

CITY OF HARTFORD
COUNTY OF VAN BUREN
STATE OF MICHIGAN

ORDINANCE No. 346 - 2026

**AN ORDINANCE TO AMEND CHAPTER 31: CITY ORGANIZATIONS DOWNTOWN
DEVELOPMENT AUTHORITY**

THE CITY OF HARTFORD, VAN BUREN COUNTY, MICHIGAN, HEREBY ORDAINS:

31.20 PURPOSE.

The purpose of 31.20 et seq. is to:

- (A) Correct and prevent deterioration in business districts;
- (B) Encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property;
- (C) Authorize the creation and implementation of development plans; and
- (D) Promote economic growth of the downtown district hereinafter described.
(1993 Code, 5.91)

31.21 ESTABLISHMENT. ~~AUTHORITY ESTABLISHED.~~

~~A Downtown Development Authority (hereinafter referred to as the "Authority") is hereby established pursuant to Public Act 197 of 1975, M.C.L.A. 125.1651 et seq., as amended.
(1993 Code, 5.92)~~

There is hereby created, pursuant to Act 197, a downtown development authority for the City. The authority shall be a public body corporate and shall be known and exercise its powers under the title of "Hartford Downtown Development Authority". The authority may adopt a seal, may sue and be sued in any court of this state, and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this division and Act 197. The enumeration of a power in this division or in Act 197 shall not be construed as a limitation upon the general powers of the authority.

31.22 MEMBERSHIP, POWERS, DUTIES, AND AUTHORITY.

The City of Hartford Downtown Development Authority shall be composed of the Chief Executive Officer of the municipality and 8 members appointed by the Chief Executive Officer, as is prescribed in Public Act 197 of 1975, M.C.L.A. 125.1651 et seq., and shall have all of the powers and duties prescribed therein, including, but not limited to, implementing development plans; acquiring and disposing of interests in real development plans; acquiring and disposing of interests in real and personal property; levying an ad valorem tax not to exceed 2 mils on the real and tangible personal property in the downtown district; issuing bonds and other evidences of indebtedness; and authorizing the use of tax increment financing plans, all as prescribed in Public Act 197 of 1975, M.C.L.A. 125.1651 et seq.

(1993 Code, 5.93)

31.23 BOUNDRIES – DOWNTOWN DISTRICT

The "Downtown District" is described as:

Beginning at the northwest corner of Ely Park; then east along the north boundary of Ely Park to the northeast corner of Ely Park; then along the east boundary of Ely Park to the northwest corner of lot 3, block 9, of the original plat of Hartford; then east to the northeast corner of lot 3; then across Maple Street to the northwest corner of lot 6, block 2, of the original plat; then east to the northeast corner of lot 16 of block 2 of the original plat; then east to a point 100 feet west of the west line of Center Street; then north to a point on the north line of Michigan Avenue, 100 feet west of the west line of Center Street; then east to the east line of Center Street; then south to the north line of Olds Street; then east to the east line of Haver Street; then south to the northwest corner of lot 1, block 8, of Olds Addition; then east to the northeast corner of lot 1; then south to the north line of Main Street; then east along the north line of Main Street to the east line of East Street extended; then south along the east line of East Street to a point due east of the south line of lot 1, block 1, of the original plat extended; then west to the southwest corner of lot 2; then north to the southeast corner of lot 2, block 11, of the original plat; then west to the southwest corner of lot 2; then due west across Haver Street to the west line of Haver Street; thence north to the southeast corner of lot 3, block 3, of the original plat; then west to the southwest corner of lot 11; then south boundary of lot 1, block 1, of the original plat, extended; then west across Center Street along the south boundaries of lots 1, 2, and 4 of block 1 of the original plat to the southwest corner of lot 7; then due west across Maple Street to the west line of Maple Street; then north to the southwest corner of lot 1, block 1, Stratton's Addition; then west to the southwest corner of lot 1; then south to the southeast corner of lot 2, block 1, of Stratton's Addition; then west to the southwest corner of lot 1, block 1, of Stratton's Addition; then due west across Franklin Street to the west line of Franklin Street; then north to the south line of Main Street; then west along the south line of Main Street to its intersection with the west boundary of Ely Park extended; then north to the southwest corner of Ely Park; then north along the west boundary of Ely Park to the point of beginning; all in the City of Hartford, Van Buren County, Michigan.
(1993 Code, '5.94)

