

CITY OF MUNISING

ORDINANCE NO. 1993-1

ORDINANCE APPROVING AMENDMENT TO THE
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN
OF THE CITY OF MUNISING DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the Board of the city of Munising Downtown Development Authority (the "Authority") has determined that it is necessary to amend its Development and Tax Increment Financing Plan (the "Plan") to update information contained therein pertaining to improvements to be undertaken in the Development Area in the Downtown District within the city of Munising (the "City") as described in the Plan, as amended; and

WHEREAS, the Board of the Authority has prepared, filed with the City clerk and recommended for approval by the City Commission the amendments to the Plan (the "Plan Amendments") and has prepared a document entitled "Amended Development and Tax Increment Financing Plan (the "Amended Plan") that shows all of the changes that have been made to the original Plan; and

WHEREAS, on March 24, 1993, the City Commission held a public hearing on the Plan Amendments for the Authority's Development Area in the Downtown District pursuant to Act 197 & Public Acts of Michigan, 1975, as amended (the "Act"); and

WHEREAS, the taxing jurisdictions in which the Downtown District is located have been afforded an opportunity to meet with the City Commission and to express their views and recommendations regarding the plan Amendments, as required by the Act,

NOW, THEREFORE, THE CITY OF MUNISING ORDAINS:

1. Findings The advice and recommendation of the development area citizen's council having been received, the city commission makes the following findings:

(a) The "development plan" portion of the Plan, as amended by the plan Amendments meets the requirements set forth in section 17(2) of the Act and the "tax increment financing plan" portion of the Plan' as amended by the Plan Amendments, meet: the requirements set forth in section 14(2) of the Act.

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

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

(d) The land included within the Development Area is Co carry out the purposes of the Act.

(e) The " development plan" described in the Amended plan, as amended by the Plan Amendments, is in reasonable accord with the master plan of the City.

(f) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

(g) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Amended Plan, are reasonably necessary for the project and for the City.

2. Public Purpose. The City Commission hereby determines that the Amended Plan constitutes a public purpose.

3. Best Interest of the Public. The City Commission hereby determines that it is in the best interests of the public to halt property value deterioration, increase property tax valuation, eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District to proceed with the Plan Amendments and the Amended Plan.

4. Approval and Adoption of Plan Amendments. The Plan Amendments are hereby approved and adopted. A copy of the Amended Plan shall be maintained on file in the City Clerk's office.

5. Reaffirmation of the Amended Plan. The Amended Plan, as amended by the Plan Amendments, is hereby reaffirmed as amended.

6. Conflict and Severability. All ordinances, resolutions and orders or part: thereof in conflict with the provision: of the ordinance are to the extent of such conflict her repealed, and each section of the Ordinance and each subdivision of any section thereof Is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the ordinance.

7. Paragraph Headings. The paragraph heading in the Ordinance are furnished for convenience of reference only and


shall not be considered to be a part of the ordinance.

8. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the Munising News, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.

9. Effective Date. The Ordinance is hereby determined by the City Commission to be immediately necessary for the preservation of the peace, health and safety of the Authority and shall be in full force and effect from and after its passage and publication as required by law.

Passed and adopted by the City Commission of the City of Munising, County of Alger, State of Michigan, on April 8, 1993, and approved by the Mayor on April 8, 1993.

ORDINANCE DECLARED ADOPTED.



Elizabeth Williams
City Clerk