

ORDINANCE NO. 275
APPROVING AMENDMENT TO THE
DOWNTOWN DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE
DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STANDISH

WHEREAS, the Downtown Development Authority of the City of Standish (the "Authority") has previously prepared and recommended for approval a Development Plan and Tax Increment Financing Plan (the "Original Plan") which was approved by the City Council of the City of Standish (the "City") pursuant to Ordinance 208 adopted on May 10, 1999; and

WHEREAS, the Authority has prepared and recommended for approval an amendment attached hereto as Exhibit A (the "Plan Amendment") to the Original Plan for the Development Area in the Downtown District within the City; and

WHEREAS, on May 20, 2019, the City Council held a public hearing on the Plan Amendment pursuant to Act 57, Public Acts of Michigan, 2018 (the "Act"); and

WHEREAS, on June 17, 2019, the City Council held a public hearing on the adoption of this ordinance; and

WHEREAS, the City Council has given the taxing jurisdictions subject to capture in the Downtown District an opportunity to meet with the City Council and to express their views and recommendations regarding the Plan Amendment, as required by the Act; and

WHEREAS, after consideration of the Plan Amendment, the City Council has determined to approve the Plan Amendment.

NOW, THEREFORE, THE CITY OF STANDISH ORDAINS:

1. Findings.

- (a) The Plan Amendment meets the requirements set forth in 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 to be acquired, if any, is reasonably necessary to carry out the purposes of the Plan Amendment and the purposes of the Act in an efficient and economically satisfactory manner.
- (e) The development plan portion of the Plan as amended by the Plan Amendment 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 project area.

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

(h) The City Council has considered the findings and recommendations of the Development Area Citizens Council.

2. Public Purpose. The City Council hereby determines that the Plan Amendment and the Plan, as amended, constitute a public purpose.

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

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

5. Amendment to Ordinance Number; Conflict and Severability. Ordinance No. 208 is hereby amended by this Ordinance. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby 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.

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

7. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the *Arenac County Independent*, 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.

8. Effective Date. The Ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect from and after its passage and publication as required by law.


CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance 275, duly adopted by the City Council of the City of Standish, County of Arenac, State of Michigan, at a regular meeting held on 7/15/19, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such act.

I further certify that the following Members were present at said meeting Cook, Link, Tremble, King, Winslow, Owen, Rang and that the following Members were absent None.

I further certify that Member Winslow moved adoption of said Ordinance and Member Owen supported said motion.

I further certify that the following Members voted for adoption of said Ordinance Tremble, Owen, Link, Cook, Rang, Winslow, King and that the following Members voted against adoption of said Ordinance None.



Peggy Burtch
City Clerk/Treasurer

I hereby certify that the foregoing ordinance received legal publication in the *Arenac County Independent*, on July 31, 2019



Peggy Burtch
City Clerk

EXHIBIT A

[Attach Plan Amendment Here]

A COPY OF THE PLAN AMENDMENT IS ON FILE AND AVAILABLE
FOR INSPECTION AT THE OFFICE OF THE STANDISH CITY CLERK

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