Legal Description TIF #1

Beginning at the NW corner of Ely Park, then E along the North boundary of Ely Park to the NE corner of the park, then S along the East boundary to the NW corner of Lot 3 Blk 9 of the Original plat of Hartford, the E to the NE corner of Lot 3, then across Maple Street to the NW corner of Lot 6 Blk 2 of the original plat, then E to the NE corner of Lot 1 Blk 2 of the original plat, then E to a point 100 feet West of the West line of Center St. then N to a pint on the North line of Michigan Avenue 100 feet west of the West line of Center Street, then E to the East line of Center Street, then S to the North line of Olds Street, then E to the East line of Haver Street, then S to the NW corner Lot 1 Blk 8 of Olds Add, then E to the NE corner of said Lot 1, then S to the North line of Main Street, the E along said North line to the East line of East Street

extended, the S along said East line to a point due East of the South line of Lot 1 Blk 1 of the original plat extended, then W to the SW corner of Lot 1, then N to the SW corner of Lot 2 Blk 11 of the original plat, then due West across Haver Street to the West line of Haver Street, then N to the SE corner of Lot 3 Blk 3 of the original plat, then W to the SW corner of Lot 3, then S to the SE corner of Lot 11 Blk 3 of the original plat, then W to the SW corner of Lot 11, then S to the intersection of the East line of Center Street and the South boundary of Lot 1 Blk 1 of the original plat extended, then W across Center Street to the SW corner of Lot 4 Blk 1 of the original plat, then S to the SE corner of Lot 7 Blk 1 of the original plat, then W to the SW corner of Lot 7, then due West across Maple Street to the West line of Maple Street, then N to the SE corner of Lot 1 Blk 1 of Strattons Add, then W to the SW corner of Lot 1, then S to the SE corner of Lot 2 Blk 1 Strattons Add, then W to the SW corner of Lot 1 Blk 1 of Strattons Add, then due West across Franklin Street to the West line of Franklin Street, then N to the South line of Main Street, then W along the South line of Main Street to the intersection of the West boundary line of Ely Park extended, then N to the SW corner of Ely Park, then N along the West boundary of the Park to the POB.

