Questions?



Capital Improvement Plan



How Tax-Increment Financing (TIF) Works

Tax-increment financing (TIF) is a tool used by municipalities to create financial incentives for developers to construct projects that might otherwise not be developed. Many times, TIF is used to redevelop brownfields since these projects often incur additional costs that are not present on a “greenfield” site. Such additional costs could include demolition of existing structures, testing and removal of contaminated soils or groundwater, and the construction of public infrastructure that a municipality deems important for public use.

When new development occurs, the amount of tax revenue generated on a site increases. The developer receives and pays the tax bill as normal. However, TIF “captures” the new tax revenues generated (or PILOT or municipal service agreement (MSA) revenues in the case of some housing developments) and reimburses the developer for certain eligible expenses. The attached spreadsheet shows an example of how TIF works if the brownfield plan calls for the capture of 100% or 50% of the new tax revenues to reimburse \$100,000 in eligible costs. It is assumed that new tax revenues will increase by \$1,000 each year.

As you can see, this cycle repeats itself every year until the developer’s eligible costs are fully reimbursed. Once this occurs, then all the new tax revenues are retained by the taxing jurisdictions. In the example with the 100% tax capture, the developer’s eligible costs are fully reimbursed in eight years after which the taxing jurisdictions receive all the new tax revenues. In the example with the 50% tax capture, the developer’s eligible costs are fully reimbursed in 14 years after which the taxing jurisdictions receive all the new tax revenues.

While TIF delays when the taxing jurisdictions will receive the new tax revenues, it is likely that that a development would not have occurred without TIF. If this were the case, then the taxing jurisdictions would only receive the amount of the pre-development tax revenue for the indefinite future.

While there are limitations on which millages can be captured by TIF, this is the general concept. Please let me know if you have any questions.

TIF (100% tax capture)

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |
|--|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Pre-development tax revenues | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 |
| Post-development tax revenues | \$ 10,000 | \$ 11,000 | \$ 12,000 | \$ 13,000 | \$ 14,000 | \$ 15,000 | \$ 16,000 | \$ 17,000 | \$ 18,000 |
| New tax revenues | \$ 9,000 | \$ 10,000 | \$ 11,000 | \$ 12,000 | \$ 13,000 | \$ 14,000 | \$ 15,000 | \$ 16,000 | \$ 17,000 |
| Captured tax revenues (100%) | \$ 9,000 | \$ 10,000 | \$ 11,000 | \$ 12,000 | \$ 13,000 | \$ 14,000 | \$ 15,000 | \$ 16,000 | \$ - |
| Balance of developer's eligible costs | \$ 100,000 | \$ 91,000 | \$ 81,000 | \$ 70,000 | \$ 58,000 | \$ 45,000 | \$ 31,000 | \$ 16,000 | \$ - |
| Tax revenues retained by taxing jurisdiction | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 18,000 |

TIF (50% tax capture)

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
|--|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Pre-development tax revenues | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 |
| Post-development tax revenues | \$ 10,000 | \$ 11,000 | \$ 12,000 | \$ 13,000 | \$ 14,000 | \$ 15,000 | \$ 16,000 | \$ 17,000 | \$ 18,000 | \$ 19,000 | \$ 20,000 | \$ 21,000 | \$ 22,000 | \$ 23,000 | \$ 24,000 |
| New tax revenues | \$ 9,000 | \$ 10,000 | \$ 11,000 | \$ 12,000 | \$ 13,000 | \$ 14,000 | \$ 15,000 | \$ 16,000 | \$ 17,000 | \$ 18,000 | \$ 19,000 | \$ 20,000 | \$ 21,000 | \$ 22,000 | \$ 23,000 |
| Captured tax revenues (50%) | \$ 4,500 | \$ 5,000 | \$ 5,500 | \$ 6,000 | \$ 6,500 | \$ 7,000 | \$ 7,500 | \$ 8,000 | \$ 8,500 | \$ 9,000 | \$ 9,500 | \$ 10,000 | \$ 10,500 | \$ 11,000 | \$ - |
| Balance of developer's eligible costs | \$ 100,000 | \$ 95,500 | \$ 90,500 | \$ 85,000 | \$ 79,000 | \$ 72,500 | \$ 65,500 | \$ 58,000 | \$ 50,000 | \$ 41,500 | \$ 32,500 | \$ 23,000 | \$ 13,000 | \$ 2,500 | \$ - |
| Tax revenues retained by taxing jurisdiction | \$ 5,500 | \$ 6,000 | \$ 6,500 | \$ 7,000 | \$ 7,500 | \$ 8,000 | \$ 8,500 | \$ 9,000 | \$ 9,500 | \$ 10,000 | \$ 10,500 | \$ 11,000 | \$ 11,500 | \$ 20,500 | \$ 24,000 |

