

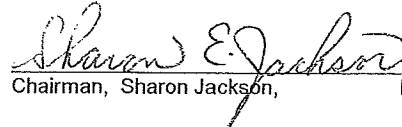
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PLAN # 101-95

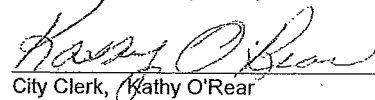
**EAST JORDAN  
DOWNTOWN DEVELOPMENT AUTHORITY  
DEVELOPMENT AND TAX INCREMENT  
FINANCING PLAN**

**FOR THE  
EAST JORDAN DOWNTOWN DEVELOPMENT DISTRICT**

Presented by the East Jordan DDA board of Directors, April 17, 1995

 5-19-95  
Chairman, Sharon Jackson, Date

Approved and Adopted by the East Jordan City Council, May 16, 1995

 5-19-95  
City Clerk, Kathy O'Rear Date

**May 16, 1995  
City of East Jordan Downtown Development Authority  
City Hall  
201 Main Street  
East Jordan, Michigan 49727**

**EAST JORDAN  
DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS**

Sharon Jackson, CHAIRMAN  
(Busy Bridge, Inc.)

Roger Huckle, VICE-CHAIRMAN  
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(Karen Walker Photography)

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(Jordan Valley Express)

CITY STAFF

Bill Hughes, Superintendent

Kathy O'Rear, City Clerk

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## BACKGROUND

The planning process which led to the proposal of the East Jordan Downtown Development Plan began with a committee formed by the City of East Jordan. It consisted of interested citizens and business owners. The job set before them was to investigate the feasibility of establishing a DDA for the City of East Jordan.

Several studies were done by this committee to establish the need for a DDA.

1. A visual inventory was done on the two blocks of Main Street (starting at Mill and ending at Williams Street to determine the amount of empty buildings and under utilized properties. It was found that in this two block area consisting of thirty-five (35) properties, thirty-seven percent (37%) were empty and were being allowed to run down. Of these properties nine (9) were empty buildings and four (4) were empty lots.
2. A study than was done to determine the tax effect that these properties were having on the tax base of the City of East Jordan.
3. The DDA studied the recommendations of the Master Land Use Plan. This plan was adopted by the City of East Jordan in January of 1992. According to this plan, which was prepared by the Planning Commission with the assistance of Hotaling & Associates:  
"The Central Business District is a major part of the tax base of the City and Schools, and deserves considerable attention on the part of the public since it is, as an area, one of the larger taxpaying elements of the City...The district needs to adjust to more competitive commercial uses which are uniquely amenable to such an historical business District... The older "Main Street" Central Business Area is in need of continual planning for upgrading the area toward meeting contemporary standards for access, parking, loading and unloading, business composition and preferred interrelated business locations, appearance, pedestrian circulation and removal of invalid uses presently located in the area and deliberate plans to cater to consumers... The newer M-66...additional improvements to this area could be realized by an improved appearance of the landscaping to overcome the lack of it and the large uninteresting parking and other open space."

This committee then recommended to council that because of a significant number of properties with declining SEV's, the faltering business climate and a need for constant planning that the Downtown Development Authority be established under Act 197 of the Public Acts of 1975.

On this basis, the City Council created the East Jordan Downtown Development Authority by ordinance effective January 21, 1994. (See appendix B)

The purpose of the authority, as stated in Section 2 of the ordinance, is "...to halt property value deterioration and increase property tax valuation where possible in the business district, to eliminate the causes of that deterioration, and to promote economic growth."

*The East Jordan Downtown Development Authority is recommending adoption of the downtown development and tax-increment financing plan.*

## DEVELOPMENT PLAN

Section 17 of the Act, requires that when tax increment financing is used to finance a development, a development plan must be prepared containing all of the information requirements mandated by Section 17 and each lettered paragraph will seek to supply the information required in the corresponding lettered paragraphs in Section 17 (2).

(A) Designation of the Boundaries of the Development Area in Relation to highways, streets and streams.

The Development Area will encompass the entire Downtown Development Authority district. Map #1M shows the relationships to highways, streets and streams. See Appendix A for the legal description of this area. The map #2M and the legal descriptions show the relationship of this area to the entire Central Business District.

## DISTRICT BOUNDARIES

The East Jordan Downtown Development District was established by the ordinance which created the Downtown Development Authority. This ordinance, which became effective on January 21, 1994, is included in this plan as Appendix B. The legal description of the District as amended on May 16, 1995 is found in Section A of this ordinance.

The boundaries are designed to include all those properties which will benefit from the proposed improvements, as a result of their proximity and functional relationship to those improvements.

(B) Location and extent of existing streets, public facilities, and present and future categories of public and private land use.

## EXISTING LAND USE

Existing public and private land uses which presently exist in the Development Area include, by way of description and not limitation, public land uses, including governmental offices, transportation facilities, public parking facilities, parks and public open space, streets and rights-of-way, and a senior center. Private land uses are those generally found in the commercial and financial core of a small city including commercial retail and office uses, industrial and waterfront uses and supplemental parking. The existing land uses in the Downtown Development District are shown on the DDA Property Listing Chart, column seven (7), Appendix C. See Map #3M for current zoning.

Nearly all of the District is presently in some commercial use, including City-owned properties. Twenty of the residential properties that are included in the district are zoned Waterfront and the other fifteen residential's included, are on property that has been rezoned C-1.

#### PROPOSED PUBLIC AND PRIVATE LAND USES

The proposed land use for the district is commercial, blended with open park land and waterfront properties that are within the district.

Commercial includes areas containing structures or uses of land for the purpose of conducting a trade, providing professional services or personal business services, including the retail sales of goods and services to residents of the community and highway travellers. Also included in the commercial land use classification is off-street parking, whether private or public whose use is primarily as a result of commercial activity.

The Downtown Development Plan projects a general improvement in the quality, organization and intensity of commercial uses, rather than any substantial changes in the existing general pattern of commercial uses as such.

Development of the District toward conformity with the Master Land Use Plan also projects the redevelopment of existing non-commercial uses into commercial uses. It is recommended that free market choices determine the rate of redevelopment of non-conforming uses within the district.

#### ZONING

See Map #3M for existing zoning districts in the Downtown Development District. Both the General Commercial District and Central Business District are compatible with the goals of the Downtown Development Plan, Master Land Use Plan, adopted in January, 1992 and the Recreational Plan.

(C) Alteration and repair of existing improvements.

THE PUBLIC DEVELOPMENT PLAN

The Downtown Development Authority proposes to construct public improvements in the DDA District, financed by the tax increment financing plan, to stimulate the commercial economy and encourage new private investment in the commercial district. The proposed improvements are as follows:

- (1) MAIN STREET: Main Street from Mill to Garfield and Second from Mill to Easterly, Infrastructure Study to be done to determine the extent of reconstruction or repair work. This will include underground and above ground utilities. The infrastructure is very old and becoming obsolete at this time no history has been found to determine the amount of work that will need to be done. Repair work must be done according to these findings.
- (2) STREETSCAPE: Main Street from Mill to Garfield and Second from Mill to Easterly, resurfaced along with curb and gutter construction. The design will include new street and sidewalk designs that will take into consideration, curb cuts for parking and driving safety, as well as handicapped compatible. Improvements in the landscaping, including decorative use of brick, iron and concrete along with street lights, street furniture, planters, and trash receptacles will be included in this project.
- (3) MEMORIAL PARK: Construction of Public Restrooms in Memorial Park or another appropriate downtown location.
- (4) PARKING LOTS: Resurface city owned parking lots on Main & Easterly and Second & Easterly. Landscaping and decorative improvements in these areas to blend with new downtown design. New signs designed and erected to designate these as public parking areas.
- (5) SPRING STREET: Resurface street, construct curb and gutter where necessary. Infrastructure Study done to determine amount of re-construction or repairs in this area. Streetscape to tie in with downtown design.
- (6) ENTRANCES TO CITY: Signs should be designed and erected at each entrance to the city. These areas should be landscaped to be inviting and informative to visitors as well as residents. The design should follow the downtown design and entice people to investigate East Jordan's Commercial Districts.

- (7) ALLEY: Alley running parallel to Main & Second between Mill and Easterly redesigned, and resurfaced.
- (8) ACQUISITION OF PROPERTY: Acquire by purchase or otherwise, properties that the authority and council determines is reasonably necessary to achieve the goal of economic redevelopment of the DDA district. This may include improving land, construction, reconstruction, rehabilitation, and restoration. With the intent of creating usable commercial space being it private or public depending on the needs of the East Jordan Community.
- (9) M-66 CORRIDOR: Street lights, landscaping, and sidewalks (determined as a result of doing a feasibility study of this area).
- (10) C-48: This area would include Water St. between M-66 and Cedar St. Streetscape project.
- (11) STATE STREET: Streetscape project.

The rationale for these improvements is presented in detail in the Downtown Development Plan, and the DDA concurs with the basic rationale:

- 1. Conditions in the downtown cannot wait for private-sector investment, nor public investment involving land acquisition. A major public improvement is needed immediately to stimulate the commercial economy.
- 2. Existing elements of the commercial district presently under public ownership have significant potential for redevelopment to accomplish the economic stimulation needed, while at the same time creating an attractive traditional downtown environment which will enhance community social interaction and identity.

The proposed public improvements do not alter the elevations of any streets.

- (D) Location, extent, character, estimated costs and time for completion of improvements.  
See Appendix F, F1
- (E) Construction stages and completion time.  
See Appendix F, F1.

# CITY OF EAST JORDAN

## Ordinance # 152

### AN ORDINANCE TO ADOPT A DEVELOPMENT PLAN AND TAX INCREMENT FINANCE PLAN FOR THE EAST JORDAN DOWNTOWN DEVELOPMENT DISTRICT

#### THE CITY OF EAST JORDAN ORDAINS:

##### Section. 1: Approval of Plan

Pursuant to the authority vested in the East Jordan City Council by Act No. 197, Public Acts of Michigan, 1975, as amended (the "Act"), the Tax Increment Finance and Development Plan for the City of East Jordan Downtown Development District (identified as Exhibit A dated May 16, 1995), having been duly reviewed by the East Jordan City Council and considered at a public hearing held on May 16, 1995 is hereby determined to constitute a public purpose and is hereby adopted and approved and is incorporated herein as part of this Ordinance by reference. The City Clerk is hereby directed to endorse on said plan "Approved by the East Jordan City Council on May 16, 1995" and to file the same in the Clerk's Office.

Approval of the Plan is based on the following considerations:

1. The plan meets the requirements set forth in Section 17 (2) of the Act.
2. The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
3. The development is reasonable and necessary to carry out the purposes of the Act.
4. The land included within the development area is reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner.
5. The Development Plan is in reasonable accord with the master plan of the City.
6. Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
7. Changes in streets, intersections, utilities, and other public improvements are reasonably necessary in the successful implementation of the Plan.
8. A 2 mill tax for administration purposes will not be levied on the District.
9. Special Assessments will not occur within the District unless property owners within the District petition for a Special Assessment.

## **Sec. 2 Severability**

Should any section, clause, or phrase of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of this Ordinance as a whole nor any part thereof other than the part so declared to be invalid.

## **Sec. 3 Repeals**

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

## **Sec. 4 Effective Date**

This ordinance will take effect 30 days after its adoption. This ordinance shall be published within 7 days of its adoption.

Roll Call Vote:

Ayes: Sweet, Klooster, Gee, Etcher, Dionne, McKinnon, & Mayor Peck

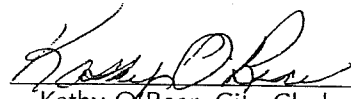
Nays: None

Absent: None

Ordinance # 152, approving the DDA Development and Financial Plans, declared adopted.

(amended boundary description attached and made an official part of Ordinance # 152)

\_\_\_\_\_  
Russell A. Peck, Mayor

\_\_\_\_\_  
  
Kathy O'Rear, City Clerk

Adopted: May 16, 1995

Published: May 24, 1995

Effective: June 16, 1995



CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

CITY OF EAST JORDAN  
DDA DESCRIPTION

BEGINNING AT AN IRON STAKE ON THE WEST LINE OF GOV'T. LOT 1 SECTION 14 T32N R7W 383.05 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOV'T. LOT 1; THENCE NORTH 45 DEGREES EAST 330 FEET TO AN IRON STAKE; THENCE SOUTH 45 DEGREES EAST 50 FEET TO AN IRON STAKE; THENCE NORTH 45 DEGREES EAST 34.75 FEET TO AN IRON STAKE; THENCE SOUTH 60 DEGREES 20'EAST 104.2 FEET TO AN IRON STAKE; THENCE SOUTH 19 DEGREES 43'EAST 772.05 FEET TO AN IRON STAKE; THENCE SOUTH 60 DEGREES 20'WEST 343.05 FEET TO THE SHORE OF LAKE CHARLEVOIX, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE NORTH 60 DEGREES 20'EAST 343.05 FEET; THENCE SOUTH 43 DEGREES 38'EAST 1,268.9 FEET; THENCE NORTHEASTERLY 124.3 FEET TO SOUTHWESTERLY LINE OF SHAW AVE IN THE PLAT OF ORCHARD HEIGHTS, WHICH COURSE, IF EXTENDED INTERSECTS THE SOUTHWESTERLY LINE OF LOT 12 OF SAID PLAT .45 FEET SOUTHEASTERLY OF THE WESTERNMOST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG SHAW AVE. TO AN IRON STAKE AT THE INTERSECTION OF THE SOUTH LINE OF MATTHEWS STREET OF SAID PLAT OF ORCHARD HEIGHTS; THENCE WEST TO SHORE OF LAKE CHARLEVOIX; THENCE SOUTHERLY ALONG SAID SHORE TO A POINT ON SAID SHORE WHICH IS DESCRIBED AS 942.88 FEET NORTH AND 1134.48 FEET NORTH 89 DEGREES 12'15"WEST FROM THE SOUTH 1/4 CORNER OF SECTION 14-32-7 THENCE SOUTH 89 DEGREES 12'15"EAST 464.77 FEET THENCE NORTHWESTERLY ON CURVE TO THE RIGHT 124.90 FEET (RADIUS OF SAID CURVE IS 154.45 FEET AND CHORD BEARS SOUTH 51 DEGREES 15'18"EAST 121.52 FEET) THENCE NORTH 28 DEGREES 05'16"WEST 15.69 FEET THENCE NORTH 28 DEGREES 37'WEST 101.15 FEET THENCE EAST 326.55 FEET TO A POINT 189.78 FEET SOUTH OF THE SOUTH 1/8TH LINE OF SAID SECTION THENCE SOUTH 90.86 FEET THENCE SOUTH 68 DEGREES 36'EAST 531.43 FEET TO THE WESTERLY LINE OF BOYNE ROAD; THENCE SOUTH ALONG SAID BOYNE ROAD LINE 179.52 FEET; THENCE NORTH 56 DEGREES 08'WEST 220.25 FEET; THENCE SOUTH 749 FEET; THENCE EAST 183 FEET TO THE WEST LINE OF BOYNE ROAD; THENCE SOUTH 33 FEET TO THE CENTER LINE OF DIVISION STREET TO A POINT WHICH IS 33 FEET WEST OF THE 1/4 CORNER COMMON TO SECTIONS 14 AND 23; THENCE SOUTH 33 FEET; THENCE EAST 66 FEET; THENCE SOUTH 400 FEET; THENCE EAST 360 FEET; THENCE SOUTH 297 FEET; THENCE WEST 42 FEET; THENCE SOUTH 70 FEET; THENCE W TO THE WEST LINE OF AN ALLEY RUNNING NORTH AND SOUTH THRU BLOCK 22, NICHOLL'S 3RD ADDITION; THENCE SOUTH ALONG WEST LINE OF SAID ALLEY TO THE NORTH LINE OF GARFIELD STREET; THENCE EAST ALONG THE NORTH LINE OF GARFIELD STREET 375.8 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 14, NICHOLL'S 2ND ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH 80 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 11, NICHOLL'S 1ST ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH ALONG THE WESTERLY LINE OF LOTS 2 THRU 6, BLOCK 11. NICHOLL'S 1ST ADDITION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 11, NICHOLL'S 1ST ADDITION; THENCE WEST 47 FEET; THENCE SOUTH 60 FEET; THENCE EAST 47 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 11, NICHOLL'S 1ST ADDITION; THENCE SOUTH 66 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 4, VILLAGE OF SOUTH LAKE; THENCE SOUTH 356 FEET ALONG THE WESTERLY LINE LOTS 1 THRU 6, BLOCK 4, VILLAGE OF SOUTH LAKE, TO THE SOUTHWEST CORNER OF LOT 1,

CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

BLOCK 4, VILLAGE OF SOUTH LAKE, ON THE NORTH LINE OF ESTERLY STREET; THENCE EAST ALONG THE NORTH LINE OF ESTERLY STREET 396 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, NICHOLL'S 1ST ADDITION TO SOUTH LAKE; THENCE SOUTH 66 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 6, NICHOLL'S 1ST ADDITION TO SOUTH LAKE, ON THE SOUTHERLY LINE OF ESTERLY STREET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 2 THRU 6, BLOCK 6, NICHOLL'S 1ST ADDITION TO SOUTH LAKE, 281.9 FEET; THENCE EAST 101 FEET; THENCE SOUTH 88 FEET TO THE NORTH LINE OF MILL STREET; THENCE EAST ALONG THE NORTH LINE OF MILL STREET TO A POINT 310 FEET WEST OF THE SECTION LINE COMMON TO SECTIONS 23 AND 24; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF MILL STREET WHICH IS 277 FEET WEST OF THE WEST LINE OF MAPLE STREET; THENCE SOUTH TO THE NORTHEASTERLY LINE OF STATE STREET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF STATE STREET, WHICH POINT IS 378 FEET NORTHWESTERLY FROM WHERE THE SOUTH LINE OF STATE STREET INTERSECTS THE EAST LINE OF SECTION 23; THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID STATE STREET 408 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO STATE STREET 138 FEET; THENCE SOUTHEASTERLY PARALLEL WITH STATE STREET 50 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO STATE STREET 5 FEET; THENCE SOUTHEASTERLY PARALLEL WITH STATE STREET 581 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO STATE STREET 143 FEET TO SOUTHEASTERLY LINE OF STATE STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF STATE STREET TO THE NORTHEAST CORNER OF LOT 4, BOWEN'S 2ND ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 4, 160 FEET THENCE SOUTH 78 DEGREES 30' EAST ALONG THE SOUTHERLY LINE OF BOWEN'S 2ND ADDITION TO A POINT WHICH IS 350 FEET EAST OF THE WEST LINE OF SECTION 24; THENCE SOUTH 365 FEET TO A POINT 16.5 FEET NORTH OF THE SOUTH 1/8 LINE SECTION 24; THENCE WEST 350 FEET TO THE CENTER LINE OF MAPLE STREET; THENCE SOUTH ALONG THE CENTER LINE OF MAPLE STREET TO ITS INTERSECTION WITH THE CENTER LINE OF MC KAY STREET (SOUTH 1/8 LINE OF SECTION 23); THENCE WEST ALONG THE CENTER LINE LINE OF MC KAY STREET (SOUTH 1/8 LINE OF SECTION 23) 1010.5 FEET M/L TO THE SOUTHERLY EXTENTION OF THE WEST LINE OF VACATED 4TH STREET, AS VACATED IN LIBER 258 PAGE 993, CHARLEVOIX COUNTY RECORDS; THENCE SOUTH 330 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF MILL STREET TO THE EASTERLY SHORE OF LAKE CHARLEVOIX; THENCE IN A NORTHWESTERLY DIRECTION, ACROSS SAID LAKE CHARLEVOIX TO THE EASTERNMOST CORNER OF LOT 1, BLOCK E, VILLAGE OF SOUTH ARM THENCE SOUTHWESTERLY 344 FEET ALONG THE SOUTHEASTERLY LINE OF LOTS 1 THRU 5, BLOCK E, VILLAGE OF SOUTH ARM, TO THE SOUTHWESTERLY SIDE OF UNION STREET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF UNION STREET TO THE NORTHWESTERLY SIDE OF JOHN STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF JOHN STREET TO A POINT 20 FEET NORTHEASTERLY OF THE SOUTHERNMOST CORNER OF LOT 1, BLOCK C, VILLAGE OF SOUTH ARM; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 1 AND 2 BLOCK C, VILLAGE OF SOUTH ARM 120 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 2, BLOCK C, VILLAGE OF SOUTH ARM, 20 FEET; THENCE NORTHWESTERLY PARALLEL WITH WATER STREET TO THE WEST LINE OF JORDAN STREET; THENCE NORTH ALONG THE WEST LINE OF JORDAN STREET

# CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

TO THE NORTHEAST CORNER OF LOT 1, BLOCK A, S.G. ISAMAN'S ADDITION TO THE VILLAGE OF SOUTH ARM, BEING THE SOUTH LINE OF WATER STREET; THENCE WEST ALONG THE SOUTH LINE OF WATER STREET 660 FEET TO WEST LINE OF MC KENZIE STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK E, S.G. ISAMAN'S ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE SOUTH ALONG THE WEST LINE OF MC KENZIE STREET 140 FEET; THENCE WEST 191.75 FEET TO THE FORMER DETROIT & CHARLEVOIX RAILROAD RIGHT OF WAY; THENCE SOUTH 30 DEGREES 39'55" EAST 58.47; THENCE SOUTH 6 DEGREES 48'20" EAST 436.38 FEET THENCE SOUTH 89 DEGREES 20'41" EAST 127.17 FEET; THENCE SOUTH 11 DEGREES 46'02" EAST 701.69 FEET M/L TO THE SOUTH LINE OF BRIDGE STREET; THENCE WEST ALONG THE SOUTH LINE OF BRIDGE STREET TO THE EAST LINE OF M-66 (LAKE STREET); THENCE SOUTH 143.05 FEET; THENCE EAST 382 FEET; THENCE SOUTH 200 FEET; THENCE WEST 382 FEET TO THE EAST LINE OF M-66; THENCE SOUTH ALONG THE EAST LINE OF M-66 TO A POINT 22 RODS (363 FEET) NORTH OF THE SOUTH LINE OF SECTION 23; THENCE WEST TO THE EAST 1/8 LINE OF SECTION 22; THENCE NORTH ALONG SAID 1/8 LINE TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 22; THENCE CONTINUING NORTH TO THE NORTH LINE OF WATER STREET; THENCE EAST ALONG THE NORTH LINE OF WATER STREET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 4 OF BUSH'S ADDITION TO THE VILLAGE OF SOUTH ARM, (NOW CITY OF EAST JORDAN); THENCE NORTH ALONG THE AFOREMENTIONED LINE 166.00 FEET TO THE NORTH LINE OF LOT 3 OF SAID PLAT; THENCE EAST ALONG SAID LOT LINE 120.00 FEET TO THE WEST LINE OF ELM (PINE) STREET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF ELM (PINE) STREET AND THE NORTH LINE OF AN ALLEY RUNNING THROUGH BLOCKS B AND C OF JOHN R. VANCE'S ADDITION TO THE VILLAGE OF SOUTH ARM, (NOW CITY OF EAST JORDAN); THENCE EAST ALONG SAID ALLEY LINE 466.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK C OF SAID PLAT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK C, AND THE PROLONGATION THEREOF TO THE CENTERLINE OF M-66; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF M-66 TO A POINT 396.5 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTERLINE LINE OF M-66 WITH THE EAST 1/8 LINE OF SAID SECTION 22; THENCE SOUTH 38 DEGREES 02'40" WEST 263.78 FEET (RECORDED AS 264 FEET) TO A POINT ON THE NORTH LINE OF BUSH'S ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE NORTH 51 DEGREES 58' 37" WEST 49.87 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 38 DEGREES 02'40" EAST 116 FEET TO THE NORTHEAST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 89 DEGREES 41'50" WEST 199.5 FEET TO POINT ON THE E 1/8 LINE OF SECTION 22, SAID POINT BEING THE NORTHWEST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 0 DEGREES 01'49" EAST 58.8 FEET (RECORDED AS 62 FEET) TO THE SOUTHEAST CORNER OF LOT 3 BLOCK I OF MARTIN & KEATS ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, 150 FEET TO THE EAST LINE OF ELIZABETH STREET; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF BLOCK N OF MARTIN & KEATS ADDITION, WHICH IS 275.00 FEET SOUTHWESTERLY, MEASURED PERPENDICULARLY, OF THE SOUTHWESTERLY LINE OF SAID M-66; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID M-66, 356.00 FEET; THENCE SOUTH 39 DEGREES 48'23" WEST 20.14 FEET; THENCE NORTH 49 DEGREES 31'57" WEST 60.03 FEET; THENCE

CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

NORTHEASTERLY PERPENDICULAR TO SAID M-66, 291.57 FEET TO SOUTH LINE OF M-66; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTHERLY LINE OF M-66 WHICH IS 1278.4 FEET NORTH AND NORTH 49 DEGREES 18' WEST 428.5 FEET OF THE EAST 1/8 POST ON THE EAST & WEST 1/4 LINE OF SECTION 22; THENCE NORTH 40 DEGREES 22 EAST TO A POINT ON THE SHORE OF LAKE CHARLEVOIX; THENCE ACROSS THE SOUTH ARM OF LAKE CHARLEVOIX IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING. BEING A PART OF SECTIONS 14, 22, 23 AND 24, TOWNSHIP 32 NORTH, RANGE 7 WEST, CITY OF EAST JORDAN, CHARLEVOIX COUNTY, MICHIGAN.

