

**CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
ORDINANCE NO. 05-2023**

**AN ORDINANCE TO UPDATE THE DOWNTOWN DEVELOPMENT PLAN AND TAX INCREMENT FINANCING
PLAN FOR THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF THE VILLAGE OF DOUGLAS
CODE OF ORDINANCES**

The Douglas Downtown Development Authority (DDA) was created by City Council in 1997 and expanded in 2006. The DDA is required to prepare a tax increment financing plan and may create a development plan to submit for approval to the local municipality. A development plan describes costs, location, and resources for the implementation of public improvements in the DDA district. A tax increment financing plan includes the development plan and details the tax increment procedure, any bonded indebtedness to be incurred, and the duration of the program.

At the May 31, 2023, DDA meeting, the DDA recommended the adoption of the Development Plan and Tax Increment Financing Plan to the City Council. The City Council is required to hold a public hearing prior to adoption of the development and TIF plan. The City Clerk noticed the time and place of the public hearing twice in the local newspaper and posted the notice in 20 conspicuous and public places in the downtown district at least 20 days prior to the hearing. Notice was mailed to all the property taxpayers of record in the downtown district not less than 20 days prior to the hearing. Certified mailings were sent out not less than 20 days prior to the hearing to all the governing bodies of each taxing jurisdiction levying taxes subject to the TIF capture.

Following the public hearings, City Council shall determine if the development plan and TIF constitutes a public purpose. If the plan constitutes a public purpose, the City Council shall then approve or reject the plan or approve it with modification by ordinance based on the following considerations.

1. The findings and recommendations of a development area citizens council if a development area citizen council was formed (Douglas does not require a citizen's council).
2. The plan meets the requirements set forth in section 217(2) of Michigan Public Act 57 of 2018. An act to provide for the recodification and establishment of certain tax increment finance authorities (i.e. Downtown Development Authorities)
3. The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.
4. The development is reasonable and necessary to carry out the purposes of this part.
5. The land included within the development areas to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner.
6. The development plan is in reasonable accord with the master plan of the municipality.
7. Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
8. Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the municipality.

THE CITY OF THE VILLAGE OF DOUGLAS DOES HEREBY ORDAIN AS FOLLOWS:

The City of the Village of Douglas preliminary findings; It is hereby determined that the Downtown Development Plan and Tax Increment Financing Plan constitutes a public purpose, and that approval of the Plan on was preceded by a public hearing pursuant to notice thereof by publication, posting, and mail as required.

Approval of Plan; The City Council of the City of the Village of Douglas hereby adopts and approves the Downtown Development Plan and Tax Increment Financing Plan of the Downtown Development Authority of the City. Effective Date and Publication; This Ordinance shall be effective twenty (20) days after publication. All ordinances and resolutions and parts thereof, insofar as the same conflict with the provisions of this Ordinance, are hereby repealed.

Ordinance Offered by: _____

Ordinance Supported by: _____

Ayes:

Nays:

Abstain:

Absent:

Ordinance adopted on this 7th day of August, 2023.

Jerome Donovan, Mayor

Date

Laura Kasper, Interim City Clerk

Date

Ordinance Effective Date: 20 days after publication

CERTIFICATION

I, Laura Kasper, the duly appointed Interim Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Douglas City Council at a regular meeting held on Monday, August 7, 2023 in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as requires by this Act.

CITY OF THE VILLAGE OF DOUGLAS

By: _____
Laura Kasper, Interim City Clerk