DIVISION 3. - PROPERTY TAX EXEMPTION^[8]

Footnotes:

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Editor's note— Ord. No. 3-13, adopted April 15, 2013 amended div. 3 in its entirety to read as herein set out. Former div. 3 pertained to the same subject matter, consisted of §§ 2-281, 2-282, and derived from the 1983 Code.

Sec. 2-281. - Public purpose.

Pursuant to Section 15a of Public Act 346 of 1966 as amended, MCL 125.1415a, the city may encourage the development or rehabilitation of low and moderate income housing by providing a service charge in lieu of property taxes. The city is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by classes of housing exempt from taxation under the Act at an amount it chooses, not to exceed the taxes that would be paid. The city hereby finds that such housing for persons of low and moderate income is a public necessity, and as the city will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuance of the provisions of this ordinance for tax exemption and the service charge in lieu of taxes during the period contemplated in this ordinance are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such tax exemption. The city also finds that development of such housing should further related public purposes such as new urbanism housing models and mixed use development to enhance the downtown area of the city.

(Ord. No. 3-13, § 1, 4-15-13)

Sec. 2-282. - Definitions.

As used in this division, the following definitions shall apply:

Act means the State Housing Development Authority Act, being Public Act 346 of 1966 of the State of Michigan, as amended.

Annual shelter rent means the total collections during an agreed annual period from all occupants of a housing development representing rent or occupancy charges, exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.

Authority means the Michigan State Housing Development Authority.

Contract rents are as defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to the U.S. Housing Act of 1937, as amended.

Elderly means a single person who is 55 years of age or older or a household in which at least one member is 55 years of age or older and all other members are 50 years of age or older.

Housing development means a development which contains a significant element of housing for persons of low or moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority determines improve the quality of the development as it relates to housing for persons of low or moderate income. "Housing development" may include rehabilitation of existing housing as authorized by the Act.

Low income persons or families as used herein shall have the same meaning as provided in section 15(a)(7) of the Act.

Mortgage loan means a loan to be made by the authority or a federally aided mortgage to the sponsor for the construction and/or permanent financing of the housing development.

Utilities means fuel, water, sanitary sewer service and/or electrical service, which are paid by the housing development.

Sponsor means person(s) or entities, which have applied to the authority for a mortgage loan to finance a housing development.

(Ord. No. 3-13, § 1, 4-15-13)

Sec. 2-283. - Annual service charge in lieu of property taxes.

The annual service charge in lieu of property taxes shall apply as follows:

- (1) *Tax exemption.* The tax exemption provided for in subsection (1) of Section 15a of Act 346 of 1966, as amended, shall not apply to any class of housing project within in the city except for multiple family apartment projects for low- and moderate-income persons or families as defined herein.
- (2) *Duration.* The property tax exemption hereunder shall remain in effect and shall not terminate so long as the mortgage loan remains outstanding and unpaid or the authority has any interest in the property but not for more than 50 years.
- (3) *Establishment.* The establishment of a specific tax exemption shall be by ordinance providing for the tax exemption and payment in lieu of taxes for a specific project within the city.
- (4) *Limitation.* For any portion of a housing development occupied by persons other than low- and moderate-income persons or families or elderly persons as defined herein, the service charge to be paid each year in lieu of taxes shall be equal to the full amount of the taxes which would have been paid on that portion of the housing development if the housing development was not tax exempt.
- (5) *Contractual effect.* Notwithstanding the provisions of Section 15a(5) of the Act to the contrary, a contract between the city and the sponsor with the authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this division and establishment of the housing development.
- (6) *Existing exemptions.* The provisions of this division shall not operate to change the terms and conditions of any tax exemption for any housing development having a tax exemption pursuant to article IV as of the effective date of this ordinance [Ord. No. 3-13].