Offered by: Etcher  
Supported by: Sweet

**PROPOSED RESOLUTION # 109A/1995**

**RESOLUTION OF INTENT TO AMEND THE DDA BOUNDARIES AS ORIGINALLY SET FORTH IN SECTION 6 OF ORDINANCE # 150**

WHEREAS, the City of East Jordan adopted Ordinance # 150, an Ordinance establishing a Downtown Development Authority pursuant to Public Act 197 of the Public Acts of 1975, as amended, on 12-21-93; and

WHEREAS, section 6 of the ordinance designates the boundaries for the East Jordan Downtown Development District, and

WHEREAS, during review of the District, several boundary lines have been determined to be in error as they cut through property parcels creating difficulties in assessing, and

WHEREAS, the Downtown Development Authority has reviewed its existing boundaries and has determined that changes are necessary to eliminate some tax exempt properties and non-benefiting residential properties, and

WHEREAS, the Downtown Development Authority has recommended to add industrial and multiple residential properties which better conform to the DDA Act and which will provide for a more financially viable district.

THEREFORE BE IT RESOLVED THAT, a Public Hearing to receive comments on amending the DDA District Boundaries will be held on May 16, 1995, at 6:00 p.m. in the East Jordan Civic Center.

BE IT FURTHER RESOLVED THAT the boundaries outlined in Section 6 of Ordinance # 150 are intended to be amended to read as follows:

(proposed amended DDA description & map attached and made part of this resolution)

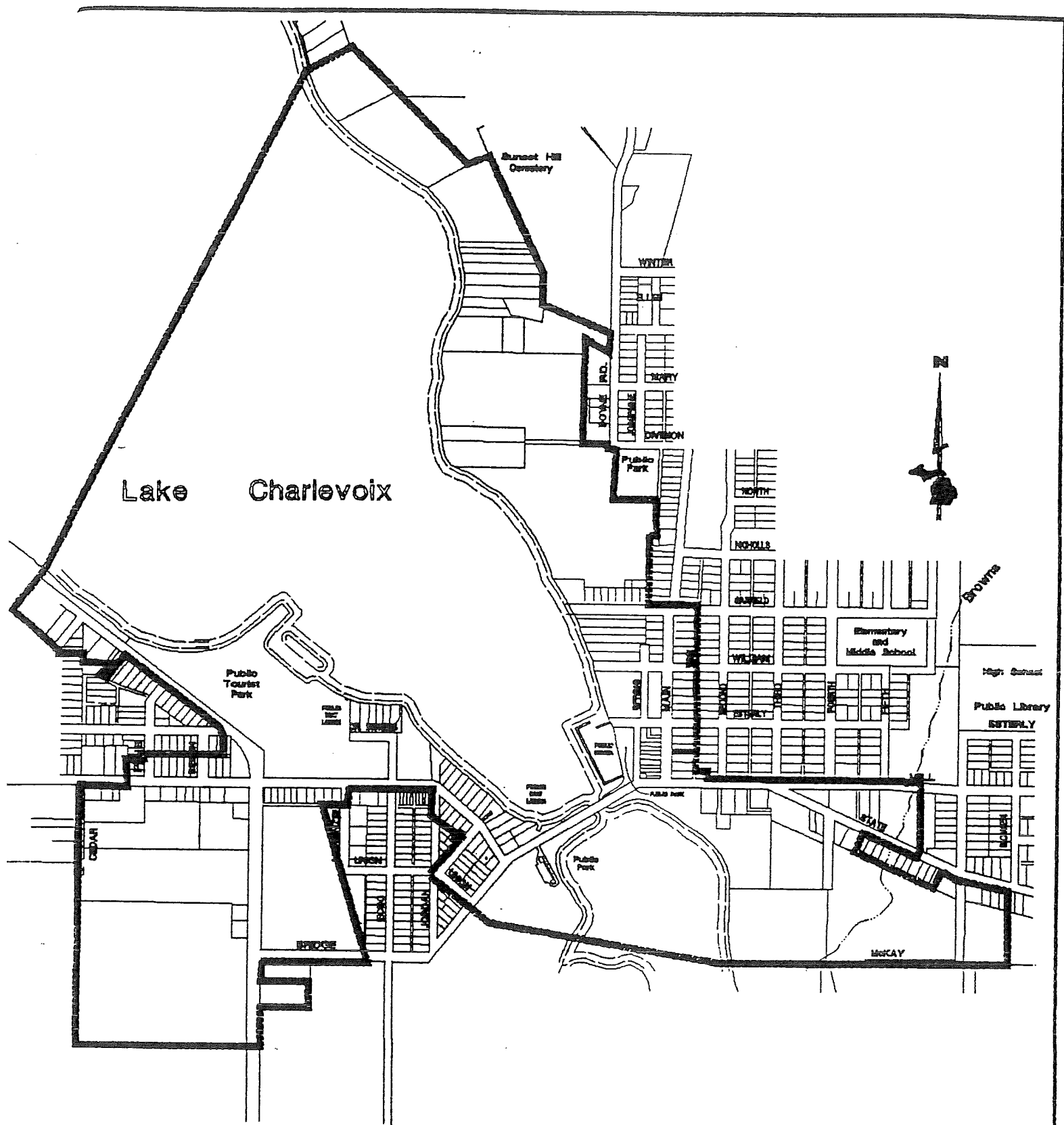
Roll Call Vote:

Ayes: Sweet, Klooster, Gee, Etcher, Dionne, McKinnon & Mayor Peck

Nays: None

Absent: None

Resolution declared adopted 5-2-95.



# DDA District Boundary Map

## CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

### CITY OF EAST JORDAN DDA DESCRIPTION

BEGINNING AT AN IRON STAKE ON THE WEST LINE OF GOV'T. LOT 1 SECTION 14 T32N R7W 383.05 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOV'T. LOT 1; THENCE NORTH 45 DEGREES EAST 330 FEET TO AN IRON STAKE; THENCE SOUTH 45 DEGREES EAST 50 FEET TO AN IRON STAKE; THENCE NORTH 45 DEGREES EAST 34.75 FEET TO AN IRON STAKE; THENCE SOUTH 60 DEGREES 20' EAST 104.2 FEET TO AN IRON STAKE; THENCE SOUTH 19 DEGREES 43' EAST 772.05 FEET TO AN IRON STAKE; THENCE SOUTH 60 DEGREES 20' WEST 343.05 FEET TO THE SHORE OF LAKE CHARLEVOIX, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE NORTH 60 DEGREES 20' EAST 343.05 FEET; THENCE SOUTH 43 DEGREES 38' EAST 1,268.9 FEET; THENCE NORTHEASTERLY 124.3 FEET TO SOUTHWESTERLY LINE OF SHAW AVE IN THE PLAT OF ORCHARD HEIGHTS, WHICH COURSE, IF EXTENDED INTERSECTS THE SOUTHWESTERLY LINE OF LOT 12 OF SAID PLAT .45 FEET SOUTHEASTERLY OF THE WESTERNMOST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG SHAW AVE. TO AN IRON STAKE AT THE INTERSECTION OF THE SOUTH LINE OF MATTHEWS STREET OF SAID PLAT OF ORCHARD HEIGHTS; THENCE SOUTH 37 DEGREES 01' EAST TO THE SOUTH 1/8 LINE OF SECTION 14 (WHICH IS ALSO THE NORTH LINE OF GOV'T. LOT 3); THENCE SOUTH 280.5 FEET; THENCE SOUTH 68 DEGREES 36' EAST 531.43 FEET TO THE WESTERLY LINE OF BOYNE ROAD; THENCE SOUTH ALONG SAID BOYNE ROAD LINE 179.52 FEET; THENCE NORTH 56 DEGREES 08' WEST 220.25 FEET; THENCE SOUTH 782 FEET TO THE NORTH LINE OF DIVISION STREET IF EXTENDED WESTERLY; THENCE EAST 183 FEET TO THE WEST LINE OF BOYNE ROAD; THENCE SOUTH 33 FEET TO THE CENTER LINE OF DIVISION STREET TO A POINT WHICH IS 33 FEET WEST OF THE 1/4 CORNER COMMON TO SECTIONS 14 AND 23; THENCE SOUTH 33 FEET; THENCE EAST 66 FEET; THENCE SOUTH 400 FEET; THENCE EAST 360 FEET; THENCE SOUTH 297 FEET; THENCE WEST 42 FEET; THENCE SOUTH 70 FEET; THENCE W TO THE WEST LINE OF AN ALLEY RUNNING NORTH AND SOUTH THRU BLOCK 22, NICHOLL'S 3RD ADDITION; THENCE SOUTH ALONG WEST LINE OF SAID ALLEY TO THE NORTH LINE OF GARFIELD STREET; THENCE EAST ALONG THE NORTH LINE OF GARFIELD STREET 375.8 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 14, NICHOLL'S 2ND ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH 80 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 11, NICHOLL'S 1ST ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH ALONG THE WESTERLY LINE OF LOTS 2 THRU 6, BLOCK 11. NICHOLL'S 1ST ADDITION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 11, NICHOLL'S 1ST ADDITION; THENCE WEST 47 FEET; THENCE SOUTH 60 FEET; THENCE EAST 47 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 11, NICHOLL'S 1ST ADDITION; THENCE SOUTH 66 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 4, VILLAGE OF SOUTH LAKE; THENCE SOUTH 356 FEET ALONG THE WESTERLY LINE LOTS 1 THRU 6, BLOCK 4, VILLAGE OF SOUTH LAKE, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, VILLAGE OF SOUTH LAKE, ON THE NORTH LINE OF ESTERLY STREET; THENCE EAST ALONG THE NORTH LINE OF ESTERLY STREET 396 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, NICHOLL'S 1ST ADDITION TO SOUTH LAKE; THENCE SOUTH 66 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 6, NICHOLL'S 1ST ADDITION TO SOUTH LAKE, ON THE SOUTHERLY LINE OF ESTERLY STREET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 2 THRU 6, BLOCK 6, NICHOLL'S

CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

1ST ADDITION TO SOUTH LAKE, 281.9 FEET; THENCE EAST 101 FEET; THENCE SOUTH 88 FEET TO THE NORTH LINE OF MILL STREET; THENCE EAST ALONG THE NORTH LINE OF MILL STREET TO A POINT 310 FEET WEST OF THE SECTION LINE COMMON TO SECTIONS 23 AND 24; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF MILL STREET WHICH IS 277 FEET WEST OF THE WEST LINE OF MAPLE STREET; THENCE SOUTH TO THE NORTHEASTERLY LINE OF STATE STREET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF STATE STREET, WHICH POINT IS 378 FEET NORTHWESTERLY FROM WHERE THE SOUTH LINE OF STATE STREET INTERSECTS THE EAST LINE OF SECTION 23; THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID STATE STREET 408 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO STATE STREET 138 FEET; THENCE SOUTHEASTERLY PARALLEL WITH STATE STREET 50 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO STATE STREET 5 FEET; THENCE SOUTHEASTERLY PARALLEL WITH STATE STREET 581 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO STATE STREET 143 FEET TO SOUTHEASTERLY LINE OF STATE STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF STATE STREET TO THE NORTHEAST CORNER OF LOT 4, BOWEN'S 2ND ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 4, 160 FEET THENCE SOUTH 78 DEGREES 30' EAST ALONG THE SOUTHERLY LINE OF BOWEN'S 2ND ADDITION TO A POINT WHICH IS 350 FEET EAST OF THE WEST LINE OF SECTION 24; THENCE SOUTH 365 FEET TO A POINT 16.5 FEET NORTH OF THE SOUTH 1/8 LINE SECTION 24; THENCE WEST 350 FEET TO THE CENTER LINE OF MAPLE STREET; THENCE SOUTH ALONG THE CENTER LINE OF MAPLE STREET TO ITS INTERSECTION WITH THE CENTER LINE OF MC KAY STREET (SOUTH 1/8 LINE OF SECTION 23); THENCE WEST ALONG THE CENTER LINE LINE OF MC KAY STREET (SOUTH 1/8 LINE OF SECTION 23) 1010.5 FEET M/L TO THE SOUTHERLY EXTENTION OF THE WEST LINE OF VACATED 4TH STREET, AS VACATED IN LIBER 258 PAGE 993, CHARLEVOIX COUNTY RECORDS; THENCE SOUTH 330 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF MILL STREET TO THE EASTERLY SHORE OF LAKE CHARLEVOIX; THENCE IN A NORTHWESTERLY DIRECTION, ACROSS SAID LAKE CHARLEVOIX TO THE EASTERNMOST CORNER OF LOT 1, BLOCK E, VILLAGE OF SOUTH ARM THENCE SOUTHWESTERLY 344 FEET ALONG THE SOUTHEASTERLY LINE OF LOTS 1 THRU 5, BLOCK E, VILLAGE OF SOUTH ARM, TO THE SOUTHWESTERLY SIDE OF UNION STREET; THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF UNION STREET TO THE NORTHWESTERLY SIDE OF JOHN STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF JOHN STREET TO THE SOUTHERNMOST CORNER OF LOT 1, BLOCK C, VILLAGE OF SOUTH ARM; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 1 AND 2 BLOCK C, VILLAGE OF SOUTH ARM 120 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 2, BLOCK C, VILLAGE OF SOUTH ARM, 30 FEET; THENCE NORTHWESTERLY PARALLEL WITH WATER STREET TO THE WEST LINE OF JORDAN STREET; THENCE NORTH ALONG THE WEST LINE OF JORDAN STREET TO THE NORTHEAST CORNER OF LOT 1, BLOCK A, S.G. ISAMAN'S ADDITION TO THE VILLAGE OF SOUTH ARM, BEING THE SOUTH LINE OF WATER STREET; THENCE WEST ALONG THE SOUTH LINE OF WATER STREET 660 FEET TO WEST LINE OF MC KENZIE STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK E, S.G. ISAMAN'S ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE SOUTH ALONG THE WEST LINE OF MC KENZIE STREET 140 FEET; THENCE WEST 191.75 FEET TO THE FORMER DETROIT & CHARLEVOIX RAILROAD RIGHT OF WAY; THENCE SOUTH 30



CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

DEGREES 39'55" EAST 58.47; THENCE SOUTH 6 DEGREES 48'20" EAST 436.38 FEET THENCE SOUTH 89 DEGREES 20'41" EAST 127.17 FEET; THENCE SOUTH 11 DEGREES 46'02" EAST 701.69 FEET M/L TO THE SOUTH LINE OF BRIDGE STREET; THENCE WEST ALONG THE SOUTH LINE OF BRIDGE STREET TO THE EAST LINE OF M-66 (LAKE STREET); THENCE SOUTH 143.05 FEET; THENCE EAST 382 FEET; THENCE SOUTH 200 FEET; THENCE WEST 382 FEET TO THE EAST LINE OF M-66; THENCE SOUTH ALONG THE EAST LINE OF M-66 TO A POINT 22 RODS (363 FEET) NORTH OF THE SOUTH LINE OF SECTION 23; THENCE WEST TO THE EAST 1/8 LINE OF SECTION 22; THENCE NORTH ALONG SAID 1/8 LINE TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 22; THENCE CONTINUING NORTH TO THE NORTH LINE OF WATER STREET; THENCE EAST ALONG THE NORTH LINE OF WATER STREET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 4 OF BUSH'S ADDITION TO THE VILLAGE OF SOUTH ARM, (NOW CITY OF EAST JORDAN); THENCE NORTH ALONG THE AFOREMENTIONED LINE 166.00 FEET TO THE NORTH LINE OF LOT 3 OF SAID PLAT; THENCE EAST ALONG SAID LOT LINE 120.00 FEET TO THE WEST LINE OF ELM (PINE) STREET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF ELM (PINE) STREET AND THE NORTH LINE OF AN ALLEY RUNNING THROUGH BLOCKS B AND C OF JOHN R. VANCE'S ADDITION TO THE VILLAGE OF SOUTH ARM, (NOW CITY OF EAST JORDAN); THENCE EAST ALONG SAID ALLEY LINE 466.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK C OF SAID PLAT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK C, AND THE PROLONGATION THEREOF TO THE CENTERLINE OF M-66; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF M-66 TO A POINT 396.5 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTERLINE LINE OF M-66 WITH THE EAST 1/8 LINE OF SAID SECTION 22; THENCE SOUTH 38 DEGREES 02'40" WEST 263.78 FEET (RECORDED AS 264 FEET) TO A POINT ON THE NORTH LINE OF BUSH'S ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE NORTH 51 DEGREES 58' 37" WEST 49.87 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 38 DEGREES 02'40" EAST 116 FEET TO THE NORTHEAST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 89 DEGREES 41'50" WEST 199.5 FEET TO POINT ON THE E 1/8 LINE OF SECTION 22, SAID POINT BEING THE NORTHWEST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 0 DEGREES 01'49" EAST 58.8 FEET (RECORDED AS 62 FEET) TO THE SOUTHEAST CORNER OF LOT 3 BLOCK I OF MARTIN & KEATS ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, 150 FEET TO THE EAST LINE OF ELIZABETH STREET; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF BLOCK N OF MARTIN & KEATS ADDITION, WHICH IS 275.00 FEET SOUTHWESTERLY, MEASURED PERPENDICULARLY, OF THE SOUTHWESTERLY LINE OF SAID M-66; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID M-66, 356.00 FEET; THENCE SOUTH 39 DEGREES 48'23" WEST 20.14 FEET; THENCE NORTH 49 DEGREES 31'57" WEST 60.03 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO SAID M-66, 291.57 FEET TO SOUTH LINE OF M-66; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTHERLY LINE OF M-66 WHICH IS 1278.4 FEET NORTH AND NORTH 49 DEGREES 18' WEST 428.5 FEET OF THE EAST 1/8 POST ON THE EAST & WEST 1/4 LINE OF SECTION 22; THENCE NORTH 40 DEGREES 22 EAST TO A POINT ON THE SHORE OF LAKE CHARLEVOIX; THENCE ACROSS THE SOUTH ARM OF LAKE CHARLEVOIX IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING. BEING A PART OF SECTIONS 14, 22, 23 AND 24,

CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

TOWNSHIP 32 NORTH, RANGE 7 WEST, CITY OF EAST JORDAN, CHARLEVOIX  
COUNTY, MICHIGAN.

MINUTES OF A PUBLIC HEARING, CONDUCTED BY THE EAST JORDAN CITY COUNCIL, TUESDAY, MAY 16, 1995 AT 6:00 P.M. IN THE EAST JORDAN CIVIC CENTER RE: DDA DEVELOPMENT AND FINANCIAL PLANS & BOUNDARY AMENDMENTS

Present: Mayor Peck  
Council Members Klooster (late), Etcher (late), Sweet (late), McKinnon, Gee & Dionne  
Attorney Beatty  
Superintendent Hughes  
Clerk O'Rear  
Treasurer Moreau  
6 DDA Members  
Approximately 29 Visitors

Mayor Peck opened the Public Hearing at 6:00 p.m. The purpose of the Hearing was to receive Public Comments on the DDA Development and Financial Plans as well as to receive comment on amending the DDA District Boundaries.

Mayor Peck called for comments.

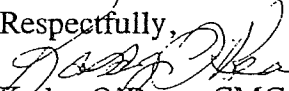
Three Visitors, two of which were downtown merchants, and one a City resident, adamantly opposed the DDA Plans and proposed boundary changes. They cited increased property taxes, "no need" for the DDA as the downtown is already dead; and the potential for excessive Special Assessments, as reasons why the plans should be rejected.

Three downtown merchants spoke in favor of the plan.

Superintendent Hughes and DDA Board Members attempted to answer questions that were posed. However, due to disturbances and interruptions made by two individuals, several attempts to answer were void.

Four residents of Lakewood Drive were present to ask that their properties be excluded from the DDA District. They did not feel they would benefit from the properties being a part of the DDA.

After all persons wishing to speak were heard, the Mayor declared the Public Hearing closed at 7:40 p.m.

Respectfully,  
  
Kathy O'Rear, CMC

**RESOLUTION # 109B/1995**

**A RESOLUTION TO AMEND THE DDA BOUNDARIES AS ORIGINALLY SET FORTH IN SECTION 6 OF ORDINANCE # 150**

WHEREAS, the City of East Jordan adopted Ordinance # 150, an Ordinance establishing a Downtown Development Authority pursuant to Public Act 197 of the Public Acts of 1975, as amended, on 12-21-93; and

WHEREAS, section 6 of the ordinance designates the boundaries for the East Jordan Downtown Development District, and

WHEREAS, during review of the District, several boundary lines have been determined to be in error as they cut through property parcels creating difficulties in assessing, and

WHEREAS, the Downtown Development Authority has reviewed its existing boundaries and has determined that changes are necessary to eliminate some tax exempt properties and non-benefiting residential properties, and

WHEREAS, the Downtown Development Authority has recommended to add industrial and multiple residential properties which better conform to the DDA Act and which will provide for a more financially viable district, and

WHEREAS, a Public Hearing to receive comments on amending the DDA District Boundaries was held May 16, 1995.

THEREFOR BE IT RESOLVED THAT the boundaries outlined in Section 6 of Ordinance # 150 are hereby amended to read as follows:

(amended DDA Boundaries and map attached and made part of this resolution)

BE IT FURTHER RESOLVED THAT it is the City Council's intent that a 2 mill administrative tax will not be levied on the DDA District; nor will any Special Assessments occur within the District unless petitioned by the property owners.