Legal Description TIF #2

Beg at the intersection of CR 687 and the north ROW line of I-94 then S 77 degrees 30 minutes E 421 feet, then N 294 feet, then N 1698 feet, then E 84 feet, then N 600 ft to the South ROW line of 60th Ave, then Sely along said ROW line 455 ft, then N 66 ft to the North ROW line of 60th Ave, then N 386 ft, then N 67 degrees 605 ft, then N 71.5 ft, then W 605 ft, then S 175.65 ft, then W 207 ft, then N 108 ft, then W 172 ft, then N 150 ft, then W 15 ft, then N 148.5 ft, then N along the Ely line of lots 1-3 of Blk 3 Reynolds Add to the South line of Lincoln Street, then N 50 ft to the N line of Lincoln St, then N along the East line of lots 1-3 of Block 3, Reynolds Addition to the South line of Reynolds Street, then N 50 ft to the N line of Reynolds Street, then N along the east line of lots 1 and 2 of Blk 1 of Reynolds Addition, then W 12.5 ft, then N to the South line of Oak Street, then N 50 ft to the N line of Oak Street, then due North to the North line of Linden Street, then E along the North line of Linden St to a point 20 feet west of the SW corner of Lot 7 Blk 3 of the original plat, then North 1.58 chains, then E to the NE corner of Lot 7, then across Haver Street to the NW corner of Lot 6 Blk 11 of the original plat, then East to the NE corner of Lot 6, then N 24 ft, then East 99 ft to the west ROW line of East Street, then S along said ROW to the North line of Linden Street, then East to the intersection of the East line of Church Street, then N along the east line to the South ROW line of Main Street, then Nely along the ROW to a point 165.4 feet E of the NE corner of Lot 1 Blk 2 of Samson's Add., then South 204 ft. then E 66 ft, then East along the south line of lots 1-5 of Blk 2, Samsons Addition to the SW corner of Lot 1 Blk 2 of Samsons Add., then N 97 feet, then East to the west line of Wendell Ave, then SEly to a point 132 feet N of the SW corner of Lot 3 Blk 1 of Samsons Add., then East 120 ft, then South 132 ft to the SW corner of Lot 2 of Blk 1 Samsons Addition, then E to the SE corner of Lot 2, then N to the NW corner of Lot 8 Blk 1 of Samsons Add, then E to the NE corner of Lot 9 Blk 1 Samsons Add, then N to the NW corner of Lot 12 Blk 1 of Samsons Add, then E to the NE corner of Lot 12, then E 50 ft to the East line of Olds Ave which is the Hartford City Limit, then N along the City Boundary 350 ft to the North ROW line of Main Street, then N 150 ft along the City boundary, then Wly to the SW corner of lot 19, Bennett Addition, then S 20

ft, then W 50 ft to the SE corner of lot 14, Bennett Addition, the Wly along the south line of lots 13 and 14 of Bennett Addition to the SW corner of Lot 13, the Wly 50 ft to the SE corner of Lot 1, Bennett Addition, then S 86 degrees W 120 ft, then S 12 ft, the SWly 117 ft, the W 199 ft, the W 132 ft to the east line of Edwin Street, the W 50 ft to the West line of Edwin Street, then N 10ft, the Wly along the North line of lots 1-7, Van Ostrans Addition to the NE corner of Lot 3, Blk 8 of the original plat of Hartford, the W 20 ft, the N 112 ft to the South line of Olds Street, the W along said South line to the NW corner of Lot 10, Blk 2, Olds Addition,, the S to the NW corner of Lot 1, Blk 8, Olds Addition, the E to the NE corner of Lot 1, then S to the North line of Main Street, the E along said north line to the east line of East Street extended, the