(Ord. No. 3-13, § 1, 4-15-13)

Sec. 2-284 Application Procedure

- (1) **Pre-Submittal Conference:** A meeting with the Director of Planning and Economic Development and the City Manager must occur prior to submitting a PILOT application. This meeting is to familiarize the city with the scope of the project and orient the applicant to the city's PILOT process and policies.
- (2) **Application:** All applications shall be submitted to the City Manager's Office and contain the following information:
 - a. The name, address, and phone number of the applicant.

- b. Applicant organization documents to include without limitation: Charters, Articles of Organization, Operating Agreements, Articles of Incorporation, Partnership Agreements, and By-laws.
- c. A detailed description of the proposed project, including a conceptual site plan and project narrative.
- d. A graph indicating the number of units proposed and the proportional breakdown of the units by percentages of Area Median Income (AMI).
- e. Proof of ownership of the property.
- f. Applicant organization certificate of good standing from the Department of Licensing and Regulatory Affairs.
- g. Applicant certificate of good standing from the City Assessor stating that the Applicant is not in default of real or personal taxes due to the City.
- h. Applicant certificate of good standing from the City Treasurer stating that the Applicant is not financially indebted to the City.
- i. Copies of all loans, mortgages, housing assistance payment contracts, contracts, or any other documents demonstrating eligible financing under the Act.

Standards of review

Staff shall use the following for review and determination of a recommendation to Council for an application for annual service charge in lieu of property taxes:

- A. There shall be no more than two projects with active service charge in lieu of property taxes within ½ mile of each other. If any project is within ½ mile of a previously approved project, then Council shall require:
 - a. Documentation that all housing units within ½ mile of the proposed project average out to at least xx% market rate units and no more than xx% low-income tax credit units.
 - b. An independent housing study documenting the proposed need. The study shall include information on the area's average median income and how the proposed project serves those who fall in different income bands.
 - c. High quality building façade finishes, including stone, masonry, wood, hardiplank and glass rather than vinyl or aluminum siding be used. Metal and stone roof accents shall also be incorporated into the design.
 - d. Placemaking elements including shared plazas, public art, bicycle racks or other similar elements shall be incorporated into the site design.
- B. Projects that fall within ½ mile of a property actively receiving service charge in lieu of property taxes shall be given preference if they incorporate:
 - a. Mixed-use – preference will be given to projects which incorporate independent commercial space into the project. Areas used for resident supportive amenities do not count towards this request. A market study shall be provided to support the viability of the proposed commercial.

- b. Owner-occupied units – preference will be given to projects which include a minimum of 10% of total project units as owner-occupied.

Sec. 2-284. - Establishment and payment of annual service charge.

Establishment and payment of the annual service charge shall be as follows:

- (1) The amount shall be established in a specific ordinance authorizing a project; the annual service charge may be up to ten percent of the annual shelter rents.
- (2) The annual service charge in lieu of taxes for the preceding calendar year shall be payable in the same manner as general property taxes are payable to the city, including, without limitation, administrative fees, late payment penalties, and interest as authorized by law or City Charter. The annual payment shall be paid on or before June 30 of each year.
- (3) Not later than March 1 of each year, commencing with the year for which the exemption is granted, the sponsor shall file the following with the city treasurer's office:
 - (A) A report which states:
 - 1. The number of tenants occupying units as of December 31 of the previous year;
 - 2. The number of units and rentals charged for all units during the preceding calendar year;
 - 3. The number of units and rentals charged for all units not rented to low-income or elderly persons or families during the preceding calendar year;
 - 4. The amount and source of any other revenues generated by operation of the housing development;
 - 5. Whether the original authority aided financing utilized to construct the housing development is still outstanding and the number of years remaining on that financing;
 - 6. Such other information as is reasonably requested by the city in writing, including audited Profit and Loss (P&L) statements.

(Ord. No. 3-13, § 1, 4-15-13)