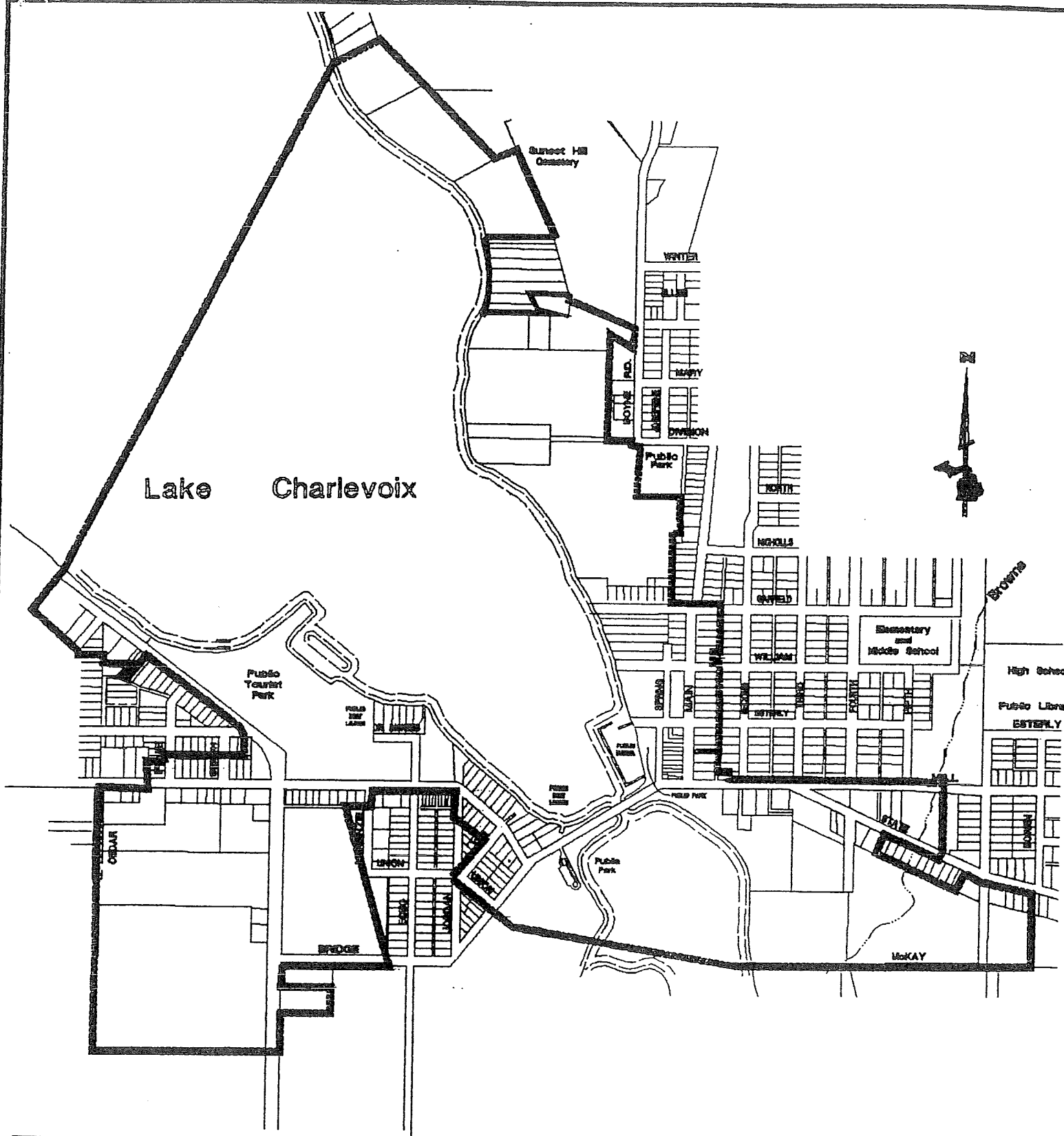
Roll Call Vote:

Ayes: McKinnon, Dionne, Etcher, Gee, Klooster, Sweet and Mayor Peck

Nays: None

Absent: None

Resolution declared adopted. Ordinance declared amended. 5-16-95



DDA District Boundary Map

# CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

## CITY OF EAST JORDAN DDA DESCRIPTION

BEGINNING AT AN IRON STAKE ON THE WEST LINE OF GOV'T. LOT 1 SECTION 14 T32N R7W 383.05 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOV'T. LOT 1; THENCE NORTH 45 DEGREES EAST 330 FEET TO AN IRON STAKE; THENCE SOUTH 45 DEGREES EAST 50 FEET TO AN IRON STAKE; THENCE NORTH 45 DEGREES EAST 34.75 FEET TO AN IRON STAKE; THENCE SOUTH 60 DEGREES 20'EAST 104.2 FEET TO AN IRON STAKE; THENCE SOUTH 19 DEGREES 43'EAST 772.05 FEET TO AN IRON STAKE; THENCE SOUTH 60 DEGREES 20'WEST 343.05 FEET TO THE SHORE OF LAKE CHARLEVOIX, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE NORTH 60 DEGREES 20'EAST 343.05 FEET; THENCE SOUTH 43 DEGREES 38'EAST 1,268.9 FEET; THENCE NORTHEASTERLY 124.3 FEET TO SOUTHWESTERLY LINE OF SHAW AVE IN THE PLAT OF ORCHARD HEIGHTS, WHICH COURSE, IF EXTENDED INTERSECTS THE SOUTHWESTERLY LINE OF LOT 12 OF SAID PLAT .45 FEET SOUTHEASTERLY OF THE WESTERNMOST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG SHAW AVE. TO AN IRON STAKE AT THE INTERSECTION OF THE SOUTH LINE OF MATTHEWS STREET OF SAID PLAT OF ORCHARD HEIGHTS; THENCE WEST TO SHORE OF LAKE CHARLEVOIX; THENCE SOUTHERLY ALONG SAID SHORE TO A POINT ON SAID SHORE WHICH IS DESCRIBED AS 942.88 FEET NORTH AND 1134.48 FEET NORTH 89 DEGREES 12'15"WEST FROM THE SOUTH 1/4 CORNER OF SECTION 14-32-7 THENCE SOUTH 89 DEGREES 12'15"EAST 464.77 FEET THENCE NORTHWESTERLY ON CURVE TO THE RIGHT 124.90 FEET (RADIUS OF SAID CURVE IS 154.45 FEET AND CHORD BEARS SOUTH 51 DEGREES 15'18"EAST 121.52 FEET) THENCE NORTH 28 DEGREES 05'16"WEST 15.69 FEET THENCE NORTH 28 DEGREES 37'WEST 101.15 FEET THENCE EAST 326.55 FEET TO A POINT 189.78 FEET SOUTH OF THE SOUTH 1/8TH LINE OF SAID SECTION THENCE SOUTH 90.86 FEET THENCE SOUTH 68 DEGREES 36'EAST 531.43 FEET TO THE WESTERLY LINE OF BOYNE ROAD; THENCE SOUTH ALONG SAID BOYNE ROAD LINE 179.52 FEET; THENCE NORTH 56 DEGREES 08'WEST 220.25 FEET; THENCE SOUTH 749 FEET; THENCE EAST 183 FEET TO THE WEST LINE OF BOYNE ROAD; THENCE SOUTH 33 FEET TO THE CENTER LINE OF DIVISION STREET TO A POINT WHICH IS 33 FEET WEST OF THE 1/4 CORNER COMMON TO SECTIONS 14 AND 23; THENCE SOUTH 33 FEET; THENCE EAST 66 FEET; THENCE SOUTH 400 FEET; THENCE EAST 360 FEET; THENCE SOUTH 297 FEET; THENCE WEST 42 FEET; THENCE SOUTH 70 FEET; THENCE W TO THE WEST LINE OF AN ALLEY RUNNING NORTH AND SOUTH THRU BLOCK 22, NICHOLL'S 3RD ADDITION; THENCE SOUTH ALONG WEST LINE OF SAID ALLEY TO THE NORTH LINE OF GARFIELD STREET; THENCE EAST ALONG THE NORTH LINE OF GARFIELD STREET 375.8 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 14, NICHOLL'S 2ND ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH 80 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 11, NICHOLL'S 1ST ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH ALONG THE WESTERLY LINE OF LOTS 2 THRU 6, BLOCK 11. NICHOLL'S 1ST ADDITION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 11, NICHOLL'S 1ST ADDITION; THENCE WEST 47 FEET; THENCE SOUTH 60 FEET; THENCE EAST 47 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 11, NICHOLL'S 1ST ADDITION; THENCE SOUTH 66 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 4, VILLAGE OF SOUTH LAKE; THENCE SOUTH 356 FEET ALONG THE WESTERLY LINE LOTS 1 THRU 6, BLOCK 4, VILLAGE OF SOUTH LAKE, TO THE SOUTHWEST CORNER OF LOT 1,

CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

BLOCK 4, VILLAGE OF SOUTH LAKE, ON THE NORTH LINE OF ESTERLY STREET; THENCE EAST ALONG THE NORTH LINE OF ESTERLY STREET 396 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, NICHOLL'S 1ST ADDITION TO SOUTH LAKE; THENCE SOUTH 66 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 6, NICHOLL'S 1ST ADDITION TO SOUTH LAKE, ON THE SOUTHERLY LINE OF ESTERLY STREET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 2 THRU 6, BLOCK 6, NICHOLL'S 1ST ADDITION TO SOUTH LAKE, 281.9 FEET; THENCE EAST 101 FEET; THENCE SOUTH 88 FEET TO THE NORTH LINE OF MILL STREET; THENCE EAST ALONG THE NORTH LINE OF MILL STREET TO A POINT 310 FEET WEST OF THE SECTION LINE COMMON TO SECTIONS 23 AND 24; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF MILL STREET WHICH IS 277 FEET WEST OF THE WEST LINE OF MAPLE STREET; THENCE SOUTH TO THE NORTHEASTERLY LINE OF STATE STREET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF STATE STREET, WHICH POINT IS 378 FEET NORTHWESTERLY FROM WHERE THE SOUTH LINE OF STATE STREET INTERSECTS THE EAST LINE OF SECTION 23; THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID STATE STREET 408 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO STATE STREET 138 FEET; THENCE SOUTHEASTERLY PARALLEL WITH STATE STREET 50 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO STATE STREET 5 FEET; THENCE SOUTHEASTERLY PARALLEL WITH STATE STREET 581 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO STATE STREET 143 FEET TO SOUTHEASTERLY LINE OF STATE STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF STATE STREET TO THE NORTHEAST CORNER OF LOT 4, BOWEN'S 2ND ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 4, 160 FEET THENCE SOUTH 78 DEGREES 30' EAST ALONG THE SOUTHERLY LINE OF BOWEN'S 2ND ADDITION TO A POINT WHICH IS 350 FEET EAST OF THE WEST LINE OF SECTION 24; THENCE SOUTH 365 FEET TO A POINT 16.5 FEET NORTH OF THE SOUTH 1/8 LINE SECTION 24; THENCE WEST 350 FEET TO THE CENTER LINE OF MAPLE STREET; THENCE SOUTH ALONG THE CENTER LINE OF MAPLE STREET TO ITS INTERSECTION WITH THE CENTER LINE OF MC KAY STREET (SOUTH 1/8 LINE OF SECTION 23); THENCE WEST ALONG THE CENTER LINE OF MC KAY STREET (SOUTH 1/8 LINE OF SECTION 23) 1010.5 FEET M/L TO THE SOUTHERLY EXTENTION OF THE WEST LINE OF VACATED 4TH STREET, AS VACATED IN LIBER 258 PAGE 993, CHARLEVOIX COUNTY RECORDS; THENCE SOUTH 330 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF MILL STREET TO THE EASTERLY SHORE OF LAKE CHARLEVOIX; THENCE IN A NORTHWESTERLY DIRECTION, ACROSS SAID LAKE CHARLEVOIX TO THE EASTERNMOST CORNER OF LOT 1, BLOCK E, VILLAGE OF SOUTH ARM THENCE SOUTHWESTERLY 344 FEET ALONG THE SOUTHEASTERLY LINE OF LOTS 1 THRU 5, BLOCK E, VILLAGE OF SOUTH ARM, TO THE SOUTHWESTERLY SIDE OF UNION STREET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF UNION STREET TO THE NORTHWESTERLY SIDE OF JOHN STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF JOHN STREET TO A POINT 20 FEET NORTHEASTERLY OF THE SOUTHERNMOST CORNER OF LOT 1, BLOCK C, VILLAGE OF SOUTH ARM; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 1 AND 2 BLOCK C, VILLAGE OF SOUTH ARM 120 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 2, BLOCK C, VILLAGE OF SOUTH ARM, 20 FEET; THENCE NORTHWESTERLY PARALLEL WITH WATER STREET TO THE WEST LINE OF JORDAN STREET; THENCE NORTH ALONG THE WEST LINE OF JORDAN STREET

# CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

TO THE NORTHEAST CORNER OF LOT 1, BLOCK A, S.G. ISAMAN'S ADDITION TO THE VILLAGE OF SOUTH ARM, BEING THE SOUTH LINE OF WATER STREET; THENCE WEST ALONG THE SOUTH LINE OF WATER STREET 660 FEET TO WEST LINE OF MC KENZIE STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK E, S.G. ISAMAN'S ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE SOUTH ALONG THE WEST LINE OF MC KENZIE STREET 140 FEET; THENCE WEST 191.75 FEET TO THE FORMER DETROIT & CHARLEVOIX RAILROAD RIGHT OF WAY; THENCE SOUTH 30 DEGREES 39'55" EAST 58.47; THENCE SOUTH 6 DEGREES 48'20" EAST 436.38 FEET THENCE SOUTH 89 DEGREES 20'41" EAST 127.17 FEET; THENCE SOUTH 11 DEGREES 46'02" EAST 701.69 FEET M/L TO THE SOUTH LINE OF BRIDGE STREET; THENCE WEST ALONG THE SOUTH LINE OF BRIDGE STREET TO THE EAST LINE OF M-66 (LAKE STREET); THENCE SOUTH 143.05 FEET; THENCE EAST 382 FEET; THENCE SOUTH 200 FEET; THENCE WEST 382 FEET TO THE EAST LINE OF M-66; THENCE SOUTH ALONG THE EAST LINE OF M-66 TO A POINT 22 RODS (363 FEET) NORTH OF THE SOUTH LINE OF SECTION 23; THENCE WEST TO THE EAST 1/8 LINE OF SECTION 22; THENCE NORTH ALONG SAID 1/8 LINE TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 22; THENCE CONTINUING NORTH TO THE NORTH LINE OF WATER STREET; THENCE EAST ALONG THE NORTH LINE OF WATER STREET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 4 OF BUSH'S ADDITION TO THE VILLAGE OF SOUTH ARM, (NOW CITY OF EAST JORDAN); THENCE NORTH ALONG THE AFOREMENTIONED LINE 166.00 FEET TO THE NORTH LINE OF LOT 3 OF SAID PLAT; THENCE EAST ALONG SAID LOT LINE 120.00 FEET TO THE WEST LINE OF ELM (PINE) STREET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF ELM (PINE) STREET AND THE NORTH LINE OF AN ALLEY RUNNING THROUGH BLOCKS B AND C OF JOHN R. VANCE'S ADDITION TO THE VILLAGE OF SOUTH ARM, (NOW CITY OF EAST JORDAN); THENCE EAST ALONG SAID ALLEY LINE 466.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK C OF SAID PLAT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK C, AND THE PROLONGATION THEREOF TO THE CENTERLINE OF M-66; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF M-66 TO A POINT 396.5 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTERLINE LINE OF M-66 WITH THE EAST 1/8 LINE OF SAID SECTION 22; THENCE SOUTH 38 DEGREES 02'40" WEST 263.78 FEET (RECORDED AS 264 FEET) TO A POINT ON THE NORTH LINE OF BUSH'S ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE NORTH 51 DEGREES 58' 37" WEST 49.87 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 38 DEGREES 02'40" EAST 116 FEET TO THE NORTHEAST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 89 DEGREES 41'50" WEST 199.5 FEET TO POINT ON THE E 1/8 LINE OF SECTION 22, SAID POINT BEING THE NORTHWEST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 0 DEGREES 01'49" EAST 58.8 FEET (RECORDED AS 62 FEET) TO THE SOUTHEAST CORNER OF LOT 3 BLOCK I OF MARTIN & KEATS ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, 150 FEET TO THE EAST LINE OF ELIZABETH STREET; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF BLOCK N OF MARTIN & KEATS ADDITION, WHICH IS 275.00 FEET SOUTHWESTERLY, MEASURED PERPENDICULARLY, OF THE SOUTHWESTERLY LINE OF SAID M-66; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID M-66, 356.00 FEET; THENCE SOUTH 39 DEGREES 48'23" WEST 20.14 FEET; THENCE NORTH 49 DEGREES 31'57" WEST 60.03 FEET; THENCE



CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

NORTHEASTERLY PERPENDICULAR TO SAID M-66, 291.57 FEET TO SOUTH LINE OF M-66; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTHERLY LINE OF M-66 WHICH IS 1278.4 FEET NORTH AND NORTH 49 DEGREES 18' WEST 428.5 FEET OF THE EAST 1/8 POST ON THE EAST & WEST 1/4 LINE OF SECTION 22; THENCE NORTH 40 DEGREES 22 EAST TO A POINT ON THE SHORE OF LAKE CHARLEVOIX; THENCE ACROSS THE SOUTH ARM OF LAKE CHARLEVOIX IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING. BEING A PART OF SECTIONS 14, 22, 23 AND 24, TOWNSHIP 32 NORTH, RANGE 7 WEST, CITY OF EAST JORDAN, CHARLEVOIX COUNTY, MICHIGAN.

(F) Use of Open Space

The description of any parts of the development area to be left as open space, and the use contemplated for this space is set forth in Map #4M. This Plan is in conformity with the Master Land Use Plan of the City of East Jordan.

(G) Lease of portion of the development area.

The Downtown Development Association does not propose to sell, donate, exchange or lease to or from the City of East Jordan any of the parcels within the Development Area. Provided, however, that the DDA may acquire from the City by purchase any parcels with the DDA on modification of this plan.

(H) Zoning, street and utility changes.

Zoning changes are not anticipated to be updated for the development area. In conjunction with the development, it may be necessary as part of the site excavation and preparation to relocate a portion of all of the existing utilities, such as: storm, sewer, sanitary sewer, potable water, electricity, natural gas or telephone systems, cable systems that may be located within the development area. The City in the future may vacate certain streets and alleys if appropriate.

(I) COST AND PROPOSED FINANCING.

The total cost of the anticipated improvements to be constructed in the Development Area is estimated in (Appendix F).

(J) PORTION OF THE DEVELOPMENT TO BE CONVEYED.

No sale, lease, conveyance, or other disposition of the property is contemplated at the present time, however as identified in the acquisition plan some properties may be negotiated for and conveyed at a later date.

(K) PROCEDURES FOR BIDDING

The authority has not yet established formal leasing, purchasing or conveyance bid procedures. Any such transactions, however, are subject to the review of the legal counsel of the Authority and approval by the Board of the Authority, and to be in compliance with all applicable State and Federal regulations.

(L,M,N,O) RELOCATION OF PERSONS, FAMILIES & BUSINESS

Based on a survey conducted by the DDA during the week of March 20, 1995 which inquired at all structures in the Downtown Development District, there are 89 residents within the District.

Therefore, the citizen's advisory council, which is required by statute if there are 100 or more residents, is not required for this plan.

The Downtown Development Plan does not result in the displacement of any residents in the District.

Therefore, no plan for relocation of displace persons is required, although the necessity of compliance with relocation provisions in Act 197, P.A. of 1975, as amended (The DDA Act), if such displacement were to occur, is acknowledged.

(P) MATERIAL WHICH THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY DEEMS PERTINENT.

Insofar as the Development Plan and Tax Increment Financing Plan comprehensively explains and delineates all items as required by Act 197, no further information is deemed pertinent.

### COST

|                           |                |
|---------------------------|----------------|
| Main Street               | \$ 105,000     |
| Streetscape               | 295,000        |
| Parking Lots              | 75,000         |
| Memorial Park             | 75,000         |
| Spring Street             | 160,000        |
| Entrances to City         | 20,000         |
| Alley                     | 25,000         |
| Property Acquisition      | 125,000        |
| M-66                      | 200,000        |
| C-48                      | 100,000        |
| State Street              | 80,000         |
| Contingency Costs         | 200,000        |
| Bonding & Financing Costs | 200,000        |
| Administrative Costs      | <u>200,000</u> |
| TOTAL PROJECT             | \$1,860,000    |

### FINANCING

The DDA proposes to finance the Public Improvement Plan with a combination of the following sources:

|  |                |
|--|----------------|
| Bond issue financed by<br>tax increment financing<br>plan (see financial plan) | \$1,500,000    |
| Grants   | <u>360,000</u> |
| TOTAL FINANCED   | \$1,860,000    |

See Appendix F, for construction stages and completion dates.  
See Appendix F1, for project descriptions and schedules.

DEVELOPMENT THROUGH  
PUBLIC-PRIVATE CO-OPERATION

In addition to the Public Improvement Plan proposed to be financed with public funds under the direction of the DDA, the overall development plan includes as a goal the accomplishment of certain private development through private investment in cooperation with the DDA and the City. These Improvements may include the following:

1. Creation of a pedestrian walkways between Main Street and existing buildings from Memorial Park.
2. Redevelopment of key privately owned sites in co-operation with the present or future owners, may include:
  - a. Dinu Property, 123 Main
  - b. Thorsen Property, Mill Street
  - c. Burton Properties, 106 Main & 103 Main
  - d. Cesaro Properties, 209 State, 105 Main, & 825 Water
  - e. Cass Supply, Inc. Property, 119 & 121 Main
  - f. FMB, 102 Mill (extended parking lot W. side)
3. Renovation of rear building faces and creation of rear entrances which are attractive and convenient to shoppers as well as to delivery people. This includes camouflaging of dumpsters.
4. Remodeling of various store fronts to restore them to their original architectural appearance. Suggestions for each building in the District will be developed by the DDA.

The assistance available through the DDA and the City to help accomplish theses projects includes the followings:

1. Architectural and design advice through the DDA's engineering design firm.
2. Assistance in finding buyers, developers & tenets.
3. Co-operation from local financial institutions in providing loan financing.
4. Creation of city economic development corporation

# **TAX INCREMENT FINANCING AUTHORITY PLAN**

## TIFA PLAN--SOURCES OF FUNDS FOR THE DDA

The DDA Act authorizes several potential source of funds for the DDA to use in financing its development activities, including the following:

- (1) Donations.
- (2) A tax up to two (2) mills levied on the DDA district upon approval of the City Council, for use in financing only the operations of the DDA.
- (3) Proceeds from a revenue bond issue or general obligation bond issue.
- (4) Revenues from property owned by the DDA.
- (5) Moneys received from other sources approved by the City Council.
- (6) Proceeds of a tax increment financing plan.

The following comments on the first-five sources will put in perspective the need for considering the tax increment financing plan.

- (1) Donations: These funds could be from either individuals or corporations, including philanthropic foundations. However, no sources of donations are know to be available to the DDA, and at the very least would require matching funds which the DDA does not have at this time and especially in terms of the estimated development costs.
- (2) Tax Levy: Limited to two mills, this source could provide up to \$34,000 in taxes annually from the present DDA District. However the DDA statute specifically restricts the use of this potential tax levy to "financing only the operations of the authority"; and operations" are specifically defined as:  
"Office maintenance including salaries and expenses of employees, office supplies, consultation fees, design costs, and other expenses incurred in the daily management of the authority and planning of its activities."

The City is contributing the cost of "operations" for the DDA by using City Hall and its staff for administration of the authority. Thus the potential tax levy cannot be used for development construction costs but could be used for design costs.

Furthermore, the DDA recommends that at this time a tax levy not be considered because it is counter-productive to the goal of the development plan, which is to stimulate private investment for new and expanded businesses, as a response to a significant public investment in the DDA District. Levying a tax on the DDA district, as a means of making a "public investment" in it, greatly reduces the economic stimulation effect, since the individual businesses experience an immediate cost from the initial public development. In light of the trend in the tax base of the DDA District, a real public investment is needed, rather than an indirect private investment, to stimulate private market forces.

- (3) BOND PROCEEDS: Although these are provided in the statute as a "source of financing", they are only a vehicle for borrowing, not an actual source of capital. Whether revenue bonds or general obligation bonds are used, their sale requires the availability of another source of funds to repay them as they mature.

A bond sale is proposed for the financing of the development plan for East Jordan DDA District. However, the actual source of revenue which would support the bond sale is the tax increment financing procedure, possibly combined with the City's pledge of full faith and credit.

- (4) REVENUE FROM PROPERTIES: Since the DDA owns no property, this is not a basic source of financing in this case. Any income from properties acquired during implementation of the development plan would be applied to costs of that implementation, but obviously would not begin to finance the overall costs of the construction projects proposed.
- (5) OTHER SOURCES: These might include any general revenues of the City approved by the City Council for use by the DDA. Two such source already committed by the City are the general costs of administering the DDA, and the \$11,000 loan for operations.



While the City in theory could levy taxes to pay for the entire cost of the proposed development plan, it obviously cannot afford to do so in practice. Furthermore, this would place the entire burden of the public investment on the City, while producing substantial tax revenue benefits for the other taxing units involved in the tax base of the DDA District.

Thus, the sixth source of financing, the tax increment financing plan, becomes a major factor in the development plan, both because it is the most practical source for the substantial funds required, and because it enables all taxing units to share in the initial public investment, from which they will all receive proportionate benefit.

It has been recognized by the DDA Board that a commitment of \$1,500,000 bond issue at one time for the City of East Jordan may not be in its best interest and it recommends only bonding the first three (3) years of the plan, which would be \$545,000 and at the end or sometime during the project, re-evaluate how in fact the investment is affecting the tax base in and around the DDA district. This would also allow the DDA board to seek out other avenues of financing that may come available during this time.

#### EXPLANATION OF THE TAX INCREMENT FINANCING PROCEDURE

The tax increment financing procedure may be adopted by a city council, after a public hearing as required by statute. The essence of the tax increment financing procedure is as follows:

- (1) The public makes an investment in public improvements and also potentially in facilities to be leased or sold to private owners, for the purpose of stimulating private investment in a specific downtown commercial area (the DDA District). The investment may be made in response to declining business climate and commercial tax base, or in response to a stable business climate and tax base which the public wishes to protect and develop.
- (2) A bond issue is sold to finance the improvements.
- (3) Taxes generated from the subsequent growth in the tax base of the DDA District are then used to retire the bonded debt. This tax base growth is called the "captured assessed value" CAV. Specifically, it is the difference between the State Equalized Value (SEV) of the Downtown Development District at any point in time, and the SEV of the District in existence at the time of the adoption of the downtown development plan.

- (4) The taxes which are potentially available for retiring the bonded debt of the downtown development plan include all the taxes normally levied by all the taxing units on the captured assessed value of the DDA District. The DDA may enter into agreements with each of the taxing units to share a portion of the captured assessed beyond the amount needed to meet the cost of the specific development project, are returned proportionately to the taxing units ( a requirement of the statute).
- (5) When the specific development/financing plan is accomplished, the captured assessed value is released and the taxing units receive all the taxes levied on it from that point on.
- (6) Since only the growth in tax base (the captured assessed value) in the DDA District is used to finance the development plan, the taxing units continue to receive their full tax levy on the District tax base in existence at the adoption of the development plan. In addition, any taxes generated by the captured assessed value beyond the amount required by the development plan are returned each year to the taxing units.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the "captured assessed value" which is created, following implementation of a downtown development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation; and therefore, the short-term investment made by the taxing units in forgoing part of the initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger commercial tax base.

AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

*Section amended 7-7-98*

It is anticipated that bonds in a sum equal or less than \$1,500,000 will be issued to finance costs of the project. These bonds will be done in two phases. Phase one (1) would be to bond \$545,000 for the first three years worth of projects.

An evaluation of the project's effectiveness regarding the tax base in and around the DDA district would be done nearing the end of the third year and if at this time was considered worthy, another bond issue would be issued for the sum of equal or less than \$955,000, this would be considered Phase two (2).

*New Language:*

*The maximum amount of bonded indebtedness to be incurred under this plan is 4,000,000.00*

ORDINANCE # 150

AN ORDINANCE TO DEVELOP A DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO PUBLIC ACT 197 OF THE PUBLIC ACTS OF 1975, AS AMENDED

Section 1: Title Of Ordinance. This ordinance shall be known and may be cited as the "Downtown Development Authority Ordinance."

Section 2: Authority. This ordinance is enacted pursuant to the provisions of Act 197 of the Public Acts of 1975, as amended and subject to the provisions thereof unless otherwise specifically provided for herein.

Section 3: Definitions. The terms used in this ordinance shall have the same meaning as given to those terms in Act 197 of the Public Acts of 1975, as amended, or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this ordinance:

- (a) "Authority" means the East Jordan Downtown Development Authority created by this ordinance.
- (b) "Act 197" means Act 197 of the Public Acts of Michigan 1975 as now in effect or hereinafter amended being MCLA 125.1651 et.seq; MSA 5.3010 (1) et seq.
- (c) "Board" means the governing body of the East Jordan Downtown Development Authority.
- (d) "Chief Executive Officer" means the Mayor for the City of East Jordan
- (e) "City" means the City of East Jordan, Michigan
- (f) "Downtown District" means the downtown district designated by this ordinance as now existing or hereinafter amended.
- (g) "Council" or "City Council" means the City Council for the City of East Jordan.

Section 4: Determination of Necessity for Development Authority. The City Council for the City of East Jordan hereby determines that it is necessary for the best interest of the public to halt property value deterioration and increase property tax valuation where possible in the business district of East Jordan, to eliminate the causes of that deterioration and to promote economic growth by establishing a Downtown Development Authority pursuant to Act 197.

Section 5: Establishment of Downtown Development Authority. Pursuant to Act 197 of the Public Acts of 1975, as amended, the City of East Jordan does hereby establish a downtown development authority for the City of East Jordan, Michigan. The authority

shall analyze the impact of economic changes and growth in the downtown district and develop plans to promote orderly economic growth in the downtown development district. The authority shall be a public body corporate and shall be known and exercise its powers under the title of "East Jordan Downtown Development Authority". The authority may adopt a seal, may sue and be sued in any Court in this State and shall possess all of the powers necessary to carry out the purpose for which it was established as proved by this ordinance or Act 197. The enumeration of a power in this ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the authority. The authority shall implement a development plan in the downtown district as necessary to achieve the purpose of the Downtown Development Act, all in accordance with the powers granted by this ordinance and Act 197.

Section: 6: Description of Downtown District Boundaries: The downtown district in which the authority shall exercise its powers as provided by Act 197, shall consist of the following described territory in the City of East Jordan, Michigan, subject to such changes as may hereinafter be made pursuant to this ordinance and Act 197:

An area in the City of East Jordan, Michigan, within the boundaries described as follows:

In the City of East Jordan, Charlevoix County, Michigan, Beginning at the quarter corner common to Section 23 & 24, Township 32 North, Range 7 West; thence West along the East and West quarter line of said Section 23 303 +/- feet, thence South parallel with the East line of said section 333.00 feet; thence East 113 +/- feet, thence South 120.00 feet; thence East 190.00 feet to the line common to said sections; thence South along said Section line 60.00 feet; thence East 33 feet to the Northwest corner of Lot 9 of Bowen's Addition to the Village of South Lake; thence along the North line of said Lot 9 and Lot 10 128.00 feet; thence South along the East line of said Lot 10 and the Southerly extension thereof to the centerline of State Street; thence Southeasterly along said centerline to the intersection with the Northerly prolongation of the East line of Lot 3 of Bowen's Second Addition to South Lake; thence South along the aforementioned line to the Southeast corner of said Lot 3; thence South parallel with the West line of said Section 24 to the South eighth line of said Section thence West along said eighth line to the line common to said Sections 23 and 24; thence continuing West along the South eighth line of said Section 23 183.00 feet; thence North parallel with the East line of said Section 23 to a point 143.00 feet (measured perpendicularly) from the southwesterly line of State Street; thence Northeasterly, perpendicular to State Street, 176.00 feet to the centerline of said street; thence Northwesterly along said centerline to the centerline of fourth Street;

thence South along said centerline to a point which is 763.50 feet South of the South line of Mill Street; thence West parallel with the South line of Mill Street to the shore of Lake Charlevoix; thence Westerly to point in the centerline of Bridge Street which is on the Southeasterly prolongation of the Southwesterly line of Lot 7, Block D of the Village of South Arm, (now City of East Jordan); thence Northwesterly along the aforementioned line to the Westerly corner of said lot; thence along the Northwesterly line of Lots 6 and 7 of Block D of said Plat 100.00 feet to the Southerly corner of Lot 3; thence Northwesterly along the Southwesterly line of Lots 3 and 4 of said Block D. and the southwesterly line of Lots 1 thru 4 of Block C of said Plat and the Northwesterly extension thereof to the West eighth line of said Section 23, thence North along said eighth line to the intersection with the Easterly prolongation of the South Line of Lots 1 thru 10 of Block A of S.G. Isaman's Addition to the Village of South Arm, (Now City of East Jordan); thence Westerly along the aforementioned line and the South line of Blocks D and E of said Section to the Easterly line of the former Detroit & Charlevoix Railroad; thence Southerly along said railroad line to a point recorded as being 66 feet South and 162 feet West of the Southeast corner of Lot 1, Block E of said plat; thence Southeasterly to a point where the Westerly extension of the centerline of Union Street intersects the West line of said railroad; thence East along said centerline to the East line of said railroad; thence Southerly along the East line of said railroad to the South eighth line of said Section 23; thence continuing Southerly along said railroad line to a point 233.00 feet South of said eighth line; thence West to a point 432 feet East of the East line of said section 23; thence North parallel with the West line of said Section 59.95 feet; thence West parallel with said South eighth line to the line common to Sections 22 and 23, Township 32 North, Range 7 West; thence South along said section line to a point 1594.50 feet south of the quarter corner common to said sections; thence West to the East eighth line of said Section 22; thence North along said eighth line to the East and West quarter line of said Section 22; thence East along said quarter line to the intersection with the Southerly prolongation of the West line of Lots 1 thru 4 of Bush's Addition to the village of South Arm, (Now City of East Jordan); thence North along the aforementioned line 199.00 feet to the North line of Lot 3 of said plat; thence East along said lot line 120.00 feet to the west line of Elm Street; thence Easterly to a point on the east line of Elm Street and the centerline of an alley through Blocks B and C of John R. Vance's Addition to the Village of South Arm (Now city of East Jordan); thence East along said alley line 466.00 feet to the southerly prolongation of the West

line of Lot 1, Block C of said plat; thence along the aforementioned line North 191.00 feet to the center line of Vance Street; thence East along said center line to the centerline of Highway M-66; thence Northwesterly along said centerline to a point 329.25 southeasterly of the intersection of said centerline with the East eighth line of said section thence Southwesterly perpendicular to said centerline to the North line of said Bush's Addition; thence West along said plat line to said East eighth line; thence North along said eighth line to the South line of Lot 2 of Martin & Keats Addition to the Village of South Arm; thence West along said Lot line to the Southeasterly line of Elizabeth Street; thence Westerly to a point on the southeasterly line of Block N of Martin & Keats Addition which is 275.00 feet southwesterly of the southerly line of said highway; thence Northwesterly parallel with the southerly line of said highway 356.00 feet; thence Northeasterly perpendicular to said highway 125.00 feet; thence Northwesterly parallel with said highway 60.00 feet; thence Northeasterly perpendicular to said highway to the shore of Lake Charlevoix; thence Southeasterly along said shore to a point which is 663.00 feet West of the West eighth of said Section 23; thence South to the North line of Dickens Drive; thence East along said street line 400.00 feet; thence North to the Shore of Lake Charlevoix; thence Southeasterly and Northerly along said shore to the centerline of Williams Street; thence East along said centerline to the centerline of Main Street; thence North along said centerline to the centerline of Garfield; Street; thence East along said centerline to the centerline of an alley through Blocks 11 and 4 of Nicholl's 1st Addition to South Lake; thence South along said alley line to the centerline of Easterly Street; thence East along the centerline of said street to the centerline of an alley through Block 6 of said plat; thence South along the centerline of said alley to a point 88.00 feet North of the North line of Mill Street; thence East 109.00 feet; thence South 121.00 feet to the East and West quarter line of said section 23; thence East along said quarter line to the centerline of Fifth Street; thence North along the centerline of said street to the centerline of Easterly Street; thence East along the said centerline to the east line of an alley along the east side of Block 8 of Nicholl's 4th Addition to South Lake; thence North along said alley line to the centerline of William Street; thence West along the centerline of said street to the centerline of Fourth Street; thence North along the centerline of said street to the centerline of Garfield Street; thence East along the centerline of said street and the easterly prolongation thereof to the West eighth line of said Section 24; thence South along said eighth line to the centerline of Easterly Street; thence West along the

centerline of said Street to the line common to said Sections 23 & 24,; thence South along said section line to the Point of Beginning; being a part of Section 22, 23 and 24, Township 32 North, Range 7 West, City of East Jordan, Charlevoix County, Michigan

Section 7: Downtown Development Authority Board. The authority shall be under the supervision and control of a board consisting of the Mayor and eight (8) members as provided by Act 197. The members shall be appointed by the Mayor, subject to approval by the East Jordan City Council. Not less than a majority of the members of the Board shall be persons having an interest in property located in the downtown District and not less than one of the members of the Board shall be a resident of the Downtown District. The board members shall hold office for a term of four years, with the initial members being appointed in equal numbers for one year, two year, three year and four year terms, respectively. All members shall hold office until the board members' successor is appointed. A board member shall take office by swearing and subscribing to the constitutional oath of office.

Section 8: Powers of the Authority. Except as specifically otherwise provided in this ordinance, the authority shall have all powers provided by law subject to the limitations imposed by law and herein. The authority shall have the power to levy ad valorem taxes on real and tangible personal property.

Section 9: Director, Bond and Director. If a Director is employed as authorized by Section 5 of Act 197, that director shall post bond in the penal sum of \$5,000.00 as required by said section of said Act 197 and by this ordinance.

Section 10: Meetings. Within thirty (30) days after the appointment of the Board of the Downtown Development Authority, the Board shall meet. The Board shall first elect a Chairperson, who shall then call for the election of the other Board Officers, which shall consist of the following:

- (a) Vice Chairman
- (b) Treasurer
- (c) Secretary

The board shall prepare bylaws to govern the procedure of meetings and powers and terms of office of its officers.

Section 11: Sources of Revenue, Permitted Expenditures: The activities of the authority shall be financed from one or more of the funding sources set out in Act 197 as amended.

Section 12: Publication Requirements. Promptly after adoption of this ordinance, a copy of the same shall be filed with the Secretary of State, pursuant to Act 197, as amended, and shall be published at least once in a newspaper of general circulation in the city.

### PROGRAM DURATION

This tax increment financing plan will last a maximum of twenty (20) years, or until all improvements are completed and all bonds issued under this plan are retired, if at an earlier date.

### COMPLIANCE

It is recognized that the amount of tax increment revenue to be transmitted to the Authority by the City Treasurer shall be a portion of the tax levy of all taxing bodies paid annually on the increased assessed valuation of real and personal property in the development area.

It is further recognized that tax increment revenues shall be expended only in accordance with the provisions of the tax increment financing plan and that surplus tax increment revenues shall revert proportionately to the respective local taxing jurisdiction.

It is recognized that tax increment revenues shall not be used to circumvent existing levy limit laws that the East Jordan City Council may abolish the tax increment financing plan when it finds that the purposes for which the plan were created are accomplished.

Pursuant to Section 15(3) of Act 197 of the Public Acts of 1975, as amended, the Authority shall submit to the East Jordan City Council an annual report on the status of the tax increment financing account. The report shall include, but not be limited to, the following items:

1. Amount and source of revenue in the account.
2. The amount and purpose of expenditures from the account
3. The amount of principal and interest on any outstanding bonded indebtedness.
4. The initial assessed value of the project area.
5. The captured assessed value retained by the authority.
6. The tax increments received, and
7. Any additional information the East Jordan City Council considers necessary.

The annual report, as described above, shall be published in a newspaper of general circulation within the City of East Jordan.



### ESTIMATED IMPACT ON TAXING JURISDICTIONS

The overall impact of the development plan is anticipated to generate increased economic activity in the downtown development district as well as in other parts of the taxing jurisdiction, thus eventually increasing assessed values in those jurisdictions. The City of East Jordan DDA intends to apply 27.521 millage to the Captured Assessed Value annually.

For the period during which the tax increment financing plan and development plan are in effect, the assessed values of properties within the development district shall effectively remain constant in so far as the local taxing jurisdictions are concerned. Increases in property valuation which generate tax increment revenues shall be available to the authority during the duration of the plan. It is anticipated that the development activities of the authority financed by the tax increment revenue will produce a material and positive effect on the assessed value of the property within and in the proximity of the development district and would, therefore, ultimately result in the eventual collection of real and personal property tax revenue in excess of what otherwise would have been available. Pursuant to Section 15 of Act 197, surplus funds not needed by the DDA shall revert proportionately to the respective taxing jurisdictions.

Pursuant to Section 14(4) of Act 197 of the Public Acts of 1975, as amended, the authority shall fully inform the members of the Charlevoix County Board of Commissioners of the fiscal and economic implications of the Development Plan and Tax Increment Financing Plan.

Upon completion of the Tax Increment Plan all property taxes will be diverted back to the appropriate taxing bodies. It is estimated that a substantial amount in new private construction will be built by reason of the implementation of the Developmental Plan and Tax Increment Financing Plan. Thus, instead of declining property valuations, it is projected that assessments will increase over the life of the plan.

See Appendix H1, Appendix H2, Appendix H3 for Estimate of Captured SEV, Impact Analysis of TIFA on Taxing Jurisdictions, and Disbursement Schedule of TIF moneys.

### PROVISIONS FOR CAPTURED ASSESSED VALUE

It is presently anticipated that the entire Captured Assessed Value, or tax increment, is to be transmitted to the Authority and used according to the Development and Tax Increment Financing Plan. Any surplus funds not needed by the Authority will revert proportionately.

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# A P P E N D I X

CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

CITY OF EAST JORDAN  
DDA DESCRIPTION

BEGINNING AT AN IRON STAKE ON THE WEST LINE OF GOV'T. LOT 1 SECTION 14 T32N R7W 383.05 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOV'T. LOT 1; THENCE NORTH 45 DEGREES EAST 330 FEET TO AN IRON STAKE; THENCE SOUTH 45 DEGREES EAST 50 FEET TO AN IRON STAKE; THENCE NORTH 45 DEGREES EAST 34.75 FEET TO AN IRON STAKE; THENCE SOUTH 60 DEGREES 20'EAST 104.2 FEET TO AN IRON STAKE; THENCE SOUTH 19 DEGREES 43'EAST 772.05 FEET TO AN IRON STAKE; THENCE SOUTH 60 DEGREES 20'WEST 343.05 FEET TO THE SHORE OF LAKE CHARLEVOIX, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE NORTH 60 DEGREES 20'EAST 343.05 FEET; THENCE SOUTH 43 DEGREES 38'EAST 1,268.9 FEET; THENCE NORTHEASTERLY 124.3 FEET TO SOUTHWESTERLY LINE OF SHAW AVE IN THE PLAT OF ORCHARD HEIGHTS, WHICH COURSE, IF EXTENDED INTERSECTS THE SOUTHWESTERLY LINE OF LOT 12 OF SAID PLAT .45 FEET SOUTHEASTERLY OF THE WESTERNMOST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG SHAW AVE. TO AN IRON STAKE AT THE INTERSECTION OF THE SOUTH LINE OF MATTHEWS STREET OF SAID PLAT OF ORCHARD HEIGHTS; THENCE WEST TO SHORE OF LAKE CHARLEVOIX; THENCE SOUTHERLY ALONG SAID SHORE TO A POINT ON SAID SHORE WHICH IS DESCRIBED AS 942.88 FEET NORTH AND 1134.48 FEET NORTH 89 DEGREES 12'15"WEST FROM THE SOUTH 1/4 CORNER OF SECTION 14-32-7 THENCE SOUTH 89 DEGREES 12'15"EAST 464.77FEET THENCE NORTHWESTERLY ON CURVE TO THE RIGHT 124.90 FEET (RADIUS OF SAID CURVE IS 154.45 FEET AND CHORD BEARS SOUTH 51 DEGREES 15'18"EAST 121.52 FEET) THENCE NORTH 28 DEGREES 05'16"WEST 15.69 FEET THENCE NORTH 28 DEGREES 37'WEST 101.15 FEET THENCE EAST 326.55 FEET TO A POINT 189.78 FEET SOUTH OF THE SOUTH 1/8TH LINE OF SAID SECTION THENCE SOUTH 90.86 FEET THENCE SOUTH 68 DEGREES 36'EAST 531.43 FEET TO THE WESTERLY LINE OF BOYNE ROAD; THENCE SOUTH ALONG SAID BOYNE ROAD LINE 179.52 FEET; THENCE NORTH 56 DEGREES 08'WEST 220.25 FEET; THENCE SOUTH 749 FEET; THENCE EAST 183 FEET TO THE WEST LINE OF BOYNE ROAD; THENCE SOUTH 33 FEET TO THE CENTER LINE OF DIVISION STREET TO A POINT WHICH IS 33 FEET WEST OF THE 1/4 CORNER COMMON TO SECTIONS 14 AND 23; THENCE SOUTH 33 FEET; THENCE EAST 66 FEET; THENCE SOUTH 400 FEET; THENCE EAST 360 FEET; THENCE SOUTH 297 FEET; THENCE WEST 42 FEET; THENCE SOUTH 70 FEET; THENCE W TO THE WEST LINE OF AN ALLEY RUNNING NORTH AND SOUTH THRU BLOCK 22, NICHOLL'S 3RD ADDITION; THENCE SOUTH ALONG WEST LINE OF SAID ALLEY TO THE NORTH LINE OF GARFIELD STREET; THENCE EAST ALONG THE NORTH LINE OF GARFIELD STREET 375.8 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 14, NICHOLL'S 2ND ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH 80 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 11, NICHOLL'S 1ST ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH ALONG THE WESTERLY LINE OF LOTS 2 THRU 6, BLOCK 11. NICHOLL'S 1ST ADDITION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 11, NICHOLL'S 1ST ADDITION; THENCE WEST 47 FEET; THENCE SOUTH 60 FEET; THENCE EAST 47 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 11, NICHOLL'S 1ST ADDITION; THENCE SOUTH 66 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 4, VILLAGE OF SOUTH LAKE; THENCE SOUTH 356 FEET ALONG THE WESTERLY LINE LOTS 1 THRU 6, BLOCK 4, VILLAGE OF SOUTH LAKE, TO THE SOUTHWEST CORNER OF LOT 1,

CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

BLOCK 4, VILLAGE OF SOUTH LAKE, ON THE NORTH LINE OF ESTERLY STREET; THENCE EAST ALONG THE NORTH LINE OF ESTERLY STREET 396 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, NICHOLL'S 1ST ADDITION TO SOUTH LAKE; THENCE SOUTH 66 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 6, NICHOLL'S 1ST ADDITION TO SOUTH LAKE, ON THE SOUTHERLY LINE OF ESTERLY STREET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 2 THRU 6, BLOCK 6, NICHOLL'S 1ST ADDITION TO SOUTH LAKE, 281.9 FEET; THENCE EAST 101 FEET; THENCE SOUTH 88 FEET TO THE NORTH LINE OF MILL STREET; THENCE EAST ALONG THE NORTH LINE OF MILL STREET TO A POINT 310 FEET WEST OF THE SECTION LINE COMMON TO SECTIONS 23 AND 24; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF MILL STREET WHICH IS 277 FEET WEST OF THE WEST LINE OF MAPLE STREET; THENCE SOUTH TO THE NORTHEASTERLY LINE OF STATE STREET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF STATE STREET, WHICH POINT IS 378 FEET NORTHWESTERLY FROM WHERE THE SOUTH LINE OF STATE STREET INTERSECTS THE EAST LINE OF SECTION 23; THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID STATE STREET 408 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO STATE STREET 138 FEET; THENCE SOUTHEASTERLY PARALLEL WITH STATE STREET 50 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO STATE STREET 5 FEET; THENCE SOUTHEASTERLY PARALLEL WITH STATE STREET 581 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO STATE STREET 143 FEET TO SOUTHEASTERLY LINE OF STATE STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF STATE STREET TO THE NORTHEAST CORNER OF LOT 4, BOWEN'S 2ND ADDITION TO THE VILLAGE OF SOUTH LAKE; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 4, 160 FEET THENCE SOUTH 78 DEGREES 30' EAST ALONG THE SOUTHERLY LINE OF BOWEN'S 2ND ADDITION TO A POINT WHICH IS 350 FEET EAST OF THE WEST LINE OF SECTION 24; THENCE SOUTH 365 FEET TO A POINT 16.5 FEET NORTH OF THE SOUTH 1/8 LINE SECTION 24; THENCE WEST 350 FEET TO THE CENTER LINE OF MAPLE STREET; THENCE SOUTH ALONG THE CENTER LINE OF MAPLE STREET TO ITS INTERSECTION WITH THE CENTER LINE OF MC KAY STREET (SOUTH 1/8 LINE OF SECTION 23); THENCE WEST ALONG THE CENTER LINE LINE OF MC KAY STREET (SOUTH 1/8 LINE OF SECTION 23) 1010.5 FEET M/L TO THE SOUTHERLY EXTENTION OF THE WEST LINE OF VACATED 4TH STREET, AS VACATED IN LIBER 258 PAGE 993, CHARLEVOIX COUNTY RECORDS; THENCE SOUTH 330 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF MILL STREET TO THE EASTERLY SHORE OF LAKE CHARLEVOIX; THENCE IN A NORTHWESTERLY DIRECTION, ACROSS SAID LAKE CHARLEVOIX TO THE EASTERNMOST CORNER OF LOT 1, BLOCK E, VILLAGE OF SOUTH ARM THENCE SOUTHWESTERLY 344 FEET ALONG THE SOUTHEASTERLY LINE OF LOTS 1 THRU 5, BLOCK E, VILLAGE OF SOUTH ARM, TO THE SOUTHWESTERLY SIDE OF UNION STREET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF UNION STREET TO THE NORTHWESTERLY SIDE OF JOHN STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF JOHN STREET TO A POINT 20 FEET NORTHEASTERLY OF THE SOUTHERNMOST CORNER OF LOT 1, BLOCK C, VILLAGE OF SOUTH ARM; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 1 AND 2 BLOCK C, VILLAGE OF SOUTH ARM 120 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 2, BLOCK C, VILLAGE OF SOUTH ARM, 20 FEET; THENCE NORTHWESTERLY PARALLEL WITH WATER STREET TO THE WEST LINE OF JORDAN STREET; THENCE NORTH ALONG THE WEST LINE OF JORDAN STREET

CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

TO THE NORTHEAST CORNER OF LOT 1, BLOCK A, S.G. ISAMAN'S ADDITION TO THE VILLAGE OF SOUTH ARM, BEING THE SOUTH LINE OF WATER STREET; THENCE WEST ALONG THE SOUTH LINE OF WATER STREET 660 FEET TO WEST LINE OF MC KENZIE STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK E, S.G. ISAMAN'S ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE SOUTH ALONG THE WEST LINE OF MC KENZIE STREET 140 FEET; THENCE WEST 191.75 FEET TO THE FORMER DETROIT & CHARLEVOIX RAILROAD RIGHT OF WAY; THENCE SOUTH 30 DEGREES 39'55" EAST 58.47; THENCE SOUTH 6 DEGREES 48'20" EAST 436.38 FEET THENCE SOUTH 89 DEGREES 20'41" EAST 127.17 FEET; THENCE SOUTH 11 DEGREES 46'02" EAST 701.69 FEET M/L TO THE SOUTH LINE OF BRIDGE STREET; THENCE WEST ALONG THE SOUTH LINE OF BRIDGE STREET TO THE EAST LINE OF M-66 (LAKE STREET); THENCE SOUTH 143.05 FEET; THENCE EAST 382 FEET; THENCE SOUTH 200 FEET; THENCE WEST 382 FEET TO THE EAST LINE OF M-66; THENCE SOUTH ALONG THE EAST LINE OF M-66 TO A POINT 22 RODS (363 FEET) NORTH OF THE SOUTH LINE OF SECTION 23; THENCE WEST TO THE EAST 1/8 LINE OF SECTION 22; THENCE NORTH ALONG SAID 1/8 LINE TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 22; THENCE CONTINUING NORTH TO THE NORTH LINE OF WATER STREET; THENCE EAST ALONG THE NORTH LINE OF WATER STREET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 4 OF BUSH'S ADDITION TO THE VILLAGE OF SOUTH ARM, (NOW CITY OF EAST JORDAN); THENCE NORTH ALONG THE AFOREMENTIONED LINE 166.00 FEET TO THE NORTH LINE OF LOT 3 OF SAID PLAT; THENCE EAST ALONG SAID LOT LINE 120.00 FEET TO THE WEST LINE OF ELM (PINE) STREET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF ELM (PINE) STREET AND THE NORTH LINE OF AN ALLEY RUNNING THROUGH BLOCKS B AND C OF JOHN R. VANCE'S ADDITION TO THE VILLAGE OF SOUTH ARM, (NOW CITY OF EAST JORDAN); THENCE EAST ALONG SAID ALLEY LINE 466.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK C OF SAID PLAT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK C, AND THE PROLONGATION THEREOF TO THE CENTERLINE OF M-66; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF M-66 TO A POINT 396.5 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTERLINE LINE OF M-66 WITH THE EAST 1/8 LINE OF SAID SECTION 22; THENCE SOUTH 38 DEGREES 02'40" WEST 263.78 FEET (RECORDED AS 264 FEET) TO A POINT ON THE NORTH LINE OF BUSH'S ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE NORTH 51 DEGREES 58' 37" WEST 49.87 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 38 DEGREES 02'40" EAST 116 FEET TO THE NORTHEAST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 89 DEGREES 41'50" WEST 199.5 FEET TO POINT ON THE E 1/8 LINE OF SECTION 22, SAID POINT BEING THE NORTHWEST CORNER OF LOT 28 OF SAID BUSH'S ADDITION; THENCE NORTH 0 DEGREES 01'49" EAST 58.8 FEET (RECORDED AS 62 FEET) TO THE SOUTHEAST CORNER OF LOT 3 BLOCK I OF MARTIN & KEATS ADDITION TO THE VILLAGE OF SOUTH ARM; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, 150 FEET TO THE EAST LINE OF ELIZABETH STREET; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF BLOCK N OF MARTIN & KEATS ADDITION, WHICH IS 275.00 FEET SOUTHWESTERLY, MEASURED PERPENDICULARLY, OF THE SOUTHWESTERLY LINE OF SAID M-66; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID M-66, 356.00 FEET; THENCE SOUTH 39 DEGREES 48'23" WEST 20.14 FEET; THENCE NORTH 49 DEGREES 31'57" WEST 60.03 FEET; THENCE

CITY OF EAST JORDAN DDA BOUNDARY DESCRIPTION

NORTHEASTERLY PERPENDICULAR TO SAID M-66, 291.57 FEET TO SOUTH LINE OF M-66; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTHERLY LINE OF M-66 WHICH IS 1278.4 FEET NORTH AND NORTH 49 DEGREES 18' WEST 428.5 FEET OF THE EAST 1/8 POST ON THE EAST & WEST 1/4 LINE OF SECTION 22; THENCE NORTH 40 DEGREES 22 EAST TO A POINT ON THE SHORE OF LAKE CHARLEVOIX; THENCE ACROSS THE SOUTH ARM OF LAKE CHARLEVOIX IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING. BEING A PART OF SECTIONS 14, 22, 23 AND 24, TOWNSHIP 32 NORTH, RANGE 7 WEST, CITY OF EAST JORDAN, CHARLEVOIX COUNTY, MICHIGAN.

Section 13: Section Heading; Severability; Repeal: Section headings are provided for convenience only and are not intended to be part of this ordinance. If any portion to this ordinance shall be held to be unlawful, the remaining portion shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 14: Effective date of this Ordinance: This ordinance will take effect 30 days after its adoption.

Roll Call Vote:

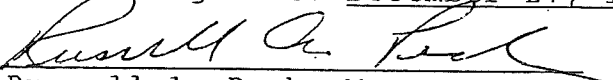
Ayes: Etcher, Chappuies, Ruth Gee & Mayor Peck

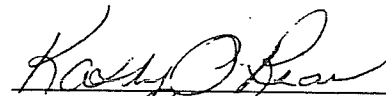
Nays: Vallance, Russ Gee & Sweet

Ordinance declared adopted 12-21-93.

Effective Date: January 21, 1994

Publishing Date: December 27, 1993

  
Russell A. Peck, Mayor

  
Kathy J. Rear, City Clerk



## DDA PROPERTY LISTING

| PROPERTY #    | OWNER NAME                 | TOTAL        |        |                         | CURRENT USE          | CON. | MAILING ADDRESS    | CITY, STATE     | ZIP   | INCREASES IN     |                  |                     |
|---------------|----------------------------|--------------|--------|-------------------------|----------------------|------|--------------------|-----------------|-------|------------------|------------------|---------------------|
|               |                            | TELEPHONE    | ZONING | PHYSICAL LOCATION       |                      |      |                    |                 |       | TAXABLE 1984 SEV | TAXABLE 1995 SEV | TAXABLE ASSESSMENTS |
| 53-352-001-40 | BRENNAN, STEPHEN & CHARLE  | 616-536-2896 | C      | 0101 MILL ST.           | ROUND TABLE          |      | 501 FIFTH ST.      | EAST JORDAN, MI | 49727 | \$22,400.00      | \$22,982.00      | \$582.00 E          |
| 53-352-001-50 | CITY                       | 616-536-3381 | P      | 0 MARINA PARK           | PUBLIC               |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-352-001-56 | CITY                       | 616-536-3381 | P      | 0 EASTERLY ST           | POLICE STATION       |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-352-003-00 | HUCKLE, M.B.               | 616-536-2515 | C      | 3111 MAIN               | HUCKLE'S GALLERY     |      | P.O. BOX 313       | EAST JORDAN, MI | 49727 | \$18,400.00      | \$18,878.00      | \$478.00 E          |
| 53-352-003-50 | HUCKLE, M.B. & ROBERT      | 616-536-2515 | C      | 4113 MAIN               | FOX'S RAINBOWAPT     |      | P.O. BOX 313       | EAST JORDAN, MI | 49727 | \$20,930.00      | \$20,930.00      | \$530.00 E          |
| 53-352-004-00 | SUPERNAW, SAM & MARY       | 616-547-4136 | C      | 4115 MAIN               | SAM'S BARAPPTS       |      | 415 PROSPECT       | CHARLEVOIX, MI  | 49720 | \$65,600.00      | \$67,308.00      | \$1,708.00 E        |
| 53-352-004-25 | WOODCOCK, BRUCE & LARRY    | 616-536-2081 | C      | 1117 MAIN               | BARBER SHOPHOME      |      | P.O. BOX 372       | EAST JORDAN, MI | 49727 | \$7,800.00       | \$9,009.00       | \$1,209.00 E        |
| 53-352-005-00 | CASS SUPPLY, INC.          | 616-547-0028 | V      | 0119 MAIN               | (VACANT) LOT         |      | P.O. BOX 600       | EAST JORDAN, MI | 49727 | \$5,130.00       | \$130.00 E       | \$1,300.00 E        |
| 53-352-005-25 | CASS SUPPLY, INC.          | 616-547-0028 | V      | 0121 MAIN               | VACANT(JOR. AUTO)    |      | P.O. BOX 600       | EAST JORDAN, MI | 49727 | \$10,900.00      | \$11,183.00      | \$283.00 E          |
| 53-352-005-50 | DINU, THOMAS               | 616-536-3381 | P      | 0123 MAIN               | VACANT(FUT. CHAMBER) |      | P.O. BOX 1844      | VICTORVILLE, CA | 92382 | \$24,800.00      | \$25,445.00      | \$645.00 E          |
| 53-353-001-00 | CITY                       | 616-536-3381 | P      | 0 CITY HALL             | PUBLIC               |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-353-001-50 | EJW                        | 616-536-2261 | C      | 0203 MAIN               | STUDIO 303           |      | P.O. BOX 439       | EAST JORDAN, MI | 49727 | \$12,800.00      | \$12,800.00      | \$0.00 E            |
| 53-353-001-55 | CITY                       | 616-536-3381 | C      | 0205 MAIN               | CITY HALL            |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-353-002-00 | BUSY BRIDGE, INC.          | 616-536-3511 | C      | 0207 MAIN               | BUSY BRIDGE ANT.     |      | P.O. BOX 1037      | EAST JORDAN, MI | 49727 | \$27,100.00      | \$27,805.00      | \$705.00 E          |
| 53-353-002-50 | BUSY BRIDGE, INC.          | 616-536-3511 | C      | 0209 MAIN               | BUSY BRIDGE ANT.     |      | P.O. BOX 1037      | EAST JORDAN, MI | 49727 | \$26,300.00      | \$24,900.00      | \$0.00 E            |
| 53-353-003-00 | COLLUS, ESTHER             | 616-536-3381 | P      | 0211 MAIN               | VACANT(TELECTIC?)    |      | P.O. BOX 1031      | EAST JORDAN, MI | 49727 | \$19,100.00      | \$19,597.00      | \$497.00 E          |
| 53-353-003-50 | CITY                       | 616-536-3381 | P      | 0213 MAIN               | VACANT STOREFRONT    |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-353-004-00 | VINCENT, JOHN & KAREN      | 616-536-7462 | C      | 0215 MAIN               | VINCENT'S YAMAHA     |      | P.O. BOX 398       | EAST JORDAN, MI | 49727 | \$31,400.00      | \$32,216.00      | \$816.00 E          |
| 53-353-005-00 | LERCEL, JAMES              | 616-536-2855 | C      | 0221 MAIN               | SHERMANS APPLIANCE   |      | P.O. BOX 546       | EAST JORDAN, MI | 49727 | \$8,900.00       | \$33,300.00      | \$24,400.00 E       |
| 53-353-007-00 | NATIONAL INVESTMENTS       | 616-536-2261 | C      | 0301 SPRING             | EJW                  |      | P.O. BOX 439       | EAST JORDAN, MI | 49727 | \$465,800.00     | \$546,911.00     | \$81,111.00 E       |
| 53-353-007-10 | EJW                        | 616-536-2261 | C      | 0200 SPRING             | OFFICE COMPLEX       |      | P.O. BOX 439       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-354-007-00 | LIGHT, ALFRED              | 616-536-3246 | V      | 0228 MAIN               | JORDAN INN           |      | P.O. BOX 141       | EAST JORDAN, MI | 49727 | \$3,700.00       | \$4,400.00       | \$700.00 E          |
| 53-354-009-00 | PLITE, EUGENE & JEANNE     | 616-536-3246 | V      | 0216 MAIN               | PARKING LOT          |      | P.O. BOX 299       | EAST JORDAN, MI | 49727 | \$6,800.00       | \$6,977.00       | \$177.00 E          |
| 53-354-010-00 | PLITE, EUGENE & JEANNE     | 616-536-3246 | C      | 0216 MAIN               | GEMINI LANES         |      | P.O. BOX 299       | EAST JORDAN, MI | 49727 | \$27,100.00      | \$27,805.00      | \$705.00 E          |
| 53-354-011-00 | CITY                       | 616-536-3381 | P      | 0 MUNICIPAL PARKING LOT | PUBLIC               |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-354-012-20 | BURR, MICHAEL & PAMELA     | 616-536-3181 | C      | 0103 EASTERLY           | INSURANCE SHOP       |      | P.O. BOX 872       | EAST JORDAN, MI | 49727 | \$5,900.00       | \$6,053.00       | \$153.00 E          |
| 53-354-012-30 | SCHOWALTER, MICHAEL        | 616-536-3181 | C      | 0200 MAIN               | MAIN ST. HAIRAPTS.   |      | 222 E. SUNNY BROOK | ROYAL OAK, MI   | 48073 | \$26,300.00      | \$26,984.00      | \$684.00 E          |
| 53-355-007-00 | MICHAEL BELL               | 616-536-7068 | C      | 0106 SECOND             | SWITCH STATION       |      | 444 MICHIGAN AVE   | DETROIT, MI     | 48226 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-355-008-00 | MILLER, DONALD & JEANNETTE | 616-536-7195 | C      | 0201 MILL               | BEN FRANKLIN         |      | P.O. BOX 457       | EAST JORDAN, MI | 49727 | \$84,100.00      | \$86,287.00      | \$2,187.00 E        |
| 53-376-001-10 | ROBERTS, ED & CONNIE       | 616-536-7195 | C      | 0203 MILL               | ED'S USED CARS       |      | 511 N. LAKE        | EAST JORDAN, MI | 49727 | \$12,700.00      | \$15,200.00      | \$2,500.00 E        |
| 53-381-007-00 | ROBERTS, GUY               | 616-536-2683 | C      | 0328 MAIN               | SPIKES(VACANT)       |      | P.O. BOX 204       | EAST JORDAN, MI | 49727 | \$10,900.00      | \$10,900.00      | \$0.00 E            |
| 53-381-008-00 | EJW                        | 616-536-2261 | V      | 0324 MAIN               | VACANT LOT           |      | P.O. BOX 439       | EAST JORDAN, MI | 49727 | \$1,500.00       | \$1,500.00       | \$0.00 E            |
| 53-381-009-00 | PRAY, DAVID & RENNIE       | 616-536-2546 | V      | 0322 MAIN               | DENTIST              |      | P.O. BOX 690       | EAST JORDAN, MI | 49727 | \$1,800.00       | \$1,800.00       | \$0.00 E            |
| 53-381-010-00 | KEMPTON, JOHN & CHRIS      | 616-536-2601 | C      | 0305 MAIN               | DENTIST OFFICE       |      | P.O. BOX 571       | EAST JORDAN, MI | 49727 | \$23,500.00      | \$24,111.00      | \$611.00 E          |
| 53-381-011-00 | KEMPTON, JOHN & CHRIS      | 616-536-2601 | C      | 0304 MAIN               | DENTIST OFFICE       |      | P.O. BOX 571       | EAST JORDAN, MI | 49727 | \$4,400.00       | \$4,514.00       | \$114.00 E          |
| 53-381-012-00 | CITY                       | 616-536-3381 | P      | 0 GAR PARK              | PUBLIC               |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-412-001-00 | JV DISTRICT LIBRARY        | 616-536-3385 | P      | 0301 MAIN               | JORDAN RIVER ARTS    |      | 1 LIBRARY LANE     | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-412-001-50 | AMERICAN LEGION            | 616-536-9217 | C      | 0303 MAIN               | OLD LEGION HALL      |      | P.O. BOX 456       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-412-002-00 | CITY                       | 616-536-3381 | P      | 0 FIRE HALL             | PUBLIC               |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 E            |
| 53-500-001-00 | GREEN, DAVID & MARY        | 616-544-2227 | R      | 0404 STATE ST.          | VACANT(PARTY STORE)  |      | 5406 S. 8 MILE RD. | AUBURN, MI      | 48611 | \$18,600.00      | \$19,084.00      | \$484.00 E          |
| 53-500-002-00 | GOCHA, DENNIS & MILDRED    | 616-544-2227 | R      | 2406 STATE ST.          | RENTAL HOME          |      | 4316 COSIER RD.    | EAST JORDAN, MI | 49727 | \$10,400.00      | \$10,670.00      | \$270.00 E          |
| 53-500-004-00 | GOCHA, DENNIS & MILDRED    | 616-544-2227 | R      | 0406 STATE ST.          | VACANT               |      | 4316 COSIER RD.    | EAST JORDAN, MI | 49727 | \$500.00         | \$500.00         | \$0.00 E            |
| 53-625-001-00 | CAREY, MERCER & VIRGINIA   | 616-536-2554 | C      | 2102 WATER              | CAREY'S CORNER MKT   |      | P.O. BOX 472       | EAST JORDAN, MI | 49727 | \$84,200.00      | \$86,389.00      | \$2,189.00 W        |
| 53-625-001-50 | CITY                       | 616-536-3381 | P      | 0 BOAT LAUNCH           | PUBLIC               |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 W            |
| 53-625-004-00 | HARTMAN, GEORGE & BETTY    | 616-347-4064 | R      | WATER/JOHN STREETS      | RESIDENCE            |      | P.O. BOX 15        | POTOSKEY, MI    | 49770 | \$72,300.00      | \$73,300.00      | \$1,000.00 W        |
| 53-626-001-10 | BOSWELL, WILLIAM & BETTY   | 616-536-2664 | R      | 2202 WATER              | RESIDENCE            |      | P.O. BOX 588       | EAST JORDAN, MI | 49727 | \$81,800.00      | \$83,927.00      | \$2,127.00 W        |
| 53-626-001-25 | CITY                       | 616-536-3381 | P      | 0 JOHN ST.              | RIGHT OF WAY         |      | P.O. BOX 332       | EAST JORDAN, MI | 49727 | \$0.00           | \$0.00           | \$0.00 W            |
| 53-626-002-00 | STARK, VERNON & DELORES    | 616-536-7565 | C      | 0204 WATER              | FOUR SEASONS MARINA  |      | P.O. BOX 465       | EAST JORDAN, MI | 49727 | \$52,900.00      | \$54,275.00      | \$1,375.00 W        |
| 53-626-003-00 | STARK, VERNON & DELORES    | 616-536-7565 | C      | 0204 WATER              | FOUR SEASONS MARINA  |      | P.O. BOX 465       | EAST JORDAN, MI | 49727 | \$56,700.00      | \$57,000.00      | \$300.00 W          |
| 53-626-008-00 | SLOUGH, JAMES              | 616-588-6390 | R      | 0240 WATER              | VACANT               |      | 232 A SLOUGH RD.   | EAST JORDAN, MI | 49727 | \$75,700.00      | \$75,700.00      | \$0.00 W            |
| 53-626-008-50 | SLOUGH, JAMES              | 616-588-6390 | R      | 1240 WATER              | RESIDENCE            |      | 232 A SLOUGH RD.   | EAST JORDAN, MI | 49727 | \$46,300.00      | \$46,300.00      | \$0.00 W            |
| 53-627-001-00 | LOBENHERZ R & LANE, JOHN   | 616-547-5308 | R      | 5201 WATER              | RESIDENCE            |      | 203 BRIDGE         | CHARLEVOIX, MI  | 49720 | \$9,300.00       | \$9,542.00       | \$242.00 W          |
| 53-627-001-50 | BARTLETT, GARY & DOROTHY   | 616-536-2534 | R      | 1203 WATER              | RESIDENCE            |      | 02815 M-66 S.      | EAST JORDAN, MI | 49727 | \$10,700.00      | \$10,978.00      | \$278.00 W          |
| 53-627-002-00 | CLARK, RICHARD & AGNES     | 616-536-2163 | C      | 0205 WATER              | NEW JORDAN AUTO      |      | 05409 ROGERS RD    | EAST JORDAN, MI | 49727 | \$6,600.00       | \$7,972.00       | \$1,372.00 W        |
| 53-627-003-00 | CLARK, RICHARD & AGNES     | 616-536-2163 | V      | 0205 WATER              | NEW JORDAN AUTO      |      | 05409 ROGERS RD    | EAST JORDAN, MI | 49727 | \$3,600.00       | \$7,400.00       | \$3,800.00 W        |
| 53-627-004-10 | CLARK, RICHARD & AGNES     | 616-536-2163 | V      | 0205 WATER              | NEW JORDAN AUTO      |      | 05409 ROGERS RD    | EAST JORDAN, MI | 49727 | \$7,800.00       | \$7,800.00       | \$0.00 W            |