S along the East line of East Street to a point due east of the South line of Lot 2, Blk 1 of the original plat extended, the W to the SW corner of Lot 2, then N to the SE corner of Lot 2, Blk 11 of the original plat, then W to the SW corner of Lot 2, the due W across Haver Street to the West line of Haver Street, the N to the SE corner of Lot 3, Blk 3 of the original plat, the W to the SW corner of Lot 3, then S to the SE corner of Lot 11, Blk 3 of the original plat, the W to the SW corner of Lot 11, then S to the intersection of the east line of Center Street and the South boundary pf Lot 1, Blk 1 of the original plat extended, then W across Center Street along the South Boundary of lots 1,2 and 4 of Blk 1of the original plat to the SW corner of Lot 4, the S to the SE corner of Lot 7, Blk 1 of the original plat, then W to the SW corner of Lot 7, the due West across Maple Street to the West line of Maple Street, the N to the SW corner of Lot 1, Blk 1 of Strattons Addition, the W to the SW corner of Lot 1, the S to the SE corner of Lot 2, Blk 1, of Strattons Addition, the W to the SW corner of Lot 2, the due West across Franklin St to the West line of Franklin Street, then N to the South line of Main Street, the west along said south line of Main Street to its intersection with the west boundary line of Ely Park extended, then N to the SW corner of Ely Park, The N to the NW corner of Ely Park. The W 169.5 ft, the N 55 ft, thn W 93 ft to the east line of the railroad, the NWly 120 ft to the west line of the railroad, the N 270 ft, the w 660 ft to the east line of Dunbar Street, then S 670 ft, the W 70 ft, the N to the SE corner of Lot 32 of Hastings Addition, then W along the south line of Lot 32 to the East ROW line of Marion Ave, the S to the NW corner of Lot 28 , the W across Marion Ave to the NE corner of lot 27, the W to the SW corner of Lot 26 of Hastings Addition, then N to the NW corner of Lot 26, the W 16.5 ft, then N 240 ft, then Wly 478 ft to the Center of Section 16 which is the City boundary, the S along the City boundary to the intersection of the South line if Main Street, then N 85 deg 282 ft, then N 86 deg E 227 ft to the west line of Stickney Add, then S 33 ft to the NW cor of lot 2, Blk 4, Stickney Add, then Nely to the NE corner of lot 2, then S to the SE cor lot 2, then Ely to the SE corner of lot 1, blk 4, Stickney Add, the Nely across Pleasant St to the SW corner of lot 3, Blk 3, Stickney Add, the Ely to the SE corner of Lot 6, Blk 3, Stickney Add, the E across Mechanics St, to the W line of Blk 2, Stickney Add, the E across the RR to the SW corner of Blk 1 of Stickney Add, the Ely 6 rods, the N 6 rods, then E 4 rods, the E to the NE cor of lot 4, Blk 6, Strattons Add, the N along the E line of Blk 6 to the intersection of the south line of lot 8, Blk 5, Strattons add extended, the Ely across Mary St to the SW corner of Lot 8, then Ely to the SE corner of Lot 8, the S to the SW corner of lot 2, Blk 5, Strattons Add, the S 1 rod, then Ely to a point 1 rod S of the SE corner of lot 2, the Ely across Franklin Street to the West line of Blk 1, Strattons Add, the E to the SW corner of lot 4, Blk 10 Strattons Add, then N to the NW corner of Lot 4, then E to the NE corner of Lot 4. Then SEly across Maple Street to the SW corner of Lot 9 Blk 1 of the original plat, then E to the SE corner of Lot 9, then N to the NW