## DDA PROPERTY LISTING

| TOTAL          |                             |              |        |                           |                       |      |                             |                   |       | INCREASES IN        |                     |                        |                        |
|----------------|-----------------------------|--------------|--------|---------------------------|-----------------------|------|-----------------------------|-------------------|-------|---------------------|---------------------|------------------------|------------------------|
| PROPERTY #     | OWNER NAME                  | TELEPHONE    | ZONING | PHYSICAL LOCATION         | CURRENT USE           | CON. | MAILING ADDRESS             | CITY, STATE       | ZIP   | TAXABLE<br>1994 SEV | TAXABLE<br>1995 SEV | TAXABLE<br>ASSESSMENTS | TAXABLE<br>ASSESSMENTS |
| 053-023-059-00 | YOUNG, RICHARD & LINDA      | 616-536-3301 | C      | 0650 WATER                | CHAR. PROP. REAL EST. |      | P.O. BOX 455                | ELK RAPIDS, MI    | 49629 | \$18,900.00         | \$19,391.00         | \$19,391.00            | \$19,391.00            |
| 053-023-061-00 | GERIGK, GEORGE & ANNE       | 616-536-3301 | C      | 0408 DICKENS              | SUMMER HOME           |      | 30780 PURITAN               | LIVONIA, MI       | 48154 | \$33,600.00         | \$34,300.00         | \$34,300.00            | \$34,300.00            |
| 053-023-062-00 | HARTMAN, ROBERT & CHERI     | 616-347-9498 | R      | 0408 DICKENS              | SUMMER HOME           |      | P.O. BOX 15                 | PETOSKEY, MI      | 49770 | \$38,800.00         | \$39,600.00         | \$39,600.00            | \$39,600.00            |
| 053-023-063-00 | GIPPERICH, ANNE             | 616-536-7591 | R      | 1410 DICKENS              | RESIDENCE             |      | 410 DICKENS                 | EAST JORDAN, MI   | 49727 | \$43,700.00         | \$44,700.00         | \$44,700.00            | \$44,700.00            |
| 053-023-064-00 | ARCHER, WILLIAM & GLADYS    | 616-536-7532 | R      | 1402 DICKENS              | RESIDENCE             |      | P.O. BOX 413                | EAST JORDAN, MI   | 49727 | \$43,500.00         | \$44,600.00         | \$44,600.00            | \$44,600.00            |
| 053-023-065-00 | SCHULTZ, ARTHUR & MARY ANN  | 616-536-2676 | R      | 0412 DICKENS              | SUMMER HOME           |      | P.O. BOX 391                | LIVONIA, MI       | 48152 | \$57,600.00         | \$58,600.00         | \$58,600.00            | \$58,600.00            |
| 053-023-066-00 | DWYER, JAMES & JEAN         | 616-536-2676 | R      | 0400 DICKENS              | SUMMER HOME           |      | 1628 W. REMUS RD.           | MT. PLEASANT, MI  | 48858 | \$22,400.00         | \$22,982.00         | \$22,982.00            | \$22,982.00            |
| 053-023-067-00 | ITMCO. MR & MRS GEORGE      | 616-536-3381 | P      | 0400 DICKENS              | SUMMER HOME           |      | 300 S. SILVERY LANE         | DEARBORN, MI      | 48124 | \$47,500.00         | \$48,735.00         | \$48,735.00            | \$48,735.00            |
| 053-023-074-00 | CITY                        | 616-536-3381 | P      | 0SPORTSMEN'S PARK         | PUBLIC                |      | P.O. BOX 332                | EAST JORDAN, MI   | 49727 | \$0.00              | \$0.00              | \$0.00                 | \$0.00                 |
| 053-023-087-00 | STREHL, MR & MRS ROBERT     | 616-536-2558 | C      | 0108 MILL ST.             | JV ACCT'G GARAGE      |      | P.O. BOX 325                | EAST JORDAN, MI   | 49727 | \$23,100.00         | \$23,600.00         | \$23,600.00            | \$23,600.00            |
| 053-023-090-00 | EU VALLEY ENTERPRISES       | 616-536-7035 | C      | 0114 MILL ST.             | RAINBOW BAR           |      | P.O. BOX 221                | EAST JORDAN, MI   | 49727 | \$51,700.00         | \$53,044.00         | \$53,044.00            | \$53,044.00            |
| 053-023-093-00 | THORSEN, ALFRED             | 616-536-7035 | C      | 0206 MILL ST.             | VACANT                |      | P.O. BOX 499                | EAST JORDAN, MI   | 49727 | \$38,900.00         | \$39,000.00         | \$39,000.00            | \$39,000.00            |
| 053-023-094-00 | E J CO-OP                   | 616-536-2275 | C      | 0102 STATE ST.            | HARDWARE              |      | P.O. BOX 377                | EAST JORDAN, MI   | 49727 | \$189,700.00        | \$194,632.00        | \$194,632.00           | \$194,632.00           |
| 053-023-094-10 | MAEACHERN, L. & SEXTON, L   | 616-536-7575 | C      | 0204 DEPOT ST.            | REAL PRODUCE MFG      |      | 99000 WHITEFIELD RD.        | EAST JORDAN, MI   | 49727 | \$11,700.00         | \$10,200.00         | \$10,200.00            | \$10,200.00            |
| 053-023-098-00 | SHERMAN CANNING             | 616-536-2284 | C      | 0200 STATE                | ENTRANCE              |      | 200 STATE ST.               | EAST JORDAN, MI   | 49727 | \$800.00            | \$800.00            | \$800.00               | \$800.00               |
| 053-023-099-00 | SHERMAN CANNING             | 616-536-2284 | C      | 0200 STATE                | ENTRANCE              |      | 200 STATE ST.               | EAST JORDAN, MI   | 49727 | \$1,000.00          | \$1,000.00          | \$1,000.00             | \$1,000.00             |
| 053-023-110-00 | CITY                        | 616-536-3381 | P      | 0STATE ST.                | RIGHT OF WAY          |      | P.O. BOX 332                | EAST JORDAN, MI   | 49727 | \$0.00              | \$0.00              | \$0.00                 | \$0.00                 |
| 053-023-112-00 | SHERMAN CANNING CO          | 616-536-2284 | P      | 0200 STATE ST.            | CANNING FACTORY       |      | 200 STATE ST.               | EAST JORDAN, MI   | 49727 | \$210,100.00        | \$215,563.00        | \$215,563.00           | \$215,563.00           |
| 053-023-113-00 | CITY                        | 616-536-3381 | P      | 0DPW GARAGE               | PUBLIC                |      | P.O. BOX 332                | EAST JORDAN, MI   | 49727 | \$0.00              | \$0.00              | \$0.00                 | \$0.00                 |
| 053-023-114-00 | SHERMAN CANNING CO          | 616-536-2284 | P      | 0200 STATE ST.            | CANNING FACTORY       |      | 200 STATE ST.               | EAST JORDAN, MI   | 49727 | \$5,000.00          | \$5,000.00          | \$5,000.00             | \$5,000.00             |
| 053-023-115-00 | SCOTT, STANLEY & CONSTANCE  | 616-536-2126 | R      | 4214 S. MAPLE             | RESIDENCE             |      | 214 S. MAPLE                | EAST JORDAN, MI   | 49727 | \$10,000.00         | \$10,260.00         | \$10,260.00            | \$10,260.00            |
| 053-023-116-00 | BACON, ENOS & MARY          | 616-536-2137 | R      | 0S. MAPLE ST.             | RENTAL PROPERTY       |      | 5201 NORWEGIAN RD.          | EAST JORDAN, MI   | 49727 | \$10,300.00         | \$10,568.00         | \$10,568.00            | \$10,568.00            |
| 053-023-117-00 | SPENCE, LARRY               | 616-536-7319 | R      | 2404 MILL ST.             | RESIDENCE             |      | P.O. BOX 5                  | EAST JORDAN, MI   | 49727 | \$23,800.00         | \$24,419.00         | \$24,419.00            | \$24,419.00            |
| 053-023-118-00 | EJ CO-OP                    | 616-536-2275 | C      | 0103 STATE                | VACANT LOT            |      | P.O. BOX 377                | EAST JORDAN, MI   | 49727 | \$400.00            | \$400.00            | \$400.00               | \$400.00               |
| 053-023-119-00 | CESARO, ELISEO & JANUICE    | 616-536-2284 | P      | 0209 STATE ST.            | VACANT (AUTO REPAIR)  |      | P.O. BOX 42                 | ELMIRA, MI        | 49730 | \$2,000.00          | \$2,000.00          | \$2,000.00             | \$2,000.00             |
| 053-023-119-10 | WEISLER, MATTHEW            | 616-536-2421 | R      | 2408 MILL                 | RESIDENCE             |      | P.O. BOX 76                 | EAST JORDAN, MI   | 49727 | \$13,900.00         | \$14,261.00         | \$14,261.00            | \$14,261.00            |
| 053-023-120-00 | BRENNAN, MR & MRS MICHAEL   | 616-536-2896 | R      | 2408 MILL                 | RESIDENCE             |      | P.O. BOX 121                | EAST JORDAN, MI   | 49727 | \$20,900.00         | \$21,443.00         | \$21,443.00            | \$21,443.00            |
| 053-023-121-00 | CESARO, ELISEO & JANUICE    | 616-536-2275 | C      | 0209 STATE ST.            | VACANT (AUTO REPAIR)  |      | P.O. BOX 42                 | ELMIRA, MI        | 49730 | \$13,800.00         | \$14,159.00         | \$14,159.00            | \$14,159.00            |
| 053-023-122-00 | EJ CO-OP                    | 616-536-2275 | C      | 0103 STATE ST.            | AUTO PARTS & REPAIR   |      | P.O. BOX 377                | EAST JORDAN, MI   | 49727 | \$30,200.00         | \$30,985.00         | \$30,985.00            | \$30,985.00            |
| 053-023-132-00 | CITY                        | 616-536-3381 | P      | 0ICE RINK                 | PUBLIC                |      | P.O. BOX 332                | EAST JORDAN, MI   | 49727 | \$0.00              | \$0.00              | \$0.00                 | \$0.00                 |
| 053-023-151-00 | SHERMAN CANNING CO          | 616-536-2284 | P      | 0206 DEPOT ST.            | WET LANDS             |      | 200 STATE ST.               | EAST JORDAN, MI   | 49727 | \$2,000.00          | \$2,000.00          | \$2,000.00             | \$2,000.00             |
| 053-023-152-00 | FMB BANK                    | 616-536-2251 | C      | 0102 MILL                 | FMB BANK              |      | P.O. BOX 419                | EAST JORDAN, MI   | 49727 | \$213,400.00        | \$218,948.00        | \$218,948.00           | \$218,948.00           |
| 053-023-153-00 | FMB BANK                    | 616-536-2251 | C      | 0102 MILL                 | FMB BANK              |      | P.O. BOX 419                | EAST JORDAN, MI   | 49727 | \$12,100.00         | \$12,200.00         | \$12,200.00            | \$12,200.00            |
| 053-024-036-10 | BACON, ENOS & MARY JR.      | 616-536-2137 | R      | 0S. MAPLE ST.             | RENTAL                |      | 5201 NORWEGIAN RD.          | EAST JORDAN, MI   | 49727 | \$11,200.00         | \$11,481.00         | \$11,481.00            | \$11,481.00            |
| 053-024-036-20 | BACON, ENOS & MARY JR.      | 616-536-2137 | V      | 0S. MAPLE ST.             | RENTAL                |      | 5201 NORWEGIAN RD.          | EAST JORDAN, MI   | 49727 | \$2,500.00          | \$2,500.00          | \$2,500.00             | \$2,500.00             |
| 053-628-010-00 | FORTUNE, PATRICK            | 616-536-2137 | V      | 102 BRIDGE ST.            | RENTAL                |      | RT. 3 BOX 1                 | EAST JORDAN, MI   | 49727 | \$8,600.00          | \$11,024.00         | \$11,024.00            | \$11,024.00            |
| 053-351-001-00 | BOLSER, R&D, TOMLINSON, J&D | 616-536-2584 | C      | 0101 SECOND               | DARLENE'S             |      | 03326 ROBERTS RD.           | EAST JORDAN, MI   | 49727 | \$37,400.00         | \$38,372.00         | \$38,372.00            | \$38,372.00            |
| 053-351-001-25 | HAWLEY, RICHARD & KATHLEEN  | 616-536-3230 | C      | 0111 MILL                 | COMPETITIVE EDGE      |      | P.O. BOX 1215               | EAST JORDAN, MI   | 49727 | \$14,700.00         | \$15,082.00         | \$15,082.00            | \$15,082.00            |
| 053-351-001-50 | KORTHASE, WILLIAM & DEBRA   | 616-536-6447 | C      | 0109 MILL                 | KORTHASE INSURANCE    |      | 04030 LAKESHORE RD.         | BOYNE CITY, MI    | 49712 | \$21,500.00         | \$22,059.00         | \$22,059.00            | \$22,059.00            |
| 053-351-003-00 | JOSEPH JOHNSON & ASSOC      | 616-536-2730 | C      | 0105 SECOND               | POST OFFICE           |      | 2516 NORMANDY DR. SE # 202C | GRAND RAPIDS, MI  | 49506 | \$37,600.00         | \$38,578.00         | \$38,578.00            | \$38,578.00            |
| 053-351-004-00 | GALMORE, THOMAS & ANNABELL  | 616-536-2730 | C      | 0105 SECOND               | GALMORE'S SKI DOO     |      | P.O. BOX 276                | EAST JORDAN, MI   | 49727 | \$23,500.00         | \$24,111.00         | \$24,111.00            | \$24,111.00            |
| 053-351-005-00 | CITY                        | 616-536-3381 | P      | 0CIVIC CENTER PARKING LOT | PUBLIC                |      | P.O. BOX 332                | EAST JORDAN, MI   | 49727 | \$0.00              | \$0.00              | \$0.00                 | \$0.00                 |
| 053-351-007-00 | CHAPPUIS, DUANE             | 616-536-2331 | C      | 2128 MAIN                 | J-V PHARMACY          |      | P.O. BOX 359                | EAST JORDAN, MI   | 49727 | \$36,000.00         | \$36,936.00         | \$36,936.00            | \$36,936.00            |
| 053-351-007-25 | CHAPPUIS, DUANE & DEBRA     | 616-536-2331 | C      | 0MAIN                     | J-V PHARMACY          |      | P.O. BOX 359                | EAST JORDAN, MI   | 49727 | \$400.00            | \$400.00            | \$400.00               | \$400.00               |
| 053-351-007-50 | CHAPPUIS, DUANE & DEBRA     | 616-536-2331 | C      | 0MAIN                     | J-V PHARMACY          |      | P.O. BOX 359                | EAST JORDAN, MI   | 49727 | \$15,600.00         | \$16,806.00         | \$16,806.00            | \$16,806.00            |
| 053-351-007-75 | ERNST, KENNETH & COLLEEN    | 616-536-2001 | C      | 0107 ESTERLY              | FAMILY TREE           |      | P.O. BOX 836                | EAST JORDAN, MI   | 49727 | \$20,400.00         | \$20,930.00         | \$20,930.00            | \$20,930.00            |
| 053-351-008-00 | INGALLS, LAURENCE           | 616-547-2824 | C      | 0122 MAIN                 | E J SHOPPE            |      | 08471 CARSON                | CHARLEVOIX, MI    | 49720 | \$27,300.00         | \$28,010.00         | \$28,010.00            | \$28,010.00            |
| 053-351-008-25 | ITMCO -10 INC.              | 616-536-2859 | C      | 0120 MAIN                 | MAIN ST. PIZZA        |      | P.O. BOX 813                | EAST JORDAN, MI   | 49727 | \$20,900.00         | \$21,443.00         | \$21,443.00            | \$21,443.00            |
| 053-351-008-50 | CITY                        | 616-536-3381 | P      | 0CIVIC CENTER             | PUBLIC                |      | P.O. BOX 332                | EAST JORDAN, MI   | 49727 | \$0.00              | \$0.00              | \$0.00                 | \$0.00                 |
| 053-351-010-00 | NELSON, W & W. BERNIER, D&J | 616-536-3637 | C      | 0112 MAIN                 | B C PIZZAAPTS.        |      | P.O. BOX 244                | BOYNE CITY, MI    | 49712 | \$23,200.00         | \$23,803.00         | \$23,803.00            | \$23,803.00            |
| 053-351-010-50 | BURTON, GERALD              | 616-536-2542 | C      | 0106 MAIN                 | SNIZBEE'S VACANT      |      | P.O. BOX 250604             | W. BLOOMFIELD, MI | 48325 | \$4,800.00          | \$4,800.00          | \$4,800.00             | \$4,800.00             |
| 053-351-011-00 | BERNIER, DAVID              | 616-536-2542 | C      | 0102 MAIN                 | DAVE'S AUTO SERVICE   |      | P.O. BOX 301                | EAST JORDAN, MI   | 49727 | \$16,700.00         | \$17,134.00         | \$17,134.00            | \$17,134.00            |
| 053-352-001-00 | ALF INC.                    | 616-536-2191 | C      | 1101 MAIN ST.             | LUMBERJACKS           |      | P.O. BOX 578                | EAST JORDAN, MI   | 49727 | \$44,100.00         | \$45,247.00         | \$45,247.00            | \$45,247.00            |
| 053-352-001-10 | BURTON, GERALD              | 616-536-2863 | C      | 0103 MAIN ST.             | VACANT (IGA)          |      | P.O. BOX 578                | W. BLOOMFIELD, MI | 48325 | \$31,000.00         | \$31,391.00         | \$31,391.00            | \$31,391.00            |
| 053-352-001-20 | CESARO, ELISEO & JANUICE    | 616-536-2863 | C      | 0105 MAIN ST.             | VACANT (JMA SPORTS)   |      | P.O. BOX 42                 | EAST JORDAN, MI   | 49727 | \$12,600.00         | \$12,928.00         | \$12,928.00            | \$12,928.00            |
| 053-352-001-30 | D'HALLORAN, JOHN            | 616-536-3209 | C      | 0109 MAIN                 | LUCKY GUPPY           |      | DETOUR RD.                  | EAST JORDAN, MI   | 49727 | \$10,800.00         | \$11,900.00         | \$11,900.00            | \$11,900.00            |



17,128.38.00  
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| 7  | 400 | 00 |
| 9  | 500 | 00 |

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[illegible]

|             | FIRST YEAR | REVENUE     |
|-------------|------------|-------------|
| CITY        | 18,502     | \$42,439.36 |
| FIRE EQUIP  | 0.4626     |             |
| HARBOR      | 2          |             |
| SETTLEMENTS | 3          |             |
| COUNTY      | 4,1543     |             |
| TRANSIT     | 0.2145     |             |
| GRANDVIEW   | 0.6599     |             |
| 911         | 0.8839     |             |
| LIBRARY     | 0.9938     |             |
| TOTAL MILLS |            | 30.871      |

SEE FILE  
H-1  
H-2  
H-3

27.871



City of East Jordan Downtown Development Authority  
Project Descriptions, Locations, Estimates, and Schedules

| <u>Project</u>           | <u>Location</u>                      | <u>Description</u>  | <u>Estimate</u> | <u>Estimated Construction Schedule</u>                     |
|--------------------------|--------------------------------------|---|-----------------|--|
| Main street Street Scape | Mill Street to Garfield              | Rebuild Street with new curb and gutter sidewalks, trees, street lighting, decorative pavers, street furniture, and storm sewer and water mains.  | \$400,000       | Begin Construction<br>Finish<br>Spring 96<br>Summer 96     |
| City Entrance Signs      | N Lake, S Lake, and M-32             | Descriptive and decorative City monument signs which indicate location of downtown shopping areas.  | \$ 20,000       | Begin Construction<br>Finish<br>Spring 96<br>Spring 97     |
| Property Acquisition     | Various Locations                    | This program will consist of a revolving account which will acquire properties for resell to viable developers who can bring immediate results.   | \$125,000       | Ongoing program through the life of TTFA                   |
| State Street Imp's       | Maple to M-32 Bridge                 | Provide sidewalks, street lights, trees and decorative pavers to supplement existing improvements and carry the theme of Main Street.             | \$ 80,000       | Begin Construction<br>Finish<br>Spring 98<br>Summer 98     |
| Public Parking Imp's     | Main and Esterly&<br>2nd and Esterly | Up grade existing parking lots with resurfacing, lighting, signs, drainage , retaining wall repair and landscaping.                               | \$ 75,000       | Begin Construction<br>Finish<br>Spring 98<br>Summer 98     |
| Water Street Imp's       | Bridge Street to Lake                | Provide sidewalks, street lights, trees and decorative pavers to supplement existing improvements and carry the theme of Main Street.             | \$100,000       | Begin Construction<br>Finish<br>Spring 99<br>Summer 99     |
| Alley Repaving           | Between Main St. and<br>2nd St..     | Grade and pave existing alley   | \$ 25,000       | Begin Construction<br>Finish<br>Spring 99<br>Summer 99     |
| Memorial Park            | Memorial Park at Marina              | Construct new public restrooms for general public and downtown shoppers.  | \$ 75,000       | Begin Construction<br>Finish<br>Spring 99<br>Spring 99     |
| M-66 , Lake St.. Imp's   | Erie to Elizabeth                    | Provide sidewalks, street lights, trees, landscaping and decorative pavers to supplement existing improvements and carry the theme of Main Street | \$200,000       | Begin Construction<br>Finish<br>Spring 2000<br>Summer 2000 |
| Spring Street Imp's      | Mill St.. to Esterly                 | Provide curb and gutters, sidewalk trees, and street furniture as needed to supplement existing improvements and to carry theme of Main St..      | \$160,000       | Begin Construction<br>Finish<br>Spring 2001<br>Summer 2001 |



Schedule Continued

City of East Jordan Downtown Development Authority  
 Project Descriptions, Locations, Estimates, and Schedules

| Project        | Location     | Description  | Estimate  | Estimated Construction Schedule  |
|----------------|--------------|--|-----------|--|
| Administration | All Projects | Provide professional services necessary to coordinate planning, design construction, financing and all incidentals necessary to complete the specific projects in the Development Plan, to coordinate property acquisition and sales, and to enhance the economy of the downtown and business community. | \$200,000 | Begin April 1, 1995, and continue until 2012 or until payoff of debt                       |
| Financing      | All Projects | Provide all financing and debt expenses, underwriter fee, and incidentals to market and finance the development plan.  | \$200,000 | Begin June 1995, and continue until the intent of the Development Plan has been completed. |

Adjusted from City Council Meeting May 16, 1995

East Jordan Down Town Development Authority Estimate of Captured State Equalized Valuation

| Year | Initial Taxable Property Value | Property Value Gain<br>Est 0.05/yr | Property Value Loss<br>Est 0.025/yr | Inflation<br>3%  | 31-Dec<br>Taxable Value | Captured<br>Taxable Value | DDA Tax<br>Increment |
|------|--------------------------------|------------------------------------|-------------------------------------|------------------|-------------------------|---------------------------|----------------------|
| 1994 |                                |                                    |                                     |                  |                         |                           |                      |
| 1995 | \$16,855,388                   | \$1,276,901                        | \$21,409                            | In Property Gain | \$16,855,388            | \$1,255,492               | \$34,992             |
| 1996 | \$18,110,880                   | \$84,277                           | \$42,138                            | \$505,662        | \$18,110,880            | \$1,803,292               | \$50,260             |
| 1997 | \$18,658,680                   | \$90,554                           | \$43,192                            | \$543,326        | \$18,658,680            | \$2,393,981               | \$66,723             |
| 1998 | \$19,249,369                   | \$93,293                           | \$44,272                            | \$559,760        | \$19,249,369            | \$3,002,763               | \$83,690             |
| 1999 | \$19,858,151                   | \$96,247                           | \$45,379                            | \$577,481        | \$19,858,151            | \$3,631,112               | \$101,203            |
| 2000 | \$20,486,500                   | \$99,291                           | \$46,513                            | \$595,745        | \$20,486,500            | \$4,279,634               | \$119,278            |
| 2001 | \$21,135,022                   | \$102,433                          | \$47,676                            | \$614,595        | \$21,135,022            | \$4,948,986               | \$137,933            |
| 2002 | \$21,804,374                   | \$105,675                          | \$48,868                            | \$634,051        | \$21,804,374            | \$5,639,844               | \$157,188            |
| 2003 | \$22,495,232                   | \$109,022                          | \$50,089                            | \$654,131        | \$22,495,232            | \$6,352,908               | \$177,062            |
| 2004 | \$23,208,296                   | \$112,476                          | \$51,342                            | \$674,857        | \$23,208,296            | \$7,088,899               | \$197,575            |
| 2005 | \$23,944,287                   | \$116,041                          | \$52,625                            | \$696,249        | \$23,944,287            | \$7,848,564               | \$218,747            |
| 2006 | \$24,703,952                   | \$119,721                          | \$53,941                            | \$718,329        | \$24,703,952            | \$8,632,673               | \$240,601            |
| 2007 | \$25,488,061                   | \$123,520                          | \$55,289                            | \$741,119        | \$25,488,061            | \$9,442,022               | \$263,159            |
| 2008 | \$26,297,410                   | \$127,440                          | \$56,672                            | \$764,642        | \$26,297,410            | \$10,277,433              | \$286,442            |
| 2009 | \$27,132,821                   | \$131,487                          | \$58,088                            | \$788,922        | \$27,132,821            | \$11,139,754              | \$310,476            |
| 2010 | \$27,995,142                   | \$135,664                          | \$59,541                            | \$813,985        | \$27,995,142            | \$12,029,862              | \$335,284            |
| 2011 | \$28,885,250                   | \$139,976                          | \$61,029                            | \$839,854        | \$28,885,250            | \$12,948,663              | \$360,892            |
| 2012 | \$29,804,051                   | \$144,426                          | \$62,555                            | \$866,558        | \$29,804,051            | \$13,897,092              | \$387,326            |
| 2013 | \$30,752,480                   | \$149,020                          | \$64,119                            | \$894,122        | \$30,752,480            | \$14,876,115              | \$414,612            |
| 2014 | \$31,731,503                   | \$153,762                          | \$65,722                            | \$922,574        | \$31,731,503            | \$15,886,730              | \$442,779            |

Taxable Values Include 34% of City's Total Value of consumers Power and Michcon personal property values (\$361,488.00 for Base year 1994)

Total over 20 years \$157,375,820

Total over 20 years

\$4,386,221 Exhibit H-1



# East Jordan DDA: Impact analysis of Tax Increment Financing on Taxing Jurisdictions

| Year<br>Producing<br>SEV Gain | Taxable SEV<br>Captured | City        |                     |                   |           |           | 911         | Harbor   | Fire      | Library     | Total Tax<br>Increment<br>Revenues |
|-------------------------------|-------------------------|-------------|---------------------|-------------------|-----------|-----------|-------------|----------|-----------|-------------|------------------------------------|
|                               |                         | Operating   | County<br>Operating | County<br>Transit | Grandvue  | 2014      |             |          |           |             |                                    |
|                               |                         | 18,502      | 4,1543              | 0,2145            | 0,6599    | 0,8839    | 2           | 0,4626   | 0,9938    | 27,8710     |                                    |
| 1995                          | \$1,255,492             | \$23,229    | \$5,216             | \$259             | \$828     | \$1,110   | \$2,511     | \$581    | \$1,248   | \$34,992    |                                    |
| 1996                          | \$1,803,292             | \$33,365    | \$7,491             | \$387             | \$1,190   | \$1,594   | \$3,607     | \$834    | \$1,792   | \$50,260    |                                    |
| 1997                          | \$2,393,981             | \$44,293    | \$9,945             | \$514             | \$1,580   | \$2,116   | \$4,788     | \$1,107  | \$2,379   | \$66,723    |                                    |
| 1998                          | \$3,002,763             | \$55,557    | \$12,474            | \$644             | \$1,982   | \$2,654   | \$6,006     | \$1,389  | \$2,984   | \$83,690    |                                    |
| 1999                          | \$3,631,112             | \$67,183    | \$15,085            | \$779             | \$2,396   | \$3,210   | \$7,262     | \$1,680  | \$3,609   | \$101,203   |                                    |
| 2000                          | \$4,279,634             | \$79,182    | \$17,779            | \$918             | \$2,824   | \$3,783   | \$8,559     | \$1,980  | \$4,253   | \$119,278   |                                    |
| 2001                          | \$4,948,986             | \$91,566    | \$20,560            | \$1,062           | \$3,266   | \$4,374   | \$9,898     | \$2,289  | \$4,918   | \$137,933   |                                    |
| 2002                          | \$5,639,844             | \$104,348   | \$23,430            | \$1,210           | \$3,722   | \$4,985   | \$11,280    | \$2,609  | \$5,605   | \$157,188   |                                    |
| 2003                          | \$6,352,908             | \$117,541   | \$26,392            | \$1,363           | \$4,192   | \$5,615   | \$12,706    | \$2,939  | \$6,314   | \$177,062   |                                    |
| 2004                          | \$7,088,899             | \$131,159   | \$29,449            | \$1,521           | \$4,678   | \$6,266   | \$14,178    | \$3,279  | \$7,045   | \$197,575   |                                    |
| 2005                          | \$7,848,564             | \$145,214   | \$32,605            | \$1,684           | \$5,179   | \$6,937   | \$15,697    | \$3,631  | \$7,800   | \$218,747   |                                    |
| 2006                          | \$8,632,673             | \$159,722   | \$35,863            | \$1,852           | \$5,697   | \$7,630   | \$17,265    | \$3,993  | \$8,579   | \$240,601   |                                    |
| 2007                          | \$9,442,022             | \$174,696   | \$39,225            | \$2,025           | \$6,231   | \$8,346   | \$18,884    | \$4,368  | \$9,383   | \$263,159   |                                    |
| 2008                          | \$10,277,433            | \$190,153   | \$42,696            | \$2,205           | \$6,782   | \$9,084   | \$20,555    | \$4,754  | \$10,214  | \$286,442   |                                    |
| 2009                          | \$11,139,754            | \$206,108   | \$46,278            | \$2,389           | \$7,351   | \$9,846   | \$22,280    | \$5,153  | \$11,071  | \$310,476   |                                    |
| 2010                          | \$12,029,862            | \$222,577   | \$49,976            | \$2,580           | \$7,939   | \$10,633  | \$24,060    | \$5,565  | \$11,955  | \$335,284   |                                    |
| 2011                          | \$12,948,663            | \$239,576   | \$53,793            | \$2,777           | \$8,545   | \$11,445  | \$25,897    | \$5,990  | \$12,868  | \$360,892   |                                    |
| 2012                          | \$13,897,092            | \$257,124   | \$57,733            | \$2,981           | \$9,171   | \$12,284  | \$27,794    | \$6,429  | \$13,811  | \$387,326   |                                    |
| 2013                          | \$14,876,115            | \$275,238   | \$61,800            | \$3,191           | \$9,817   | \$13,149  | \$29,752    | \$6,882  | \$14,784  | \$414,612   |                                    |
| 2014                          | \$15,886,730            | \$293,936   | \$65,998            | \$3,408           | \$10,484  | \$14,042  | \$31,773    | \$7,349  | \$15,788  | \$442,779   |                                    |
|                               |                         | \$2,911,767 | \$653,786           | \$33,757          | \$103,852 | \$139,104 | \$314,752   | \$72,802 | \$156,400 |             |                                    |
|                               |                         |             |                     |                   |           |           | Grand Total |          |           | \$4,386,221 |                                    |