corner of Lot 12 Blk 1, then E 4 rods, then S to the North ROW of Shepard Street, then Ely to the West ROW of Center Street, then S along said ROW to the intersection of the North ROW of I-94, the NEly along the North ROW line of I-94 to POB.

Combination Description of TIF #1 and #2

Beg at the intersection of CR 687 and the north ROW line of I-94, then S 77 degrees 30 minutes E 421 feet, then N 294 feet, then N 1698 feet, then E 84 feet, THN N 600 ft to the South ROW line of 60th Ave, then Sely along said ROW line 455 ft, then N 66 ft to the North ROW line of 60th Ave, then N 386 ft, then N 67 degrees 605 ft, then N 71.5 ft, then W 605 ft, then S 175.65 ft, then W 207 ft, then N 108 ft, then W 172 ft, then N 150 ft, then W 15 ft, then N 148.5 ft, then N along the Ely line of lots 1-3 of Blk 3 Reynolds Add to the South line of Lincoln Street, then N 50 ft to the N line of Lincoln St, then N along the East line of lots 1-3 of Block 3, Reynolds Addition to the South line of Reynolds Street, then N 50 ft to the N line of Reynolds Street, the N along the east line of lots 1 and 2 of Blk 1 of Reynolds Addition, the w 12.5 ft, the N to the South line of Oak Street, then N 50 ft to the N line of Oak Street, then due North to the North line of Linden Street, then E along the North line of Linden St to a point 20 feet west of the SW corner of Lot 7 Blk 3 of the original plat, then N 1.58 chains, then E to the NE corner of lot 7, the across Haver Street to the NW corner of Lot 6 Blk 11 of the original plat, then E to the NE corner of Lot 6, the N 24 feet, then E 99 ft to the west ROW line of East Street, The S along the ROW to the North ROW of Linden Street, then East to the intersection of the East line of Church Street, then N along the east line to the South ROW line of Main Street, then Nely along said ROW to a point 165.4 feet east of the NE corner of Lot 1 Blk 2 of Samsons Add., then S 204 feet, then E 66 ft, then East along the south line of lots 1-5 of Blk 2, Samsons Addition to the SW corner of Lot 1 Blk 2 Samsons Add., then N 97 feet, then E to the west line of Wendell Ave, then SEly to a point 132 feet north of the SW corner of Lot 3 Blk 1 Samsons Add., then East 120 feet, then South 132 feet to the SW corner of Lot 2 Blk 1 Samsons Add., then East to the SE corner of Lot 2 , then North to the NW corner of Lot 8 Blk 1 samson Add., Then East to the NE corner of Lot 9 Blk 1 , then N to the NW corner of Lot 12 Blk 1, then E to the NE corner of Lot 12, then E 50 ft to the East line of Olds Ave which is the Hartford City Limit, then N along the City Boundary 350 ft to the North ROW line of Main Street, then n 150 ft along the City boundary, then Wly to the SW corner of lot 19, Bennett Addition, then S 20 ft, then W 50 ft to the SE corner of lot 14, Bennett Addition, the Wly along the south line of lots 13 and 14 of Bennett Addition to the SW corner of Lot 13, the Wly 50 ft to the SE corner of Lot 1, Bennett Addition, then S 86 degrees W 120 ft, then S 12 ft, the SWly 117 ft, the W 199 ft, the W 132 ft to the east line of Edwin Street, the W 50 ft to the West line of Edwin Street, then N 10ft, the Wly along the North line of lots 1-7, Van Ostrans Addition to the NE corner of Lot 3, Blk 8 of the original plat of Hartford, the W 20 ft, the N 112 ft to the South line of Olds Street, the W along said South line to the NW corner of Lot 10, Blk 2, Olds Addition, then N to the North line of Olds Street, then to the intersection of the North line of Michigan Ave extended, the W along said North line to a point 100 ft West of the west line of Center Street, the S to a point east of the NE corner of Lot 1 Blk 2 of the original plat, then West to the NE corner of Lot 1, then W to the NW corner of Lot 6 Blk 2 of the

original plat, then W across Maple Street to the NE corner of Lot 3 Blk 9 of the original plat, then W to the NW corner of Lot 3, then N along the east boundary of ELY Park to the NE corner of the park, then West along the north boundary of the park to the NW corner of the park, The W 169.5 ft, the N 55 ft, then W 93 ft to the east line of the railroad, the NWly 120 ft to the west line of the railroad, the N 270 ft, the w 660 ft to the east line of Dunbar Street, then S 670 ft, the W 70 ft, the N to the SE corner of Lot 32 of Hastings Addition, then W along the south line of Lot 32 to the East ROW line of Marion Ave, the S to the NW corner of Lot 28 , the W across Marion Ave to the NE corner of lot 27, the W to the SW corner of Lot 26 of Hastings Addition, then N to the NW corner of Lot 26, the W 16.5 ft, then N 240 ft, then Wly 478 ft to the Center of Section 16 which is the City boundary, the S along the City boundary to the intersection of the South line if Main Street, then N 85 deg 282 ft, then N 86 deg E 227 ft to the west line of Stickney Add, then S 33 ft to the NW corner of lot 2, Blk 4, Stickney Add, then Nely to the NE corner of lot 2, then S to the SE corner lot 2, then Ely to the SE corner of lot 1, blk 4, Stickney Add, the Nely across Pleasant St to the SW corner of lot 3, Blk 3, Stickney Add, the Ely to the SE corner of Lot 6, Blk 3, Stickney Add, the E across Mechanics St, to the W line of Blk 2, Stickney Add, the E across the RR to the SW corner of Blk 1 of Stickney Add, the Ely 6 rods, the N 6 rods, then E 4 rods, the E to the NE corner of lot 4, Blk 6, Strattons Add, the N along the E line of Blk 6 to the intersection of the south line of lot 8, Blk 5, Strattons add extended, the Ely across Mary St to the SW corner of Lot 8, then Ely to the SE corner of Lot 8, the S to the SW corner of lot 2, Blk 5, Strattons Add, the S 1 rod, then Ely to a point 1 rod S of the SE corner of lot 2, the Ely across Franklin Street to the West line of Blk 1, Strattons Add, the E to the SW corner of lot 4, Blk 10, Strattons Add, the N to the NW corner of Lot 10, then E to the NE corner of Lot 10, then SEly across Maple Street to the SW corner of Lot 9 Blk 1 of the original plat, then E to the SE corner of Lot 9, then N to the NW corner of Lot 12 Blk 1, the E 4 rods, then South to the north ROW of Shepard Street, , then Ely to the West ROW of Center Street, then S along said ROW to the intersection of the North ROW of I-94, the NEly along the North ROW line of I-94 to POB.