Adjusted from City Council Meeting May 16, 1995

Exhibit H-2

Adjusted from City Council Meeting May 16, 1995

DDA Disbursement Schedule

| Year        | Taxable Value<br>Producing<br>Taxable Gain | Tax Increment<br>Revenues | Total DDA<br>Revenues<br>0.027871 | Estimated Disbursement Cycle |                    |                             |
|-------------|--|---------------------------|-----------------------------------|------------------------------|--------------------|-----------------------------|
|             |  |                           |                                   | Adminstration                | Phase 1<br>Bonding | Phase 2<br>Bonding<br>Total |
| 1995        | \$1,255,492                                | \$34,992                  | \$34,992                          | \$13,000                     | \$0                | \$13,000                    |
| 1996        | \$1,803,292                                | \$50,260                  | \$50,260                          | \$16,250                     | \$37,000           | \$53,250                    |
| 1997        | \$2,393,981                                | \$66,723                  | \$66,723                          | \$17,063                     | \$39,590           | \$56,653                    |
| 1998        | \$3,002,763                                | \$83,690                  | \$83,690                          | \$17,916                     | \$43,549           | \$61,465                    |
| 1999        | \$3,631,112                                | \$101,203                 | \$101,203                         | \$18,811                     | \$47,904           | \$66,715                    |
| 2000        | \$4,279,634                                | \$119,278                 | \$119,278                         | \$19,752                     | \$52,694           | \$117,446                   |
| 2001        | \$4,948,986                                | \$137,933                 | \$137,933                         | \$20,740                     | \$57,964           | \$128,203                   |
| 2002        | \$5,639,844                                | \$157,188                 | \$157,188                         | \$21,777                     | \$63,760           | \$139,987                   |
| 2003        | \$6,352,908                                | \$177,062                 | \$177,062                         | \$22,865                     | \$70,136           | \$152,896                   |
| 2004        | \$7,088,899                                | \$197,575                 | \$197,575                         | \$2,000                      | \$77,150           | \$145,034                   |
| 2005        | \$7,848,564                                | \$218,747                 | \$218,747                         | \$2,000                      | \$84,865           | \$159,338                   |
| 2006        | \$8,632,673                                | \$240,601                 | \$240,601                         | \$2,000                      |                    | \$81,720                    |
| 2007        | \$9,442,022                                | \$263,159                 | \$263,159                         | \$2,000                      |                    | \$127,000                   |
| 2008        | \$10,277,433                               | \$286,442                 | \$286,442                         | \$2,000                      |                    | \$127,000                   |
| 2009        | \$11,139,754                               | \$310,476                 | \$310,476                         | \$2,000                      |                    | \$127,000                   |
| 2010        | \$12,029,862                               | \$335,284                 | \$335,284                         | \$2,000                      |                    | \$127,000                   |
| 2011        | \$12,948,663                               | \$360,892                 | \$360,892                         | \$2,000                      |                    | \$127,000                   |
| 2012        | \$13,897,092                               | \$387,326                 | \$387,326                         | \$2,000                      |                    | \$127,000                   |
| 2013        | \$14,876,115                               | \$414,612                 | \$414,612                         | \$2,000                      |                    | \$2,000                     |
| 2014        | \$15,886,730                               | \$442,779                 | \$442,779                         |                              |                    | \$0                         |
| Total       |  |                           |                                   | \$186,173                    | \$574,611          | \$1,812,707                 |
| Grand Total |  | \$4,386,221               | \$4,386,221                       |                              |                    |                             |

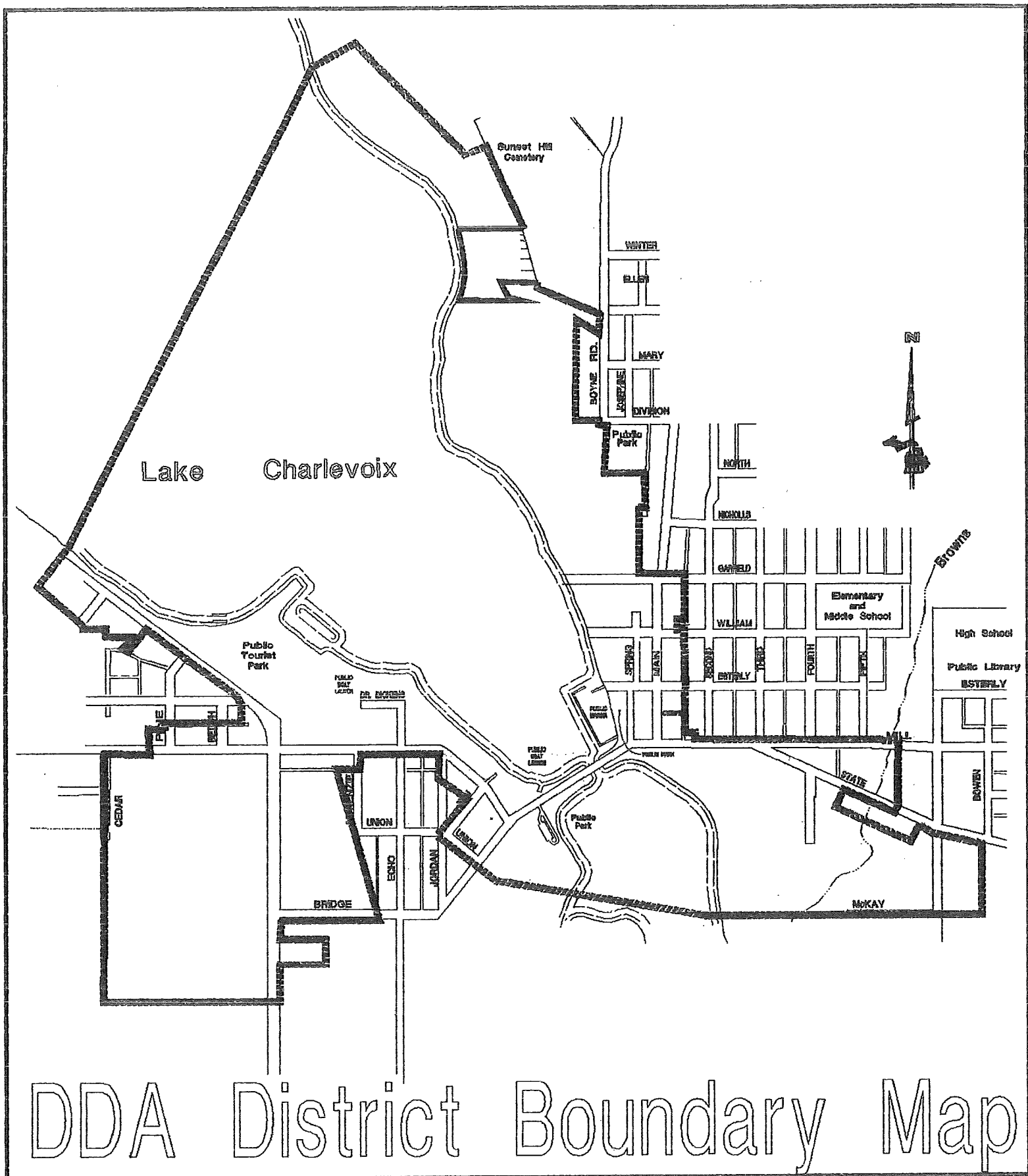
Exhibit H-3

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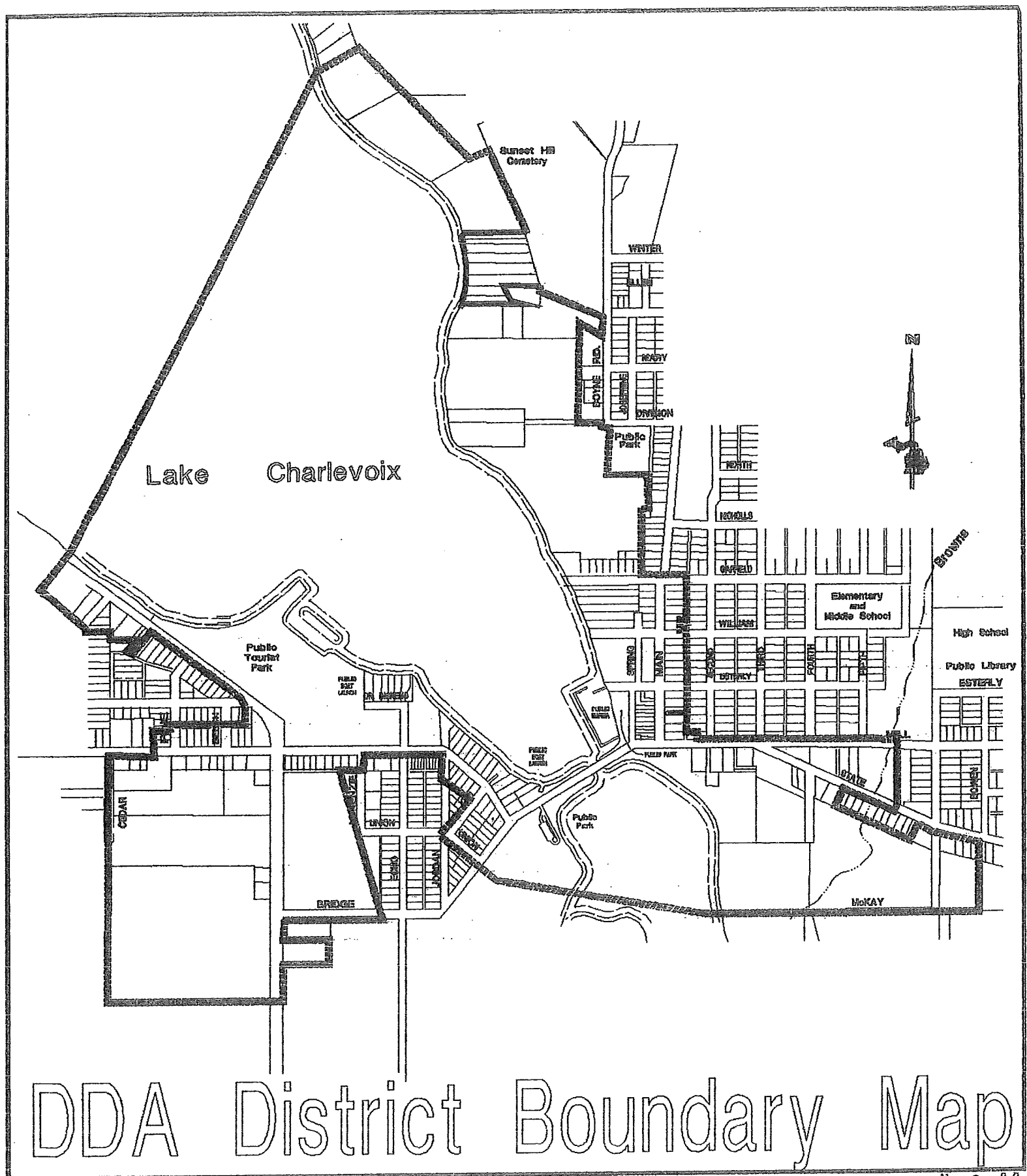
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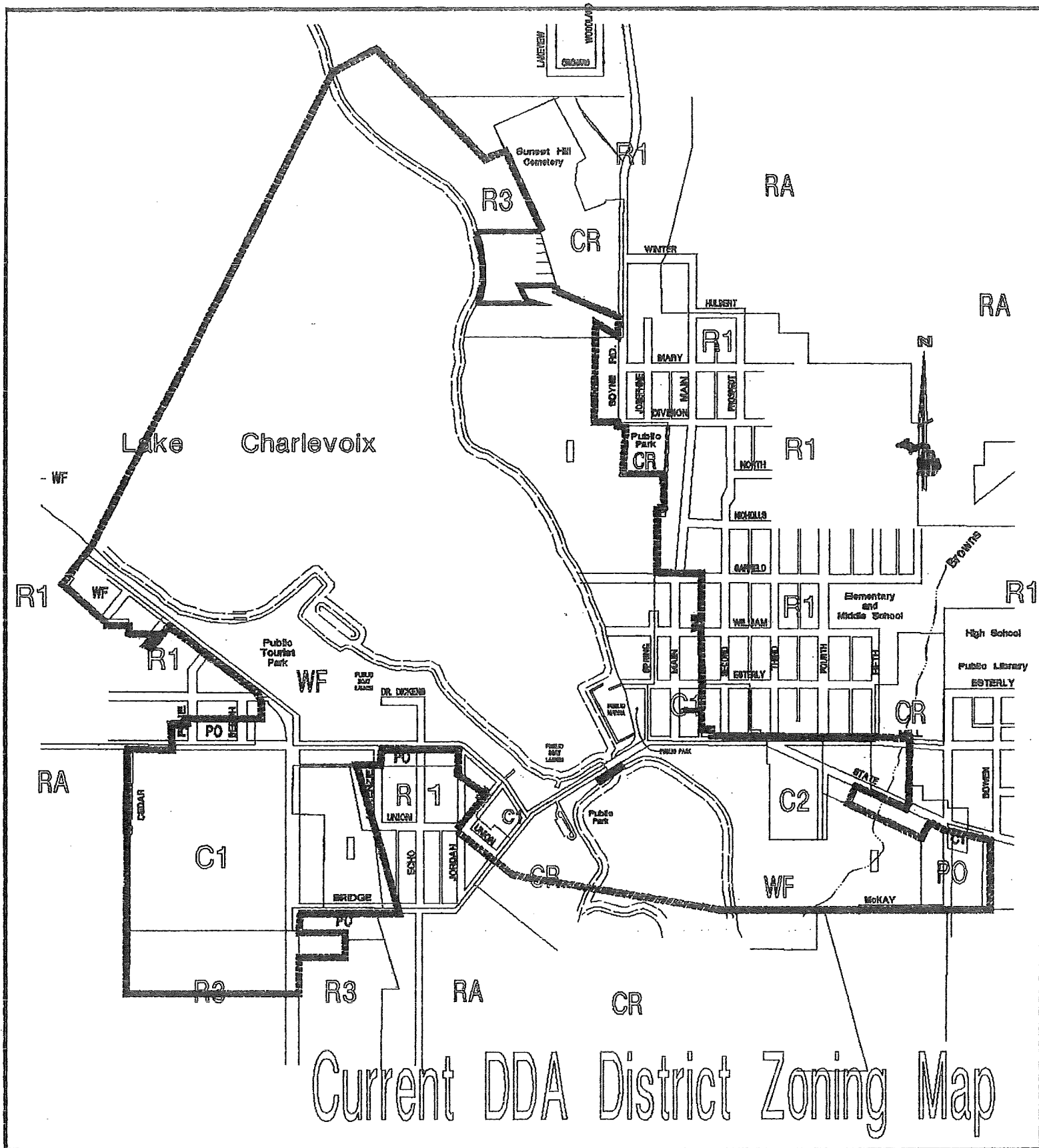


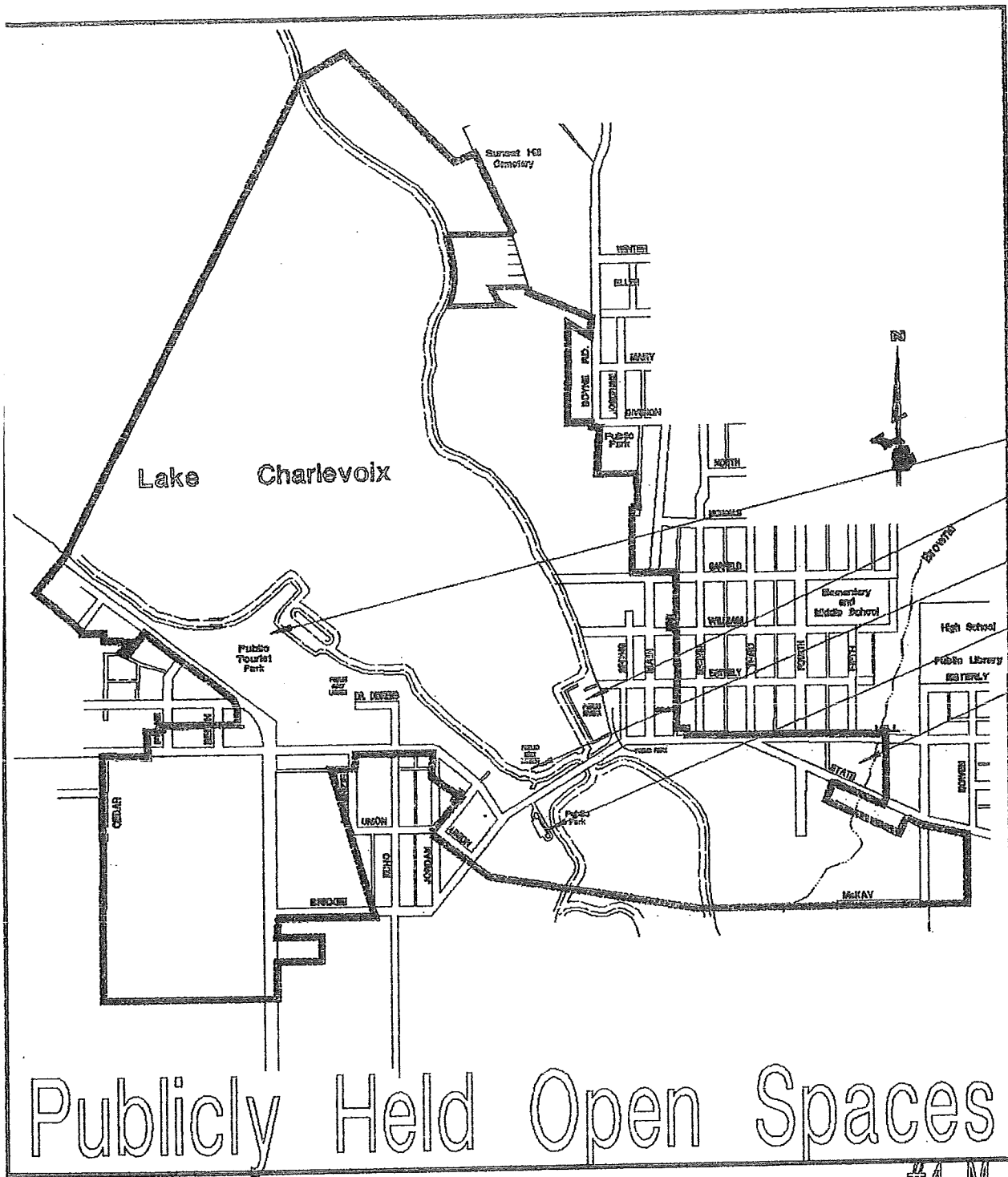
DDA District Boundary Map  
Boundary In Relationship to Lakes, Streams, Streets, & Highways #1 M



# DDA District Boundary Map

# 2 M





1. Tourist Park
2. Marina
3. Boat Lanch
4. Sportsman Park
5. Ice Rink

Publicly Held Open Spaces

#4 M

or improvements within a development area thereby facilitating economic growth and development.

(e) That it is necessary for the legislature to exercise its power to legislate tax increment financing as authorized in this act and in the exercise of this power to mandate the transfer of tax increment revenues by city, village, township, school district, and county treasurers to authorities created under this act in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.

(f) That halting property value deterioration and promoting economic growth in the state are essential governmental functions and constitute essential public purposes.

(g) That economic development strengthens the tax base upon which local units of government rely and that government programs to eliminate property value deterioration benefit local units of government and are for the use of the local units of government.

(h) That the provisions of this act are enacted to provide a means for local units of government to eliminate property value deterioration and to promote economic growth in the communities served by those local units of government.

125.1652. Establishment and powers; property includable; public corporate body

Sec. 2. (1) Except as otherwise provided in this subsection, a municipality establishes more than 1 authority, those authorities may continue to exist as separate authorities. Under the conditions described in section 3a, 1 a municipality may have more than 1 authority within that municipality's boundaries. A parcel of property shall not be included in more than 1 authority created by this act. 1987 legislation on par with 125.1653.

(2) An authority shall be a public body corporate which may sue and be sued in any court of this state. An authority possesses all the powers necessary to carry out the purpose of its incorporation. The enumeration of a power in this act shall not be construed as a limitation upon the general powers of an authority.

Section 125.1653a

125.1653. Procedure for creating authority; downtown district boundary changes

Sec. 3. (1) When the governing body of a municipality determines that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of that deterioration, and to promote economic growth, the governing body of that municipality may, by resolution, declare its intention to create and provide for the operation of an authority.

(2) In the resolution of intent, the governing body shall set a date for the holding of a public hearing on the adoption of a proposed ordinance creating the authority and designating the boundaries of the downtown district. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 nor more than 40 days before the date of the hearing. Notice shall also be mailed to the property taxpayers of record in the proposed district not less than 20 days before the hearing. Failure to receive the notice shall not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed downtown district not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing, and shall describe the boundaries of the proposed downtown district. A citizen, taxpayer, or property owner of the municipality has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district. The governing body of the municipality shall not incorporate land into the downtown district not included in the description contained in notice of public hearing, but it may eliminate described lands from the downtown district in the final determination of the boundaries.

(3) After the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority, it shall adopt, by majority vote of its members, an ordinance establishing the authority and designating the boundaries of the downtown district within which the authority shall exercise its powers. The adoption of the ordinance is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of an ordinance over his veto. This ordinance shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality

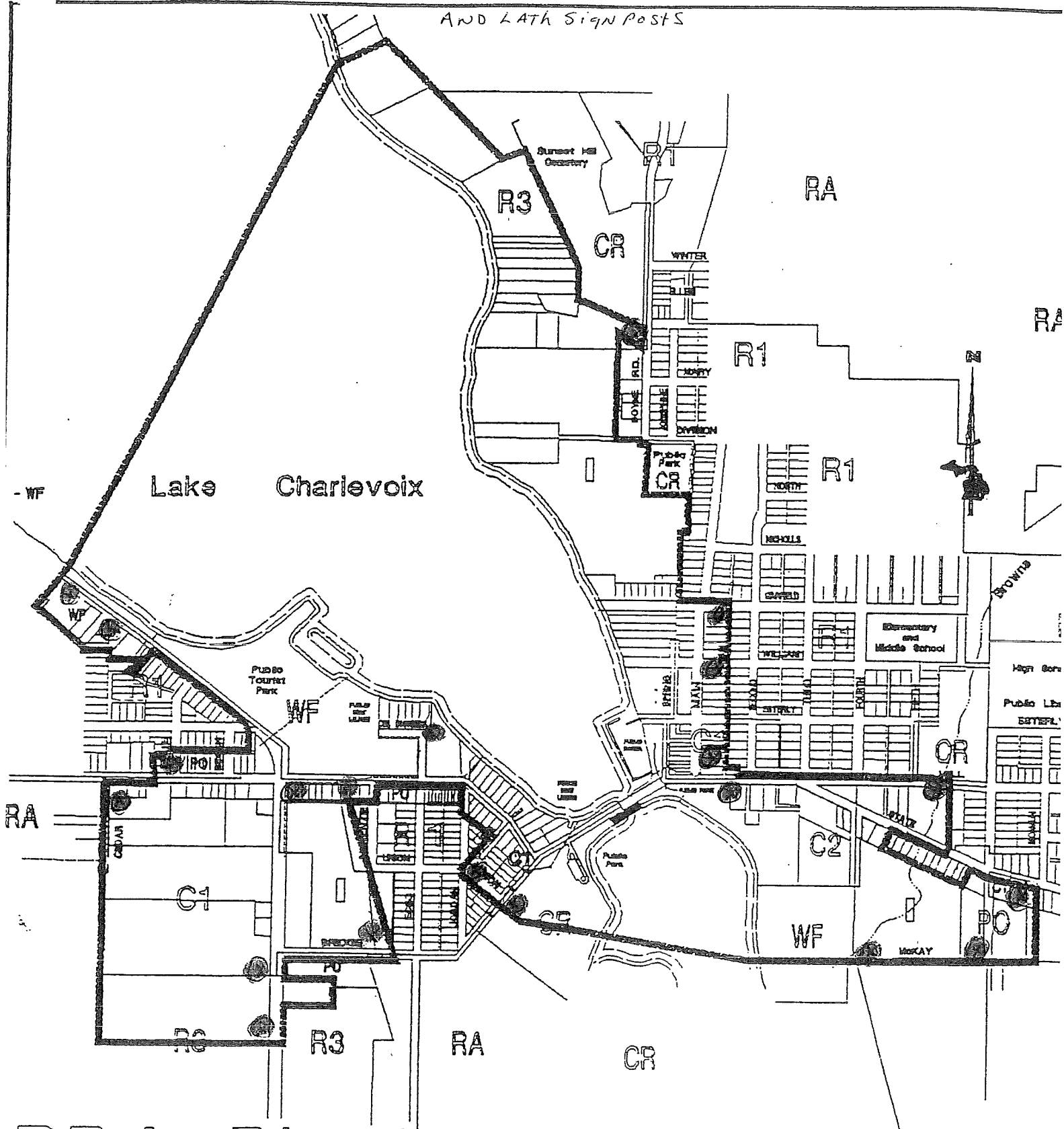


Location of Notices Posted (21) 4/23/95

16" X 20" CARDBOARD ON TELEPHONE POLES

R. HUCKLE

AND LATH SIGN POSTS



DDA District Boundary Map

**MINUTES OF A PUBLIC HEARING, CONDUCTED BY THE EAST JORDAN CITY COUNCIL, TUESDAY, MAY 16, 1995 AT 6:00 P.M. IN THE EAST JORDAN CIVIC CENTER RE: DDA DEVELOPMENT AND FINANCIAL PLANS & BOUNDARY AMENDMENTS**

Present: Mayor Peck  
Council Members Klooster (late), Etcher (late), Sweet (late), McKinnon, Gee & Dionne  
Attorney Beatty  
Superintendent Hughes  
Clerk O'Rear  
Treasurer Moreau  
6 DDA Members  
Approximately 29 Visitors

Mayor Peck opened the Public Hearing at 6:00 p.m. The purpose of the Hearing was to receive Public Comments on the DDA Development and Financial Plans as well as to receive comment on amending the DDA District Boundaries.

Mayor Peck called for comments.

Three Visitors, two of which were downtown merchants, and one a City resident, adamantly opposed the DDA Plans and proposed boundary changes. They cited increased property taxes, "no need" for the DDA as the downtown is already dead; and the potential for excessive Special Assessments, as reasons why the plans should be rejected.

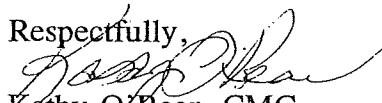
Three downtown merchants spoke in favor of the plan.

Superintendent Hughes and DDA Board Members attempted to answer questions that were posed. However, due to disturbances and interruptions made by two individuals, several attempts to answer were void.

Four residents of Lakewood Drive were present to ask that their properties be excluded from the DDA District. They did not feel they would benefit from the properties being a part of the DDA.

After all persons wishing to speak were heard, the Mayor declared the Public Hearing closed at 7:40 p.m.

Respectfully,

  
Kathy O'Rear, CMC



# CITY OF EAST JORDAN

201 MAIN STREET ■ P. O. BOX 332  
EAST JORDAN, MICHIGAN 49727

CITY HALL  
Phone (616) 536-3381  
FAX  
Phone (616) 536-3383

## PUBLIC NOTICE

### CITY OF EAST JORDAN

#### AMENDMENT TO ORDINANCE # 150 (DDA ORDINANCE)

PLEASE TAKE NOTICE THAT section 6 of Ordinance # 150, the ordinance to develop the Downtown Development Authority, has been amended. Section 6 of the ordinance references the DDA boundaries. Several parcels of property have been removed from the original boundary as well as additional properties being added.

A complete copy of the ordinance amendment and DDA map may be obtained free of charge at City Hall, 201 Main Street, East Jordan, MI during normal office hours.

*Published A.S.A.P. as displayed.*

*Thank  
Kathy*

*FAVED 5-18-95*

*3:16 p.m.*



# CITY OF EAST JORDAN

201 MAIN STREET ■ P. O. BOX 332  
EAST JORDAN, MICHIGAN 49727

CITY HALL  
Phone (616) 536-3381

FAX  
Phone (616) 536-3383

## CITY OF EAST JORDAN

### ADOPTION OF ORDINANCE # 152

#### DDA DEVELOPMENT AND FINANCIAL PLANS

**NOTICE IS HEREBY GIVEN THAT** the City of East Jordan has enacted Ordinance # 152 which gives approval to the DDA Development and Financial Plans.

The Ordinance sets forth 7 reasons why the plans were approved.

A complete copy of Ordinance # 152 and the DDA Development and Financial Plans may be obtained free of charge at City Hall, 201 Main Street, East Jordan, MI during normal office hours.

*Published A.S.A.P. as displayed.*

*Thank you  
Kathy*

FAVED 5-18-55  
3:10 P.M.



## CITY OF EAST JORDAN

201 MAIN STREET ■ P. O. BOX 332  
EAST JORDAN, MICHIGAN 49727

*CITY HALL*

Phone (616) 536-3381

*FAX*

Phone (616) 536-3383

June 9, 1995

Candice Miller  
Secretary of State  
430 W. Allegan  
Lansing, MI 48918-9900

Dear Ms. Miller:

The City of East Jordan recently amended its DDA boundaries and adopted a DDA Financial and Development Plan using Tax Increment Financing as its main source of revenue.

Enclosed please find a certified copy of the City's amendments to the original DDA boundaries as well as a copy of the ordinance adopting the DDA Financial and Development Plans.

Sincerely,

Kathy O'Rear, CMC  
City Clerk



City of East Jordan  
County of Charlevoix, State of Michigan

ORDINANCE NO. 152A

AN ORDINANCE AMENDING ORDINANCE NO. 152 AND AMENDING  
THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN  
FOR THE EAST JORDAN DOWNTOWN DEVELOPMENT AUTHORITY

---

THE CITY OF EAST JORDAN ORDAINS:

Section 1.     Definitions.

"Act 197" means Act 197 of the Public Acts of Michigan, 1975, as amended.

"Authority" means the East Jordan Downtown Development Authority, a Michigan public body corporate duly established pursuant to the provisions of Act 197 by Ordinance No. 2165 of the City.

"City" means the City of East Jordan, Michigan.

"Development Area" means the District of the Authority as defined in Ordinance No. 2165.

"Development Plan" means the Development Plan prepared by the Authority pursuant to Section 17 of Act 197 and which is part of the Plan.

"Ordinance No. 150" means Ordinance No. 150 of the City adopted on December 12, 1993, as amended.

"Ordinance No. 152" means Ordinance No. 152 of the City adopted on May 16, 1995.

"Original Plan" means the Development Plan and Tax Increment Financing Plan adopted by the Authority, as approved by Ordinance No. 152.

"Plan" means the Original Plan, as amended by the Plan Amendment.

"Plan Amendment" means the amendment to the Development Plan and Tax Increment Financing Plan adopted by the Authority, as approved by this Ordinance.

"Tax Increment Financing Plan" means the Tax Increment Financing Plan prepared by the Authority pursuant to Section 14 of Act 197 and which is part of the Plan.

Section 2. Preamble. The City previously has created the Authority pursuant to Ordinance No. 150. The City previously has approved the Original Plan pursuant to Ordinance No. 152. The Authority has submitted the Plan Amendment to the City Commission pursuant to the provisions of Act 197 after solicitation of public input from business and property owners within the Authority district, from other governmental units, and from residents. The City Commission has conducted a public hearing on the proposed Plan Amendment, with notice thereof given in accordance with Section 18 of Act 197, has reviewed the proposed Plan Amendment, and desires to approve the proposed Plan Amendment.

Section 3. Public Purpose; Public Interest. The City Commission hereby determines upon review of the proposed Plan Amendment that the Plan constitutes a public purpose, and that it is in the best interests of the public to proceed with the Plan in order to prevent and halt property value deterioration, to increase property tax valuation, to eliminate the causes of deterioration in property values, and to promote growth in the Authority District.

Section 4. Approval Considerations. The City Commission hereby bases its determination respecting the proposed Plan Amendment upon the following considerations:

- (a) The City Commission has considered the comments made by business owners, property owners, other governmental units and residents at the public hearing on the Plan Amendment held in accordance with the provisions of Act 197 and at other public forums.
- (b) The Development Plan meets the requirements set forth in Section 17(2) of Act 197 and the Tax Increment Financing Plan meets the requirements set forth in Section 14 of Act 197.
- (c) The proposed method of financing the projects as described in the Plan is feasible and the Authority has the ability to arrange the financing.
- (d) The Development Plan and the Tax Increment Financing Plan are reasonable and it is necessary to adopt the Plan Amendment in order to carry out the purposes of Act 197.
- (e) The estimated amount of captured assessed value resulting from adoption of the Plan Amendment is reasonable.
- (f) The land included within the Authority's Development Area to be acquired under the Development Plan is reasonably necessary to carry out the purposes of the Development Plan and of Act 197 in an efficient and economically satisfactory manner.
- (g) The Development Plan is in reasonable accord with the Master Plan of the City.
- (h) All public services, including fire and police protection and utilities, are or will be adequate to service the project area.



(i) All changes in zoning, streets, street levels, intersections and utilities, to the extent required under the Development Plan, are reasonably necessary for the project and for the City.

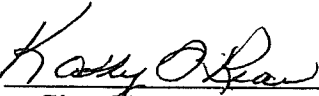
(j) The findings of the Legislature set forth in Section 1a of Act 197 are hereby made and repeated with respect to the City and the Authority District, and the provisions of Section 1a of Act 197 are hereby incorporated herein by reference as if set out in full.

Section 5. Plan Amendment Approval. Based on the foregoing considerations, the City Commission hereby determines that it is in the best interest of the health and welfare of the City and necessary for the achievement of the purposes of Act 197 to adopt the Plan Amendment as proposed.

Section 6. Repealer; Ratification. All ordinances and parts of ordinances insofar as they expressly conflict with the provisions of this Ordinance be and the same hereby are repealed, but only to the extent of such express conflict, and each section of this 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 of which it is a part. All prior ordinances and resolutions respecting the creation of the Authority are ratified, approved and confirmed.

Section 7. Effective Date. This Ordinance shall become effective immediately upon publication.

The above ordinance was passed at the regular meeting of the Commission of the City of East Jordan held Tuesday, July 7, 1998 at 7:30 p.m.

  
\_\_\_\_\_  
City Clerk

Adopted: July 7, 1998  
Published: July 15, 1998  
Effective: July 15, 1998

## **EXHIBIT A**

### **DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AMENDMENT**

1. The Section titled "AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED" in the Tax Increment Financing Plan portion of the Plan is hereby deleted and amended to read as follows:

The maximum amount of bonded indebtedness to be incurred under this Plan is \$4,000,000.00.

DEFS2\460888.1\025640-00003

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Commission of the City of East Jordan, County of Charlevoix, Michigan, at a regular meeting held on the 7th day of July, 1998, 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, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that the following Members were present at said meeting:  
Mayor Peck, City Commissioners Sweet, Chappuies, Cihak, Norton & Klooster

and that the following Members were absent: City Commissioner Gee.

I further certify that Member Chappuies moved adoption of said Ordinance, and that said motion was supported by Member Cihak.

I further certify that the following Members voted for adoption of said Ordinance:  
Commissioners Klooster, Norton, Cihak, Chappuies, Sweet & Mayor Peck

and that the following Members voted against adoption of said Ordinance:  
None.

I further certify that said Ordinance has been recorded in the Ordinance Book and that such recording has been authenticated by the signatures of the Mayor and City Clerk.

I further certify that the foregoing Ordinance received legal publication in the Jordan Journal on July 15, 1998.

  
\_\_\_\_\_  
City Clerk Kathy O'Rear



RESOLUTION CALLING PUBLIC HEARING ON  
APPROVAL OF AMENDMENT TO DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCING PLAN  
OF THE EAST JORDAN DOWNTOWN DEVELOPMENT AUTHORITY

City of East Jordan  
County of Charlevoix, State of Michigan

---

Minutes of a regular meeting of the City Council of the City of East Jordan, County of Charlevoix, State of Michigan (the "City"), held on the 2nd day of June, 1998, at 7:30 o'clock p.m. prevailing Eastern Time.

PRESENT: Members \_\_\_\_\_

ABSENT: Members \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_  
and supported by Member \_\_\_\_\_:

WHEREAS, pursuant to Act 197, Public Acts of Michigan, 1975, as amended ("Act 197") the City Council of the City duly established the East Jordan Downtown Development Authority (the "Authority") which exercises its powers within the Downtown District designated by the City Council (the "District"); and

WHEREAS, the City Council previously approved the Authority's Development Plan and Tax Increment Financing Plan (the "Original Plan"), for the Development Area described in the Original Plan on May 16, 1995, pursuant to Ordinance No. 152; and

WHEREAS, in accordance with the provisions of Act 197, the Authority has prepared and submitted to the City Council for approval the amendments to the Development Plan and Tax Increment Financing Plan attached hereto as Exhibit A (the "Plan Amendments"); and

WHEREAS, in accordance with the provisions of Act 197, the City has determined that there are less than 100 residents within the proposed Development Area, and there is no requirement to form a Development Area Citizen's Council; and

WHEREAS, prior to approval of the Plan Amendments, it is necessary to conduct a public hearing in connection with the consideration of such proposed ordinance as required by Act 197.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council hereby acknowledges receipt of the Plan Amendments from the Authority and directs the City Clerk to submit the Plan Amendments to all local taxing jurisdictions within the Authority's District.

2. There shall be a public hearing on Tuesday, the 7th day of July, 1998, at 7:30 o'clock, p.m., prevailing Eastern Time, at the City Council chambers to consider adoption by the City Council of an ordinance approving the Plan Amendments.

3. The City Clerk shall cause notice of said public hearing to be published twice before the public hearing in the Jordan Journal, a newspaper of general circulation in the City, qualified under State law to publish legal notices. The first such notice shall be published not less than 20 days, nor more than 40 days, before the date set for the public hearing and shall be published as a display advertisement prominent in size. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days, nor more than 40 days, prior to the hearing to all property taxpayers of record in the Authority's District as shown by the most recent tax roll of the City. The Clerk also shall post, or cause the posting of, the notice in at least 20 conspicuous and public places in the District not less than 20 days, nor more than 40 days, before the hearing.

4. The notice of the hearing shall be in substantially the following form:

CITY OF EAST JORDAN  
COUNTY OF CHARLEVOIX, MICHIGAN

NOTICE OF PUBLIC HEARING  
ON THE APPROVAL OF AMENDMENT TO  
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN  
FOR THE EAST JORDAN DOWNTOWN DEVELOPMENT AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF EAST JORDAN:

PLEASE TAKE NOTICE that the City Council of the City of East Jordan, Michigan, will hold a public hearing on Tuesday, the 7th day of July, 1998, at 7:30 o'clock p.m., Eastern Daylight Time, in the City Hall, located at 201 Main Street, East Jordan, Michigan, to consider the adoption of an ordinance approving an amendment to the Development Plan and Tax Increment Financing Plan for the East Jordan Downtown Development Authority pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

The boundaries of the development area which is the subject of the Plan is generally described as follows:

*[insert DDA map]*

Maps, plats, the Development Plan and the Tax Increment Financing Plan and the amendments are available for public inspection at the office of the City Clerk during regular business hours.

All aspects of the Development Plan and Tax Increment Financing Plan will be open for discussion at the public hearing, and all interested persons shall have an opportunity to be heard. The City Council also shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Development Plan and Tax Increment Financing Plan.

THIS NOTICE is given by order of the City Council of the City of East Jordan, Michigan, in accordance with the requirements of Act 197 of 1975, as amended.

Kathy O'Rear  
City Clerk



6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members \_\_\_\_\_  
\_\_\_\_\_

NAYS: Members \_\_\_\_\_  
\_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of East Jordan, County of Charlevoix, State of Michigan, at a regular meeting held on June 7, 1998, 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, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

City Clerk

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## EXHIBIT A

### DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AMENDMENT

1. The Section titled "AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED" in the Tax Increment Financing Plan portion of the Plan is hereby deleted and amended to read as follows:

The maximum amount of bonded indebtedness to be incurred under this Plan is \$\_\_\_\_\_.



Offered by: Sweet  
Supported by: Klooster

**Resolution # 108/1998**

**RESOLUTION CALLING PUBLIC HEARING ON APPROVAL OF AMENDMENT  
TO DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE  
EAST JORDAN DOWNTOWN DEVELOPMENT AUTHORITY**

**WHEREAS**, pursuant to Act 197, Public Acts of Michigan, 1975, as amended ("Act 197") the City Commission of the City duly established the East Jordan Downtown Development Authority (the "Authority") which exercises its powers within the Downtown District (the "District") designated by the City Commission, and

**WHEREAS**, the City Commission previously approved the Authority's Development Plan and Tax Increment Financing Plan (the "original Plan"), for the Development Area described in the Original Plan on May 16, 1995, pursuant to Ordinance No. 152, and

**WHEREAS**, in accordance with the provision of Act 197, the Authority has prepared and submitted to the City Commission for approval the amendments to the Development Plan and Tax Increment Financing Plan attached hereto as Exhibit A (the "Plan Amendments"); and

**WHEREAS**, in accordance with the provisions of Act 197, the City has determined that there are less than 100 residents within the proposed Development Area, and there is no requirement to form a Development Area Citizen's Council, and

**WHEREAS**, prior to approval of the Plan Amendments, it is necessary to conduct a public hearing in connection with the consideration of such proposed ordinance as required by Act 197.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The City Commission hereby acknowledges receipt of the Plan Amendments from the Authority and directs the City Clerk to submit the Plan Amendments to all local taxing jurisdictions within the Authority's District.
2. There shall be a public hearing on Tuesday, the 7<sup>th</sup> day of July, 1998 at 7:30 o'clock, p.m. prevailing Eastern Time, at the City Commission chambers to consider adoption by the City Commission of an ordinance approving the Plan Amendments.
3. The City Clerk shall cause notice of said public hearing to be published twice before the public hearing in the Jordan Journal, a newspaper of general circulation in the City, qualified under State law to publish legal notices. The first such notice shall

be published not less than 20 days, nor more than 40 days, before the date set for the public hearing and shall be published as a display advertisement prominent in size. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days, nor more than 40 days, prior to the hearing to all property taxpayers of record in the Authority's District as shown by the most recent tax roll of the City. The Clerk also shall post, or cause the posting of, the notice in at least 20 conspicuous and public places in the District not less than 20 days, nor more than 40 days, before the hearing.

4. The notice of the hearing shall be in substantially the following form:

**CITY OF EAST JORDAN**  
**COUNTY OF CHARLEVOIX, MICHIGAN**

**NOTICE OF PUBLIC HEARING**  
**ON THE APPROVAL OF AMENDMENT TO**  
**DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**  
**FOR THE EAST JORDAN DOWNTOWN DEVELOPMENT AUTHORITY**

**TO ALL INTERESTED PERSONS IN THE CITY OF EAST JORDAN:**

PLEASE TAKE NOTICE that the City Commission of the City of East Jordan, Michigan, will hold a Public Hearing on Tuesday, the 7<sup>th</sup> day of July, 1998 at 7:30 o'clock p.m., Eastern Daylight Time, in the City Hall, located at 201 Main Street, East Jordan, Michigan, to consider the adoption of an ordinance approving an amendment to the Development Plan and Tax Increment Financing Plan for the East Jordan Downtown Development Authority pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

The boundaries of the development area which is the subject of the Plan is generally described as follows:

(DDA Map inserted here)

Maps, plats, the Development Plan and the Tax Increment Financing Plan and the amendments are available for public inspection at the office of the City Clerk during regular business hours.

All aspects of the Development Plan and Tax Increment Financing Plan will be open for discussion at the public hearing, and all interested persons shall have an opportunity to be heard. The City Commission also shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Development Plan and Tax Increment Financing Plan.

THIS NOTICE is given by order of the City Commission of the City of East Jordan, Michigan, in accordance with the requirements of Act 197 of 1975, as amended.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

## **EXHIBIT A**

### **DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AMENDMENT**

1. The Section titled "AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED" in the Tax Increment Financing Plan portion of the Plan is hereby deleted and amended to read as follows:


The maximum amount of bonded indebtedness to be incurred under this Plan is \$4,000,000.00.

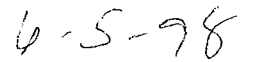
Roll Call Vote:

Ayes: Sweet, Chappuies, Gee, Norton, Klooster & Mayor Peck  
Nays: None  
Absent: Cihak

Resolution declared adopted 6-2-98.

I hereby certify that the forgoing is a true and exact copy of a resolution adopted by the East Jordan City Commission at a Regular Meeting, held Tuesday, June 2, 1998 at City Hall, 201 Main Street, East Jordan, MI 49727

  
\_\_\_\_\_  
Kathy O'Rear, CMC  
City Clerk

  
\_\_\_\_\_  
Date





**RESOLUTION APPROVING AMENDMENT TO DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCING PLAN**

**EAST JORDAN DOWNTOWN DEVELOPMENT AUTHORITY**

Minutes of a special meeting of the Board of Directors of the East Jordan Downtown Development Authority, County of Charlevoix, Michigan, held in the City Hall, on the 2nd day of June, 1998, at 6 o'clock p.m., Eastern Daylight Time.

PRESENT: Members Tom Teske, Mike McKenzie, Fran  
Themm, Scott Harper, Karen Walker

ABSENT: Members Kathy Meggison, Sharon Jackson,  
Russ Peck

The following preamble and resolution were offered by Member McKenzie and supported by Member Harper:

WHEREAS, the City of East Jordan, County of Charlevoix, State of Michigan (the "City") has previously established the East Jordan Downtown Development Authority (the "Authority") pursuant to the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"); and

WHEREAS, the Authority exercises its powers within the District designated by the City (the "District"); and

WHEREAS, the Authority approved a Development Plan and Tax Increment Financing Plan (the "Plan") for the Development Area described in the Plan on April 17, 1995; and

WHEREAS, the City Council approved the Plan on May 16, 1995, pursuant to Ordinance No. 152; and

WHEREAS, it is necessary to amend the Plan at this time to amend the maximum amount to be borrowed pursuant to the Plan to allow the Authority to pledge its tax increment revenues to bonds to be issued by the City to finance a portion of the costs of the projects described in the Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Authority as follows:

1. It is hereby determined that it is necessary for the achievement of the purposes of Act 197 and in the best interest of the public to approve the amendment to the Tax Increment Financing Plan attached hereto as Exhibit A (the "Plan Amendment"), to enable the Authority to carry out its purposes more effectively.

2. The Plan Amendment is hereby approved and adopted. The Secretary of the Authority is hereby directed to transmit a copy of the Plan Amendment together with a certified copy of this Resolution to the City Council for further action as contemplated by Act 197.

3. Prior to the public hearing to be held by the City Council with respect to the Plan, the Authority shall fully inform the members of the taxing authorities subject to capture pursuant to the Plan of the fiscal and economic implications of the Plan, and the Chairman or Secretary of the Authority is authorized and directed to mail such information to the members of the aforesaid bodies by certified mail, postage prepaid.

4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be, and the same hereby are, rescinded, but only to the extent of such conflict.

AYES:

All

NAYS:

RESOLUTION DECLARED ADOPTED.

Karen A. Walker  
Secretary

MILLER, CANFIELD, PADDOCK AND STONE, P.A.C.

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Board of Directors of the East Jordan Downtown Development Authority, County of Charlevoix, Michigan, at a special meeting held on June 2, 1998, 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, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Karen Walker  
Secretary

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MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

**EXHIBIT A****DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AMENDMENT**

1. The Section titled "AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED" in the Tax Increment Financing Plan portion of the Plan is hereby deleted and amended to read as follows:

The maximum amount of bonded indebtedness to be incurred under this Plan is \$ 4,000,000.