31.24. OATH; RULES.

Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. The Authority shall adopt rules governing its procedure and holding of regular meetings, subject to the approval of the governing body. Special meetings may be held when called in the manner provided in the rules of the Authority. Meetings of the Authority shall be open to the public.

(1993 Code, 5.96)

31.25 DIRECTOR; PERSONNEL; BONDS.

(A) The Authority may employ and fix the compensation of a Director, Treasurer, Secretary, and other personnel pursuant to the provisions of Public Act 197 of 1975, M.C.L.A. ' ' 125.1651 et seq.

(B) Before entering upon the duties of his or her office, the Director shall take and subscribe to the

constitutional oath and furnish bond, by posting a bond in the penal sum of \$10,000, payable to the Authority for use and benefit of the Authority, approved by the Authority, and filed with the Municipal Clerk. The premium on the bond shall be deemed an operating expense of the Authority, payable from funds available to the Authority for expenses of operation.
(1993 Code, ' 5.96)

31.26 DOWNTOWN DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN.

(A) Preliminary findings. It is preliminarily determined that:

- (1) A public hearing was held on the proposed Downtown Development Plan and Tax Increment Financing Plan, following notice thereof, all in accordance with Public Act 197 of 1975, M.C.L.A. • • 125.1651 et seq.
- (2) There are no findings or recommendations of a development area citizen's council, as there was no statutory requirement to form a development area citizen's council;
- (3) The proposed Downtown Development Plan and Tax Increment Financing Plan meet the requirement set forth in Public Act 197 of 1975, M.C.L.A. ' ' 125.1651 et seq.\
- (4) The proposed method of financing the proposed development is feasible and the Downtown Development Authority of the city has the ability to arrange the financing;
- (5) The proposed development is reasonable and necessary to carry out the purposes of Public Act 197 of 1975, M.C.L.A. ' ' 125.1651 et seq.\
- (6) Any land included within the proposed development area is reasonably necessary to carry out the purposes of the plan and of Public Act 197 of 1975, M.C.L.A. ' ' 125.1651 et seq., in an efficient and economically satisfactory manner;
- (7) The proposed Development Plan is in reasonable accord with the Master Plan of the city;
- (8) Public services, such as fire and police protection and utilities, are or will be adequate to service the proposed project area; and
- (9) Changes in zoning, streets, street levels, intersections, and utilities, if any, are reasonably necessary for the proposed project and for the city.
(1993 Code, ' 5.97)

(B) Approval of plan. It is hereby finally determined that:

- (1) Based upon the foregoing findings, the Downtown Development Plan and Tax Increment Financing Plan constitutes a public purpose; and
- (2) The Downtown Development Plan and Tax Increment Financing Plan is hereby approved.
(1993 Code, ' 5.98)

This Ordinance shall become effective upon publication as required by law.

Motion by Commissioner _____, supported by Commissioner _____, to adopt the resolution.

Ayes: Commissioners'

Nays: Commissioners'

Absent:

Resolution declared adopted:

The City of Hartford

RoxAnn Rodney-Isbrecht, Clerk

First Reading: May 18, 2026

Second Reading:

Adopted:

Published: