

- Program Overview
- Tax Increment Financing Plan
- Development Plan

City of Petoskey  
Tax Increment Finance Authority  
April 12, 1985



STATE OF MICHIGAN  
TERRI LYNN LAND, SECRETARY OF STATE  
DEPARTMENT OF STATE  
LANSING

August 6, 2004

RECEIVED

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CITY OF PETOSKEY  
CITY MANAGER

City of Petoskey  
Dianne DeWitt, Administrative Assist.  
101 East Lake Street  
Petoskey, MI 49770

Dear Ms. DeWitt:

This letter acknowledges receipt and filing by your office on July 28, 2004, with the Secretary of State, a resolution extending the duration of the City's Tax Increment Finance Authority in accordance with Act 450 of the Public Acts of 1980.

Sincerely,

Joanie Kollek  
Office of the Great Seal  
(517) 335-0718

## City Council

Joe C. Kilborn, Mayor

John P. Budek  
Marilyn H. Davies  
Thomas H. Gietzen, M.D.  
Hugh W. Smith

## Tax Increment Finance Authority Board

Brent Billideau, Chairman

Shirley Burns  
Cynthia Engel  
Clark L. Ketchum  
Harry Miller, Jr.  
Richard A. Neumann  
Stephen B. Selden  
Edwin White

# City of Petoskey



200 DIVISION STREET — PETOSKEY, MICHIGAN 49770 — (616) 347-4105

April 12, 1985

Honorable Joe C. Kilborn, Mayor,  
and Members of the City Council  
City of Petoskey  
Petoskey, MI 49770

## Tax Increment Finance Authority Plans

Mayor Kilborn and City Councilmembers:

At its April 11 meeting, the City of Petoskey Tax Increment Finance Authority Board approved the enclosed Tax Increment Financing Plan and Development Plan pursuant to provisions of Public Act 450 of 1980, and directed me to submit them to the City Council for consideration as the next phase of the proposed Little Traverse Bay Waterfront and Bear River Valley development program.

These proposed plans, which would establish the financial mechanism to fund waterfront and river valley improvements, also include projects that would be financed by means other than revenues from tax increments. Indeed, several projects that have been included now are underway and are being funded by a variety of financing sources.

Secondly, it should be noted that anticipated revenues and expenditures included in the proposed plans have been estimated conservatively. That is, revenues have been projected at levels less than what is believed actually would be received, and expenditures have been projected at levels greater than what is believed would be actual project costs.

At its April 15 meeting, the City Council will be asked to schedule a May 13 hearing to receive public comments concerning these proposed plans. Your suggestions, questions, and inquiries, as always, are welcome.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "George Korthauer".

George Korthauer  
City Manager

GK:dd

Enclosure

cc: Tax Increment Finance Authority Board



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#### EXHIBITS

Exhibit Number	Item
1 .....	Act 450, Public Acts of Michigan, 1980, and Act 148, Public Acts of Michigan, 1983

Exhibit Number	Item
2 .....	March 4 City Council resolution confirming its intent to create a tax increment finance authority and scheduling a public hearing for April 1
3 .....	Notice of public hearing published in March 6 and 8 PETOSKEY NEWS-REVIEW
4 .....	Notice of public hearing mailed April 5 to all property tax payers of record within proposed tax increment authority district
5 .....	April 1 City Council resolution creating the City of Petoskey Tax Increment Finance Authority and establishing Tax Increment District boundaries
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# Part I • Program Overview



## Part I - Program Overview

Purpose. This overview section has been prepared to review planning efforts to date for eventual development of Petoskey's Little Traverse Bay Waterfront and Bear River Valley, and to present information concerning the Michigan "Tax Increment Finance Authority Act" and how provisions of this statute are proposed as a funding mechanism to continue these various development and improvement efforts toward completion.

History. Plans for lakefront and river valley redevelopment and new development improvements have been in progress by the City for more than ten years. The City Council, Parks & Recreation Commission, Planning Commission, and City administrative staff each have shared these planning responsibilities - at times using private consultants - to address needs and to develop basic conceptual planning guidelines.

In 1973, the City Council appointed the eight-member Water Resources & Development Commission. Derived from an earlier group that had been responsible for Bear River planning, and expanded to include membership reflecting a broader base of community interests, this new Commission was authorized to prepare long-range plans for comprehensive development of the City's lakefront and river valley areas.

Then, more than five years ago, a City Planner position was added to the City staff. With original funding supplemented by federal monies, this staff person has since primarily coordinated lakefront and river planning and improvement projects by working with other City staff members, serving as staff advisor to the Water Resources & Development Commission, and coordinating development efforts of various fundraising and related interest groups.

Thus the commitment by the City government and its citizens for these development projects was begun many years ago and has continued to be a primary community goal. It is, therefore, hoped that the next phase of proposed development strategies, as outlined in the following report, greatly will enhance the possibilities of this long-standing goal in becoming a reality.

Plans. Through efforts of the City Council and its various advisory boards and commissions concerned with lakefront and river improvements, several studies and plans have been completed as a basis for development strategies:

- "Future Land Use Development Plan for Petoskey Area, Michigan", Vilican-Leman & Associates, Inc., Southfield, 1970;
- "Proposed Bear River Parks & Recreation Program Petoskey, Michigan", United Associates, Cheboygan, 1974;
- "Waterfront Concept Plan", Petoskey Water Resources & Development Commission and City staff, 1980;

# Part 1 - Background

It is noted that over the years the flow of investment has been directed into the development of the River Valley area. This has been achieved through the provision of financial assistance to the private sector and through the establishment of a River Valley Development Board to coordinate the various development efforts.

The River Valley Development Board has been established to coordinate the various development efforts in the River Valley area. The Board has been given the authority to plan, coordinate and control the development of the River Valley area. The Board has been given the authority to plan, coordinate and control the development of the River Valley area.

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- "Preliminary Report, Little Traverse Bikeway," Emmet County Office of Zoning and Planning, 1980;
- "Parks and Recreation Plan", Petoskey Parks & Recreation Commission and City staff, 1981;
- "Petoskey Bayfront Park", Beckett and Raeder, Inc., Ann Arbor, 1982; and
- "Petoskey Bayfront Park Master Plan for East Bowl Area", R. Clark Associates, Traverse City, 1984.

Financing. Various lakefront and river valley projects have in the past been funded by using a variety of sources, including City tax revenues, City restricted fund monies, proceeds from City-operated revenue-producing operations, federal and state grant programs, donations by private individuals, fundraising efforts by various organizations, and in-kind contributions by individuals and groups.

The proposed tax increment financing plan would enable creation of an independent tax base capable of providing annual revenues through "capture" and collection of real and personal property taxes to supplement continued and on-going City funding, outside agency grants, fundraising efforts, private donations, and in-kind contributions.

Progress. Since beginning waterfront development activities, several significant projects have been completed. Most recently - within the past five years - some of these accomplishments have included:

- Voter approval to dispose of (either by sale or lease) the City's former Lake Street Utility Building and Diesel Generating Plant;
- Formation of the Bayfront Park Fundraising Network (now the Petoskey Waterfront Foundation) to solicit private financing for lakefront projects;
- Mineral Well Park pavilion restoration and grounds improvements;
- Installation of sunbathing beaches at Magnus and Bayfront Parks;
- Stairtower construction to permit access from upper Sunset Park (formerly Overlook Park) to lower Bayfront Park near the "Waterfall" area;
- Stairway installations to permit access from Lake Street to lower Bayfront Park and from the Bayfront Park upper level (near the "Council Bluffs" area) to the lower-area sunbathing beach;
- Lake Street and US-31 automatic traffic signal installation to assist vehicular and pedestrian access between the Central Business District and Bayfront Park;

- Clean-up of and improvements to the existing US-31 underpass to improve pedestrian access between the Central Business District and Bayfront Park;
- Site clean-up and landscaping improvements in Bayfront Park Waterfall area and waterfall outfall improvements;
- Placement of fill deposits as the first phase of Arboretum development in the Bayfront Park "East Bowl" area;
- Demolition of the former Charles Gray Building and construction of new Resource Center as the first phase of Bayfront Park "Central Core" area improvements;
- Acquisition of the former Petrolane lakefront industrial property (east of Wachtel Avenue and north of Quinlan Street) to complete public-ownership of property east of the U. S. Government breakwater for possible future commercial redevelopment;
- Construction of centralized Sheridan Street Public Works facilities to permit vacation by the City of its former Lake Street Utility Building and Diesel Generating Plant to permit possible future commercial redevelopment;
- First-phase installations of Bayfront Park facility identification signage; and
- Completion of Bayfront Park East Bowl area development plan, with work begun on detailed specifications and landscape-construction plans.

TIFA Act. The intended purpose of Act 450, Public Acts of Michigan, 1980, approved by the Governor January 15, 1981, and commonly referred to as the "Tax Increment Finance Authority Act, is stated in the Act's preamble:

*AN ACT to prevent urban deterioration and encourage economic development and activity and to encourage neighborhood revitalization and historic preservation; to provide for the establishment of tax increment finance authorities and to prescribe their powers and duties; to authorize the acquisition and disposal of interests in real and personal property; to provide for the creation and implementation of development plans; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to permit the issuance of bonds and other evidences of indebtedness by an authority; and to permit the use of tax increment financing.*

The Act in its entirety, as well as amendments to Act 450 as set forth in Act 148, Public Acts of Michigan, 1983, are included as Exhibit 1.

Tax Increment District. As provided by Act 450, to establish a tax increment finance authority (TIFA), the municipal governing body (city council) must designate a "tax increment district" as the geographical area within which the authority would have jurisdiction.

Development Area. Within the tax increment district there can be designated one or more "development areas" in which improvements are to take place and where monies received by the authority can be expended. This is the area to which the "tax increment financing plan" and the "development plan" (discussed below) are applicable.

Tax and Development Plans. The statute further requires that a "tax increment financing plan" and a "development plan" be prepared by the authority board, and approved by the municipality's governing body, as the remaining initial requirements for establishing a tax increment finance authority.

Both plans basically serve as detailed explanations of proposed tax increment financing procedures, income projections, and guidelines for program administration (included in the tax increment financing plan), and explanations of proposed development, construction, or rehabilitation projects that are recommended for financing by means of authority revenues (included in the development plan).

These plans also can include costs for reimbursements to the municipality for activities that had been undertaken prior to forming the TIFA in anticipation that objectives of the improvement plans would eventually be achieved by some means.

Tax Increment. Tax increment financing results from the "capturing" of tax revenues by the authority, which are derived from private development that occurs in the development area in excess of the valuations that were in place at the time that the tax increment financing plan was adopted.

The amount in any one year by which the current assessed value exceeds the initial assessed value, including real, personal, and exemption certificate property, is defined as "captured assessed value."

Tax increment revenues accrue to the authority from the application of tax revenues of all political subdivisions that levy taxes within the tax increment district against increased assessed values from the date of initial assessed value.

Throughout the period of the development plan, the initial assessed value of the development area is frozen. Tax revenues generated as a result of increases in assessed value then revert to the tax increment finance authority while other taxing jurisdictions continue to receive only tax revenues based upon the initial assessed value of the development area prior to the last tax day appearing on the assessment roll.

Petoskey TIFA. The City Council formed the "City of Petoskey Tax Increment Finance Authority" in accordance with purposes outlined by statute, and as a means of assuring completion of lakefront and river valley development projects, as had been planned by the former Water Resources & Development Commission.

TIFA Creation. Pursuant to the provisions of the Tax Increment Finance Authority Act, the Petoskey City Council:

- (1) During its regular session March 4, 1985, adopted a resolution stating its intent to create a tax increment finance authority and scheduled an April 1 public hearing to receive public comment concerning this proposal (see Exhibit 2);
- (2) Published notices of the April 1 public hearing in the March 6 and 8 editions of the PETOSKEY NEWS-REVIEW (see Exhibit 3);
- (3) Mailed March 5 notices of the April 1 public hearing to all property taxpayers of record within the proposed district and to governing boards of five affected taxing bodies (Charlevoix-Emmet Intermediate Schools, Emmet County, Greenwood Cemetery, North Central Michigan College, and Public Schools of Petoskey) (see Exhibit 4);
- (4) Conducted a public hearing during its regular April 1 session; and, at the conclusion of the hearing, adopted a resolution establishing the City of Petoskey Tax Increment Finance Authority, designating the boundaries of the Authority District within which the Authority shall exercise its powers, and stating that creation of a citizens advisory council was not required (see Exhibit 5); and
- (5) Filed a copy of its April 1 resolution with the Michigan Secretary of State April 4 (see Exhibit 6) and published this resolution in the April 5 PETOSKEY NEWS-REVIEW (see Exhibit 7).

Authority Structure. In separate action following the April 1 hearing, the City Council also adopted a resolution dissolving the City's eight-member Water Resources & Development Commission and confirming the Mayor's appointments of the eight former Water Resources & Development Commission members to the newly-created Tax Increment Finance Authority Board for initial staggered one, two, three, and four-year terms (see Exhibit 8).

Staffing-Consultants. Operationally, the City staff will provide on-going administrative support to the Authority, and the Authority may retain professional consultants as required for planning, architecture, engineering, financial consultation, special legal assistance, etc., with approval of the City Council.

District-Area Boundaries. Exhibit 9 shows boundaries for the approved "Tax Increment District" (outlined), or the district in which the Tax Increment Finance Authority will exercise its powers, and the proposed "Development Area" (shaded) to which the proposed tax increment financing and development plans would be applicable.

Boundary Rationale. Boundaries of the approved Tax Increment District were established to be coterminous with and the same as those of the proposed Development Area. These boundaries are recommended to provide what is believed would be the greatest opportunity for the Tax Increment Finance Authority to achieve its purposes as expeditiously as possible, and at the least cost.

Project Areas. Four "Project Areas" are proposed to be included within the Tax Increment District and Development Area and are shown in Exhibits 11 through 13:

- PROJECT AREA #1 (Exhibit 10) - All of existing Magnus Park property, including extension of Project Area boundaries 300 feet into Little Traverse Bay;
- PROJECT AREA #2 (Exhibit 11) - All of existing shoreline property west of the Ingalls Avenue street right-of-way, and referred to as the "Solanus Mission Beach" area, including extension of the Project Area boundaries 300 feet into Little Traverse Bay;
- PROJECT AREA #3 (Exhibit 12) - Bayfront Park area including the U.S. Government breakwater and all public properties, including City street rights-of-way, east of Wachtel Avenue and north of Quinlan Street; west of Quaintance Avenue and north of Lake Street; north of Lake Street and west of Petoskey Street; north of US-31 to the east property line of the park and following the Michigan Department of Transportation railroad right-of-way east to US-31, including extension of the Project Area boundaries 300 feet into Little Traverse Bay from the park's east property line west to the northwest corner of the U.S. Government breakwater; and
- PROJECT AREA #4 (Exhibit 13) - All City-owned properties adjacent to the Bear River, including the Bear River, from Lake Street south to and including the Standish Avenue street right-of-way and bridge crossing.

Tax and Development Plans. On April 11, the newly-appointed Tax Increment Finance Authority conducted its organizational meeting and approved the following "Tax Increment Finance Plan" (Part II of this report) and the "Development Plan" (Part III) for presentation to City Council April 12. The City Council is expected to review these plans at a May 13 public hearing.

Financing Method. Under provisions of Act 450, the proposed Tax Increment Financing Plan calls for the Authority to use tax increment revenues for debt service payments of tax increment bonds in proportions authorized the Act, to repay loans of borrowed monies following conventional lending techniques, or to use the "pay-as-you-go" method for specific projects, the expenses of which would be covered by its annual tax increment revenues.

Other Sources. The Authority also could receive donations, contributions, or in-kind services for use in financing planned development projects, as well as requesting the City to seek federal and state governmental or private foundation grants-in-aid in its behalf. All such receipts from sources other than tax increment revenues could be used by the Authority.

Revenue Allocations. In addition to actual development project costs, the Tax Increment Authority could allocate funds as reimbursement to the City for administrative or operating costs, coverage of debt service insufficiencies, or for any funds advanced by the City for use in financing those public improvements, or any portion thereof, indicated in the Development Plan.

The Authority will allocate funds under terms prescribed by the City Council specifically for reimbursement of City expenses involved with acquisition of the former Petrolane waterfront industrial property east of Wachtel Avenue and

north of Quinlan Street. Proceeds from leases or sales of any City properties or facilities within the Development Area would revert to the City for distribution to appropriate existing City Funds.

Surplus funds may be retained by the Authority for purposes by resolution of the Authority that are determined to further the proposed development and improvement program, and surplus funds not used by the Authority could be returned proportionately to other taxing bodies.

Authority Duration. The Tax Increment Finance Authority and the Tax Increment Financing Plan would continue until principal of an interest on bonds have been paid, or until sufficient funds have been segregated to retire such debt, or until all proposed projects to be funded through other means have been completed.

Anticipated Results. Possible results of this proposed financing program could include completion of lakefront and river valley projects that long have been in planning stages. These improvements not only could positively affect the Petoskey community, but the region and the state as well.

It is believed that completion of these projects could eliminate deteriorated facilities and blight; could increase property values; could create economic development opportunities by establishing construction-related and possibly operational employment positions; and could encourage additional quality private development, and thus strengthen the community's property tax base.



## Part II • Tax Increment Financing Plan

## Part II - Tax Increment Financing Plan

Purpose. Section 11 of Act 450 (see Exhibit 1) provides that activities of the tax increment finance authority may be financed through the proceeds of a tax increment financing plan, and Section 13 of Act 450 provides that: "When the authority determines that it is necessary for the achievement of the purposes of this Act, the authority shall prepare and submit a tax increment financing plan to the governing body." The Plan must contain specific contents as outlined in Section 13.

Therefore, this Tax Increment Financing Plan has been prepared as a result of the Tax Increment Finance Authority's desire to use the tax increment financing method to fund portions of various projects outlined in the following proposed "Development Plan" (Part III).

Format. Because required contents of TIFA tax increment financing plans are specified within Section 13(2) of Act 450, this proposed tax increment financing plan will follow requirements mandated by Section 13 and each of the elements of the section will be restated verbatim from the Act using its section and subsection numbers (and listed in "italics" typeface for clarity), with responses to requirements listed within Section 13(2) in subsections "(a)" through "(i)":

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*13(2)(a) A statement of the reasons that the plan will result in the development of captured assessed value which could not otherwise be expected. The reasons may include, but are not limited to, activities of the municipality, authority, or others undertaken before formulation or adoption of the plan in reasonable anticipation that the objectives of the plan would be achieved by some means.*

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Result. Anticipated tax revenues, as a result of the proposed Tax Increment Financing Plan, could not be obtained as expeditiously (and thus permitting the authority to accomplish purposes of the proposed development plan) without capturing increased assessed values.

History. As noted in the preceding "Program Overview" section (Part I), projects proposed as part of this development program had been planned for several years, and various projects contained in those previous plans have since been completed by the City using various financing methods. It has been the City's intent to continue with this development program by some means and to achieve results as outlined in previous development plans.

These previous development plans, and completed projects, have resulted in "action-reaction" or "ripple effect" situations that now have made the tax increment financing mechanism a viable method for funding additional public projects by using increased tax revenues resulting from private development - non-public investment that had, as a result of previous public improvements, been encouraged.

Indeed, private sector development of a portion of the proposed authority district adjacent to public property has been a direct result of area improvements by the City to date (see Exhibit 14).

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*13(2)(b) An estimate of the captured assessed value for each year of the plan. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used shall be clearly stated in the plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.*

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Captured Assessed Value. Exhibit 15 lists all properties, property owners, and property occupants-uses, as well as the 1984 (as of the tax day December 31, 1983) State Equalized Value (SEV) for all real and personal properties within the proposed Development Area.

The most recently assessed value, as finally equalized by the Michigan State Tax Commission in May, 1984, of all taxable property within the boundaries of the proposed Development Area is \$5,487,250 (\$4,437,300 for real property and \$1,049,950 for personal property).

Using the 1984 SEV as the "initial" value, or base, following is a breakdown of projected "captured" assessed value (that is, the "current" value in any one year less the "initial" value) for each year of the proposed Tax Increment Financing Plan (explanations of notes referenced within the table follow the table):

<u>Year</u>	<u>Estimated Current Assessed Value</u>	<u>Initial Assessed Value</u>	<u>Projected Captured Assessed Value</u>
1984	\$ 5,487,250	\$5,487,250	\$ --
1985	5,806,410(a)	5,487,250	319,160
1986	7,209,033(b)	5,487,250	1,721,783
1987	7,557,487(c)	5,487,250	2,070,239
1988	10,462,042(d)	5,487,250	4,974,792
1989	10,566,662(e)	5,487,250	5,079,412
1990	11,672,329(f)	5,487,250	6,185,079
1991	11,672,329	5,487,250	6,185,079

1992	11,672,329	5,487,250	6,185,079
1993	11,672,329	5,487,250	6,185,079
1994	11,672,329	5,487,250	6,185,079
1995	11,905,776(g)	5,487,250	6,418,526
1996	11,905,776	5,487,250	6,418,526
1997	11,905,776	5,487,250	6,418,526
1998	12,024,834(h)	5,487,250	6,537,584
1999	12,024,834	5,487,250	6,537,584
2000	12,024,834	5,487,250	6,537,584

- (a) 1985 increase based upon partial completion of Sunset Shores development Phase I assessed at 80% (of 50% market value).
- (b) 1986 increase based upon partial completion of Sunset Shores development Phase II assessed at 80%; add Phase I at 100%; add 2% for Development Area inflation.
- (c) 1987 increase based upon partial completion of Sunset Shores development Phase III assessed at 80%; add Phase II at 100%; add 2% for Development Area inflation.
- (d) 1988 increase based upon completion of Sunset Shores development; add Phase III at 100%; add 2% for Development Area inflation.
- (e) 1989 increase based upon adding 1% for Development Area inflation.
- (f) 1990 increase based upon completion of proposed Burns Clinic addition; add 1% for Development Area inflation.
- (g) 1995 increase based upon adding 2% for Development Area inflation.
- (h) 1998 increase based upon adding 1% for Development Area inflation.

Use of Captured Value. This proposed Tax Increment Financing Plan provides for the use of all captured assessed value by the Tax Increment Finance Authority for the purposes as outlined in the following proposed Development Plan (Part III).

Inflation. Increases in captured assessed value within the Development Area as a result of inflation would be retained by the Tax Increment Finance Authority for use in financing projects outlined in the Development Plan.

13(2)(c) The estimated tax increment revenues for each year of the plan.

Tax Increment Revenues. Using the projected captured assessed value as the base, following is a breakdown of estimated tax increment revenues (that is, the "captured" value multiplied by the combined tax rates of all taxing bodies) during each year of the Tax Increment Financing Plan and totalling \$4,050,306 (explanations of notes referenced within the table follow the table):

<u>Year</u>	<u>Projected Captured Assessed Value</u>	<u>Combined Tax Rate(a)</u>	<u>Projected Tax Increment Revenue</u>
1984	\$ --	49.4054(b)	\$ --
1985	319,160	48.2414(c)	15,397
1986	1,721,783	48.2414	83,061
1987	2,070,239	48.2414	99,871
1988	4,974,792	48.2414	239,991
1989	5,079,412	48.2414	245,038
1990	6,185,079	48.2414	298,377
1991	6,185,079	48.2414	298,377
1992	6,185,079	48.2414	298,377
1993	6,185,079	48.2414	298,377
1994	6,185,079	48.2414	298,377
1995	6,418,526	48.2414	309,639
1996	6,418,526	48.2414	309,639
1997	6,418,526	48.2414	309,639
1998	6,537,584	48.2414	315,382
1999	6,537,584	48.2414	315,382
2000	6,537,584	48.2414	315,382

(a) Combined tax rates could vary each year depending upon actual levies of the various taxing jurisdictions.

(b) 1984 combined tax rate is actual, including 1.1640 mills levied by City of Petoskey to finance last year of 1975 general obligation bond issue.

- (c) 1985 combined tax rate is actual, deducting 1.1640 mills previously levied by City of Petoskey for debt service (this 1985 combined rate is used throughout projection although it is assumed that this combined rate would change based upon levies of the various taxing jurisdictions).

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13(2)(d) A detailed explanation of the tax increment procedure.

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Statute. A detailed explanation of the tax increment procedure is found in Sections 13 through 18 of Act 450 (see Exhibit 1).

Definitions. Basically, tax increment revenue would be generated when the current assessed value of all properties within the proposed Development Area would exceed the initial assessed value of the properties. These definitions are used as part of the tax increment financing process:

- (1) INITIAL ASSESSED VALUE - The most recent assessed value, as finally equalized by the Michigan State Tax Commission, of all taxable property within the boundaries of the proposed Development Area at the time that the City Council would adopt a resolution establishing this proposed Tax Increment Financing Plan;
- (2) CURRENT ASSESSED VALUE - The assessed value of all properties, real, personal, and those subject to exemption certificates, within the proposed Development Area would be established each year subsequent to the adoption of this proposed Tax Increment Financing Plan;
- (3) CAPTURED ASSESSED VALUE - The amount in any one year by which the current assessed value of the proposed Development Area exceeds the initial assessed value of all real, personal, and exemption certificate properties within the proposed Development Area; and
- (4) TAX INCREMENT REVENUE - Revenue that would be transmitted to the Tax Increment Finance Authority resulting from the application of the total tax levies of all taxing bodies to the captured assessed value.

Collection. Following adoption of this proposed Tax Increment Financing Plan and proposed Development Plan by the City Council, the Emmet County Treasurer and Petoskey City Treasurer would be required by statute to transmit to the Tax Increment Finance Authority that portion of the tax levies of all taxing bodies paid each year on the captured assessed value of all real and personal properties located within the proposed Development Area.

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13(2)(e) The maximum amount of bonded indebtedness to be incurred.

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Bond Issues. The Tax Increment Finance Authority could issue bonds backed by tax increment revenues and could either issue straight tax increment bonds (which would have no full faith and credit pledge from the City), or could issue limited or unlimited tax increment bonds (which would be backed by a limited or unlimited potential tax levy by the City).

Maximum Indebtedness. As provided by Act 450, the amount of bonds that the Tax Increment Finance Authority or the City could issue as part of the proposed Development Plan would not exceed that amount by which 80% of the estimated tax increment revenue would service as to annual principal and interest requirements. Such bonds would mature in not more than 30 years.

Debt Service Reserve. For each series of tax increment bonds, a debt service account would be established pursuant to Section 15 of Act 450. Debt service reserve deposits would be made annually, within at least the first five years of the issue, until the total amount of reserve funds segregated would equal 10% of the aggregate amount of the original bond issue (principal, interest, and service costs).

Any amounts to the credit of the reserve account at the beginning of the fiscal year in excess of these requirements, then would be considered tax increment revenue for that year.

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*13(2)(f) The amount of operating and planning expenditures of the authority and municipality, the amount of advances extended by or indebtedness incurred by the municipality, and the amount of advances by others to be repaid from tax increment revenues.*

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Operating-Planning Expenditures. The City would continue to provide on-going staff and administrative support to the Tax Increment Finance Authority and fees for all professional services (planning, engineering, financial consultation, legal, etc.) would be financed by tax increment revenues as part of the proposed Development Plan.

City Advances. Because the City has been involved with lakefront and river valley improvements for several years, all costs for such projects prior to creation of the Tax Increment Finance Authority have been the responsibility of the City through its various financing mechanisms.

The Authority would not be responsible for reimbursement for these previous City costs except for reimbursement of \$280,000 to a special restricted City fund as reimbursement for costs for acquiring the former Petrolane lakefront industrial site. Reimbursements would be made in 11 annual installment payments beginning in 1986 to total \$280,000 by 1996:

<u>Installment Year</u>	<u>Installment Amount</u>
1986	\$10,000
1987	10,000
1988	15,000
1989	20,000
1990	25,000
1991	30,000
1992	30,000
1993	35,000
1994	35,000
1995	35,000
1996	35,000

Other Advances. Except for planning and set-up costs incurred by the City during its 1985 fiscal year, the Tax Increment Finance Authority would not be responsible for reimbursement of advances made by other individuals, groups, or agencies prior to creation of the Tax Increment Finance Authority.

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13(2)(g) The costs of the plan anticipated to be paid  
from tax increment revenues as received.

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Increment Funding. It is estimated that approximately 70% of the proposed development program totaling \$5,790,000 could be financed using tax increment revenues.

Other Sources. Tax increment revenues would be supplemented (perhaps reducing the extent of financing using the tax increment revenue method) by financial and in-kind contributions from the City, facility users, private individuals and organizations, assistance grants, and private sector financing.

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13(2)(h) The duration of the development plan and the  
tax increment plan.

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Duration. The City Council would abolish the Tax Increment Finance Authority when the Council deems that the purposes for which the Authority originally had been created have been accomplished. The proposed Development Plan and Tax Increment Financing Plan would not be abolished, however, until principal of and interest on all bonds have been paid or until sufficient funds have been segregated that could be used to retire such debt.

Dissolution. When the Tax Increment Finance Authority has completed its purpose, the City Council could dissolve the Authority by resolution. All property and assets of the Authority that would remain after its debts have been satisfied then would revert to the City. Surplus funds remaining after all debt and other obligations had been retired could revert proportionately to the respective taxing jurisdictions based upon their individual tax rates.

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13(2)(i) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the development area is located.

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Taxing Jurisdictions. Throughout the period that the proposed Development Plan is in force, the initial assessed value of the Development Area would be frozen. Tax revenues generated as a result of increases in assessed value would revert to the Tax Increment Finance Authority.

Affected taxing bodies (Charlevoix-Emmet Intermediate Schools, Emmet County, Greenwood Cemetery, North Central Michigan College, City of Petoskey, and Public Schools of Petoskey) then would continue to receive only those tax revenues derived from the initial assessed value of the area prior to the last tax day (December 31) that preceded adoption of this proposed Tax Increment Financing Plan.

Combined tax rates used to compute projected tax increment revenues have been estimated using 1984 combined millage rates of 49.4054 as a base. As noted above, combined millage would decrease with the 1985 levy because of removing 1.164 mills from combined rates as a result of completing the City's 1975 general obligation bond issue.

Therefore, these combined millage rates have been used to project potential tax increment revenue (as noted, actual tax increment revenue generated would vary from the above estimates based upon the actual tax levies of all taxing jurisdictions during each year of this Tax Increment Financing Plan and the actual assessed value of the proposed Development Area):

<u>Jurisdiction</u>	<u>1984 Levy (in mills)</u>	<u>1985 Levy (in mills)</u>
Charlevoix-Emmet Intermediate Schools	1.9690	1.9690
Emmet County	5.2000	5.2000
Greenwood Cemetery	0.3786	0.3786

North Central Michigan College	1.8658	1.8658
City of Petoskey		
General	9.9210	9.9210
Economic Development	0.0790	0.0790
Debt	1.1640	0.0000
Public Schools of Petoskey		
Operating	27.0280	27.0280
Debt	<u>1.8000</u>	<u>1.8000</u>
TOTAL	49.4054	48.2414

Anticipated Impacts. Adoption of this proposed Tax Increment Financing Plan would not result in a decline of the assessed values of property upon which all taxing jurisdictions depend for tax revenue.

On the contrary, it is believed that completion of projects listed in the proposed Development Plan would increase assessed valuations and would eliminate the causes of stagnation in assessed values. Such improvements would be accomplished only by using the additional tax revenues generated within the Development Area to make public improvements and to induce private redevelopment.

As provided by Act 450, tax revenues generated from the initial assessed value of the proposed Development Area would continue to be distributed to all taxing jurisdictions during the duration of this Tax Increment Financing Plan. Upon completion of this plan, all tax revenues would thereafter be distributed proportionately to all taxing jurisdictions.

It is anticipated that the public improvements proposed for the Development Area, as well as foreseen private development and re-development activities, would provide long-term stability and growth within the Development Area, the Petoskey community, and the region. Such stability and growth, in turn, ultimately would benefit all taxing jurisdictions.

# Part III • Development Plan

## Part III - Development Plan

Purpose. Section 16(1) of Act 450 provides that when a tax increment finance authority decides to finance a project, it must prepare a development plan. Therefore, this proposed Development Plan has been prepared as a result of the Tax Increment Finance Authority's desire to use the tax increment financing method to fund the various projects outlined herein.

Format. Because required contents of TIFA development plans are specified within Section 16(2) of Act 450, this Development Plan will follow requirements mandated by Section 16 and each of the elements of the section will be restated verbatim from the Act using its section and subsection numbers (and listed in "italics" type face for clarity), with responses to requirements listed within Section 16(2) in subsections "(a)" through "(q)":

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*16(2)(a) The designation of boundaries of the development area in relation to the boundaries of the authority district and any other development areas within the authority district.*

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Area-District Boundaries. Proposed Development Area boundaries would be coterminus with and the same as those of the Tax Increment District boundaries as approved by the City Council April 1, 1985 (see Exhibit 9).

Other Areas. It is proposed that the approved Tax Increment District would contain only one Development Area. No other development areas have been recommended.

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*16(2)(b) The designation of boundaries of the development area in relation to highways, streets, or otherwise.*

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Boundary Designations. The proposed Development Area, in relation to highways, streets or otherwise, is described as:

South from the Little Traverse Bay shoreline along the Saint Francis Xavier Cemetery western property line to the Charlevoix Avenue (US-131) northern right-of-way (R.O.W.) line;

East along the Charlevoix Avenue northern R.O.W. line to the Emmet County Road Commission western property line;

Following the Emmet County Road Commission property lines adjoining the City of Petoskey Turcott Field and Magnus Park property lines returning to the Charlevoix Avenue northern R.O.W. line;

East along the Charlevoix Avenue R.O.W. line following the southern property lines of Magnus Park and Burns Clinic;

North along the Burns Clinic eastern property line from the Charlevoix Avenue northern R.O.W. line to the Jackson Street northern R.O.W. line;

East along the Jackson Street northern R.O.W. line to the Mitchell Street (US-31) western R.O.W. line;

North-northeast along the Mitchell Street western R.O.W. line to the Connable Avenue western R.O.W. line;

North along the Connable Avenue western R.O.W. line to the former Jefferson Avenue southern R.O.W. line west of Connable Avenue;

West along the former Jefferson Avenue southern R.O.W. line to the Northern Michigan Hospitals Incorporated property line;

North along the Northern Michigan Hospitals Incorporated property line to the Michigan Department of Transportation southern railroad R.O.W. line;

East-northeast along the Michigan Department of Transportation southern railroad R.O.W. line to the Water Street southern R.O.W. line;

East along the Water Street southern R.O.W. line east to the Ingalls Avenue eastern R.O.W. line;

North along the Ingalls Avenue eastern R.O.W. line to the Water Street northern R.O.W. line;

East along the Water Street northern R.O.W. line to the Wachtel Avenue western R.O.W. line;

South along the Wachtel Avenue western R.O.W. line to the Quinlan Street southern R.O.W. line;

East along the Quinlan Street southern R.O.W. line to the Quaintance Avenue western R.O.W. line;

South-southwest along the Quaintance Avenue R.O.W. line to its south end;

South-southwest from the Quaintance Avenue south end along the western property lines of City-owned properties adjoining the Bear River to the Jackson Street southern R.O.W. line;

South from the Jackson Street southern R.O.W. line following western property lines of City-owned properties to the Ione Street western and northern R.O.W. lines to the eastern Ingalls Avenue R.O.W. line;

South along the Ingalls Avenue eastern R.O.W. line and following the property lines of City-owned properties adjoining the Bear River on the westerly side of the Bear River to the Standish Avenue eastern R.O.W. line;

North-northwest along the Standish Avenue easterly R.O.W. line to the easterly bank of the Bear River;

North-northwest along the easterly bank of the Bear River and property lines of City-owned properties adjoining the Bear River on the easterly side of the Bear River to the Michigan Street southern R.O.W. line;

East along the Michigan Street southern R.O.W. line to the Elizabeth Street eastern R.O.W. line;

North along the Elizabeth Street eastern R.O.W. line and the R.O.W. line extended to the Mineral Well Park eastern property line north to the Lake Street southern R.O.W. line;

East along the Lake Street southern R.O.W. line to the Petoskey Street eastern R.O.W. line;

North along the Petoskey Street eastern R.O.W. line to the Bay Street southern R.O.W. line;

East-northeast along the Bay Street southern R.O.W. line to a point approximately mid-block between Petoskey and Howard Streets;

West-northwest from the Bay Street southern R.O.W. line to the US-31 northerly R.O.W. line;

East-northeast along the US-31 northerly R.O.W. line to the easterly property line of the Crago Shopping Center;

North-northeast along the easterly property line of the Crago Shopping Center to the Michigan Department of Transportation railroad southerly R.O.W. line;

East along the Michigan Department of Transportation railroad southerly R.O.W. line to the US-31 northerly R.O.W. line;

North-northeast along the US-31 northerly R.O.W. line to the Michigan Department of Transportation railroad northerly R.O.W. line;

Westerly along the Michigan Department of Transportation railroad northerly R.O.W. line to the eastern property line of Bayfront Park;

North-northeast along the eastern property line of Bayfront Park extended to a point 300 feet into Little Traverse Bay from the shoreline of Little Traverse Bay;

West-southwest from the point in Little Traverse Bay to the northwest corner of the U.S. Government breakwater;

South-southwest along the U.S. Government breakwater westerly edge to the Little Traverse Bay shoreline;

West along the Little Traverse Bay shoreline to the Ingalls Avenue east R.O.W. line;

North along the Ingalls Avenue east R.O.W. line extended to a point 300 feet into Little Traverse Bay from the shoreline of Little Traverse Bay;



West-southwest from the point in Little Traverse Bay to a point 300 feet from the shoreline of Little Traverse Bay in line with the eastern property line of privately-owned shoreline property abutting the Michigan Department of Transportation railroad northerly R.O.W. line;

South along the eastern property line of privately-owned property extended into Little Traverse Bay to the shoreline of Little Traverse Bay;

West along the Little Traverse Bay shoreline to the eastern property line of Magnus Park;

North along the eastern property line of Magnus Park extended 300 feet into Little Traverse Bay from the shoreline of Little Traverse Bay;

West-southwest from the point in Little Traverse Bay to a point in Little Traverse Bay 300 feet from the shoreline of Little Traverse Bay in line with the western property line of Magnus Park;

South along the western property line of Magnus Park extended into Little Traverse Bay to the shoreline of Little Traverse Bay; and

West-southwest along the shoreline of Little Traverse Bay to the place of beginning.

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*16(2)(c) The location and extent of existing streets and other public facilities within the development area and the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.*

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Existing Streets. Included within the proposed Development Area are these existing streets and unimproved street rights-of-way:

- (1) JACKSON STREET - Section west of Mitchell Street, including one-way drive to Charlevoix Avenue, and within the southern portion and immediately east of proposed Project Area #1;
- (2) LAKE STREET - Section west of Connable Avenue (as extended) to its west end and immediately east of and within the northern portion of proposed Project Area #1;
- (3) WATER STREET - Unimproved street right-of-way west of Ingalls Avenue to its west end and within the southern portion of proposed Project Area #2;
- (4) INGALLS AVENUE - Unimproved street right-of-way north of Water Street to its north end and within the eastern portion of proposed Project Area #2;

- (5) WACHTEL AVENUE - North of Quinlan Street to its north end and within the southwestern portion of proposed Project Area #3;
- (6) QUINLAN STREET - From Wachtel Avenue to Quaintance Avenue and within the southwestern portion of proposed Project Area #3;
- (7) QUAINANCE AVENUE - South of Quinlan Street to its south end and within the southwest portion of proposed Project Area #3 and the northwest portion of proposed Project Area #4;
- (8) LAKE STREET - From Quaintance Avenue to Petoskey Street and within the southern portion of proposed Project Area #3;
- (9) US-31 - Section between Lake Street and a point approximately mid-block between Petoskey and Howard Streets parallel with Bay Street and within the southern portion of proposed Project Area #3;
- (10) PETOSKEY STREET - From Lake Street to Bay Street and within the southern portion of proposed Project Area #3;
- (11) BAY STREET - Section east of Petoskey Street to a point approximately mid-block between Petoskey and Howard Streets and within the southern portion of proposed Project Area #3;
- (12) BAYFRONT PARK - Lake Street entrance and park driveway roads and within the central portion of proposed Project Area #3;
- (13) DOCK STREET - From Bayfront Park entrance drive to City Dock-Marina parking area to its north end and within the central portion of proposed Project Area #3;
- (14) MITCHELL STREET - Section containing its elevated bridge crossing at the Bear River and within the northern portion of proposed Project Area #4;
- (15) ELIZABETH STREET - From Mitchell Street to Michigan Street and within the northeastern portion of proposed Project Area #4;
- (16) IONE STREET - Entire length between Ingalls Avenue and Jackson Street and within the central portion of proposed Project Area #4;
- (17) BRIDGE STREET - Section containing its elevated bridge crossing at the Bear River and within central portion of proposed Project Area #4;
- (18) SHERIDAN STREET - Section between Clarion and Buckley Avenues, including its elevated bridge crossing at the Bear River, and within the central portion of proposed Project Area #4; and
- (19) STANDISH AVENUE - Section between Sheridan Street and Clarion Avenue, including its elevated bridge crossing at the Bear River, and within the southern portion of proposed Project Area #4.

Public Facilities. Following are existing public facilities and their locations within the proposed Development Area and their proximities to proposed Project Areas:



- (1) TURCOTT FIELD - Northern and western portion of the proposed Development Area adjacent to and west of proposed Project Area #1;
- (2) WASTEWATER TREATMENT PLANT - Northern and western portion of the proposed Development Area adjacent to and west of proposed Project Area #1;
- (3) MAGNUS PARK - Northern and western portion of the proposed Development Area and coterminus with and the same as proposed Project Area #1;
- (4) PRODUCTION WELL AND DISTRIBUTION STATION #1 - North central portion of the proposed Development Area and within the eastern portion of proposed Project Area #2;
- (5) FORMER UTILITY BUILDING-DIESEL PLANT - North central portion of the proposed Development Area and within the southwestern portion of proposed Project Area #3;
- (6) ELECTRIC DISTRIBUTION SUBSTATION #2 - North central portion of the proposed Development Area and within the southwestern portion of proposed Project Area #3;
- (7) BAYFRONT PARK - Northern and eastern portion of the proposed Development Area and occupying a major portion of proposed Project Area #3;
- (8) PRODUCTION WELL AND DISTRIBUTION STATION #2 - Northern and eastern portion of the proposed Development Area and within the eastern portion of proposed Project Area #3;
- (9) MINERAL WELL PARK - Central portion of the proposed Development Area and the northern portion of proposed Project Area #4;
- (10) BEAR RIVER PARK - Central and southern portion of the proposed Development Area and occupying a major portion of proposed Project Area #4;
- (11) FORMER MITCHELL DAM - Central and southern portion of the proposed Development Area and within the central portion of proposed Project Area #4;
- (12) PUBLIC WORKS GARAGE-STORAGE FACILITIES - Central and southern portion of the proposed Development Area and within the central portion of proposed Project Area #4;
- (13) UTILITIES - City utilities (water, sewer, and electric) are located throughout the proposed Development Area;
- (14) STATE FACILITIES - State-owned railroad rights-of-way are located throughout the entire width of the northern portion of the proposed Development Area and within proposed Project Areas #1, #2, and #3 and within the southern portion of the proposed Development Area and

within proposed Project Area #4; state-owned highway right-of-way is located in the southern portion of proposed Project Area #3; state-owned shoreline properties also are located within the northern portion of the proposed Development Area, and including all of proposed Project Area #2;

- (15) FEDERAL FACILITIES - U.S. Government breakwater and lighthouse facilities are located within the northern and central portion of the proposed Development Area and within the northwestern portion of proposed Project Area #3.

Public Land Locations. Proposed Project Areas would contain all public land. Additional public lands within the proposed Development Area and outside of proposed Project Areas would include:

- (1) TURCOTT FIELD - City-owned athletic activity site located in the northern and western portion of the proposed Development Area and adjacent to and west of proposed Project Area #1;
- (2) WASTEWATER TREATMENT PLANT - City-owned facility located in the northern and western portion of the proposed Development Area adjacent to and west of proposed Project Area #1;
- (3) RAILROAD RIGHT-OF-WAY - State-owned properties located within the northern and southern portion of the proposed Development Area adjacent to and west of proposed Project Area #1; adjacent to and between proposed Project Areas #1 and #2; and adjacent to and between proposed Project Areas #2 and #3; and within proposed Project Area #4; and
- (4) SHORELINE PARCEL - State-owned parcel fronting Little Traverse Bay within the northern and western portion of the proposed Development Area and adjacent to and west of proposed Project Area #1.

Public Land Character. Most public lands within the proposed Development Area are now and would continue to be used for open space and as park lands for passive and active recreational and athletic activities. As noted above, remaining portions of public lands within the proposed Development Area are now and would continue to be used for public works and utility operations and as street and railroad rights-of-way.

Although zoning is not exercised on these properties, public lands within the proposed Development Area now are within five zoning districts: (1) I-1 Light Industrial, (2) I-2 General Industrial, (3) R-1 Single-Family Residential, (4) RM-1 Multiple-Family Residential, and (5) RM-2 Multiple-Family Residential.

Private Land Locations. Following are existing private lands and their locations within the proposed Development Area and their proximities to proposed Project Areas:

- (1) Western portion of the proposed Development Area west of proposed Project Area #1;
- (2) Western portion of the proposed Development Area east of proposed Project Area #1;

- (3) Central and northern portion of the proposed Development Area between proposed Project Areas #1 and #2, between proposed Project Areas #2 and #3, and western and southern portion of proposed Project Area #3; and
- (4) Northeastern portion of the proposed Development Area within the eastern portion of proposed Project Area #3.

Character of Private Lands. Existing private properties located within the proposed Development Area include cemetery, service and retail commercial, medical clinic, hospital, single-family and multiple-family residential, and church uses.

Although not all existing private properties conform to actual zoning by meeting their best or most desirable uses, private properties within the proposed Development Area now are within six zoning districts: (1) I-1 Light Industrial, (2) B-1 Local Business, (3) B-2 Central Business, (4) B-3 General Business, (5) R-1 Single-Family Residential, and (6) RM-1 Multiple-Family Residential.

Public-Private Extent. It is estimated that public lands would occupy approximately 75% of the proposed Development Area and that private lands would occupy the remaining 25% of the Area.

Land Use Changes. No changes in public or private land uses are planned for the Development Area except for a zoning change from existing "R-1 Single-Family Residential" and "RM-1 Multiple-Family Residential" to a new "Waterfront Commercial" zoning district designated for parcels within proposed Project Area #3 (former sites of Petrolane, Incorporated, and the City's Wastewater Treatment Plant, Utility Building, and Diesel Plant).

This zoning change would permit this area to be developed, operated, and maintained by the private sector with future uses that would enhance and support planned public improvements in adjoining proposed Project Areas.

Exhibits. A listing of all existing public and private properties of record within the proposed Development Area, including property owners, existing property occupants-uses, and 1984 State Equalized Valuations (SEV) of all real and personal property is contained in Exhibit 15.

Exhibit 16 shows all taxable properties within the proposed Development Area (existing private properties exempt from taxation, and, therefore, not shown in this Exhibit, include Saint Francis Xavier Church Cemetery, Northern Michigan Hospitals-Little Traverse Division facilities, and Salvation Army Church).

Legal Description. A legal description of the proposed Development Area is contained in the City Council's April 1 resolution creating the Tax Increment Finance Authority and designating its district boundaries (see Exhibits 5 and 7).

16(2)(d) A description of improvements to be made in the development area, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements.

#### PROJECT AREA #1

Improvement Descriptions. Planned improvements for proposed Project Area #1 include:

- (1) BEACH AREA IMPROVEMENTS - Grading and landscaping, and installation of playground apparatus and furniture (benches, waste receptacles, bicycle racks, etc);
- (2) PIER REMOVAL - Demolition and removal of existing groin structure;
- (3) BUILDING REPLACEMENT - Construction of new Magnus Park office and service building; and
- (4) UPPER AREA DEVELOPMENT - Installation of additional Magnus Park campsites and related facilities.

Repairs-Alterations. Beach grading would result in alterations to existing grades; landscaping improvements could require some alterations to existing grades and plant materials; and upper area development probably would result in alterations to existing wooded area grades and plant materials.

Time Estimates. The following project durations have been estimated for these planned improvements from the time that all necessary equipment and materials have been delivered and from the time that actual work has been begun on site:

<u>Project</u>	<u>Duration</u>
(1) Beach Area Improvements. . . . .	6 months
Grading and landscaping	3 months
Play equipment-furniture installations	3 months
(2) Pier Removal . . . . .	6 months
(3) Building Replacement . . . . .	.12 months
(4) Upper Area Development . . . . .	.12 months

#### PROJECT AREA #2

Improvement Descriptions. Planned improvements for proposed Project Area #2 include:

- (1) BEACH AREA IMPROVEMENTS - Grading and landscaping, and installation of playground apparatus, and furniture;
- (2) BREAKWATER-PIER INSTALLATION - Construction breakwater and pier structure, and installation of structure lighting; and
- (3) PUBLIC ACCESS IMPROVEMENTS - Grading and installation of access pathways.

Repairs-Alterations. Beach area grading probably would result in alterations to existing grades and landscaping improvements could require some alterations to existing grades and plant materials.

Time Estimates. The following project durations have been estimated for these planned improvements from the time that all necessary equipment and materials have been delivered and from the time that actual work has been begun on site:

Project	Duration
(1) Beach Area Improvements. . . . .	6 months
Grading and landscaping	3 months
Play equipment-furniture installations	3 months
(2) Breakwater-Pier Installation . . . . .	9 months
Structure construction	6 months
Lighting installations	3 months
(3) Public Access Improvements . . . . .	6 months
Grading	2 months
Pathway installations	3 months

### PROJECT AREA #3

Improvement Descriptions. Planned improvements for proposed Project Area #3 include:

- (1) WACHTEL AVENUE STREETSCAPE-BREAKWATER ACCESS IMPROVEMENTS - Construction of new roadway and northend turn-around with curb-gutter installations, construction of roadside parking areas with curb-gutter installations, sidewalk construction, lighting and furniture installations, and landscaping;
- (2) BAYFRONT PARK ROADWAYS-PARKING CONSTRUCTION - Removal of existing road, construction of new roadway with curb-gutter installations, construction of roadside parking areas with curb-gutter installations, and landscaping;
- (3) ED WHITE FIELD-SPECIAL EVENTS LOT INSTALLATION - Construction of new parking area with curb-gutter installations;
- (4) PETOSKEY STREET PLAZA-PEDESTRIAN TUNNEL IMPROVEMENTS - Removal of existing road, concrete paving and special paving installations, construction of tunnel facades and lighting installations, planter

wall construction, bollard installations, utility revisions, lighting installations, landscaping, and installation of embankment ground cover plantings;

- (5) PETOSKEY STREET STREETScape IMPROVEMENTS - Removal of existing road and sidewalk, construction of curbs and gutters, concrete paving and special paving installations, planting of street trees, and furniture installations;
- (6) PEDESTRIAN PROMENADE-SPECIAL EVENTS AREA DEVELOPMENT - Removal of existing road, concrete paving and special paving, utility revisions, lighting installations, landscaping, and construction of playground, clocktower, and kiosk;
- (7) SHORELINE STABILIZATION - Extension and construction of structural seawall, rock revetment additions, fill placement, and boardwalk construction;
- (8) HISTORY MUSEUM RESTORATION - Building exterior remodeling, special paving installations, landscaping, and interior restorations;
- (9) ED WHITE FIELD RENOVATION - Bleacher and scorebooth structure replacements, field lighting and wiring revisions, installations of perimeter fencing or shrubbery, and landscaping;
- (10) MARINA AREA IMPROVEMENTS - Office and service building refurbishing and remodeling, construction of restrooms and fish cleaning station, construction of cooking grill shelter structure, installations of sedimentation control structures, sidewalk extension, new pier construction, breakwater structural up-grading, breakwater lighthouse revisions, furniture, and landscaping;
- (11) SUNSET PARK IMPROVEMENTS - Construction of new driveway and parking area with curb-gutter installations, stairtower construction, signage and graphics installations, gazebo construction, installation of fencing and furniture, and landscaping;
- (12) COUNCIL BLUFFS DEVELOPMENT - Restroom-shelter building construction, special paving installations, signage installations, wooden fencing installations, and connector boardwalk construction;
- (13) LIMEKILN POND DEVELOPMENT - Pond clean-up and grading, wading pond construction, stepping pod installations, water circulation system installation, connector boardwalk and bridge construction, grading, and landscaping;
- (14) AMPHITHEATER-ARBORETUM DEVELOPMENT - Stairtower construction, concrete stage construction, clean-up and grading, topsoil placement, installation of ground cover plantings, construction of pathways, landscaping and furniture installations;
- (15) BIKEWAY SYSTEM CONSTRUCTION - Construction of bikeway throughout Bayfront Park to link other proposed project areas; and

- (16) WATERFRONT COMMERCIAL AREA REDEVELOPMENT - Clean-up and grading of former Petrolane industrial site, relocation of existing electric distribution substation, development or redevelopment of former Petrolane site and City Wastewater Treatment Plant, Utility Building, and Diesel Plant sites by private enterprise for commercial purposes.

Repairs-Alterations. Construction of roads, parking areas, sidewalks, pathways, and bikeway could result in alterations to existing grades; landscaping improvements could require some alterations to existing grades and plant materials; shoreline stabilization could require alterations to existing grades; utility revisions could result in repairs and modifications to existing utility installations; building renovations, breakwater up-grading, and breakwater lighthouse revisions would require repairs and alterations.

Time Estimates. The following project durations have been estimated for these planned improvements from the time that all necessary equipment and materials have been delivered and from the time that actual work has been begun on site:

Project	Duration
(1) Wachtel Avenue Streetscape-Breakwater	
Access Improvements. . . . .	9 months
Paving and curb-gutter installations	3 months
Roadside parking with curb-gutter installations	3 months
Sidewalk construction	1 month
Lighting installations	2 months
Landscaping	2 months
Furniture installations	1 month
(2) Bayfront Park Roadways-Parking Construction . . . . .	12 months
Paving with curb-gutter installations	6 months
Roadside parking with curb-gutter installations	6 months
Parking revisions and additions	6 months
Landscaping	2 months
(3) Ed White Field-Special Events Lot	
Installation. . . . .	3 months
(4) Petoskey Street Plaza-Pedestrian Tunnel	
Improvements. . . . .	12 months
Road removal	2 months
Concrete paving installations	2 months
Special paving installations	6 months
Tunnel facade construction and lighting installation	12 months
Planter wall construction	6 months
Bollard installations	1 month
Utility revisions	6 months
Lighting installations	2 months
Landscaping	2 months
Embankment ground cover planting	1 month

(5) Petoskey Street Streetscape Improvements . . . . .12 months

Road-sidewalk removal	2 months
Curb-gutter installations	3 months
Concrete paving installations	1 month
Special paving installations	1 month
Utility revisions	3 months
Street tree installations	1 month
Furniture installations	1 month

(6) Pedestrian Promenade-Special Events Area  
Development . . . . . 12 months

Road removal	2 months
Concrete paving installations	1 month
Special paving installations	1 month
Utility revisions	6 months
Lighting installations	2 months
Landscaping	2 months
Furniture installations	1 month
Playground construction	6 months
Clocktower construction	3 months
Kiosk construction	2 months

(7) Shoreline Stabilization . . . . .12 months

Structural seawall construction	6 months
Rock revetment installations	6 months
Fill placement	3 months
Boardwalk construction	3 months

(8) History Museum Restoration. . . . .12 months

Building renovations	12 months
Special paving installations	2 months
Landscaping	2 months
Interior restorations	1 month

(9) Ed White Field Renovation . . . . .12 months

Building demolition-removal	2 months
Building construction	6 months
Perimeter fencing-shrubbery installations	1 month
Lighting modifications	2 months
Landscaping	2 months

(10) Marina Area Improvements. . . . .24 months

Marina office and service building renovations	12 months
Restrooms and fish cleaning station construction	6 months
Cooking grill shelter construction	3 months
Sedimentation control installations	3 months



Sidewalk extension	3 months
Pier construction	12 months
Breakwater up-grading	12 months
Lighthouse revisions	2 months
Landscaping	2 months
Furniture installations	1 month

(11) Sunset Park Improvements . . . . .12 months

Driveway and parking area construction	6 months
Stairtower construction	3 months
Gazebo construction	3 months
Signage-graphics installations	1 month
Fence installation	1 month
Landscaping	2 months
Furniture installations	1 month

(12) Council Bluffs Development . . . . .12 months

Restroom-shelter building construction	6 months
Special paving installations	1 month
Signage installations	1 month
Wooden fencing construction-installation	3 months
Connector boardwalk construction	6 months

(13) Limekiln Pond Development. . . . .12 months

Pond clean-up and grading	3 months
Wading pond construction	3 months
Stepping pod installations	1 month
Water circulation system installation	2 months
Connector boardwalk and bridge construction	6 months
Grading	3 months
Landscaping	2 months

(14) Amphitheater-Arboretum Development . . . . .12 months

Stairway construction	6 months
Concrete stage construction	2 months
Clean-up and grading	3 months
Topsoil placement	1 month
Groundcover plantings installations	1 month
Pathways construction	2 months
Landscaping	2 months
Furniture installations	1 month

(15) Connector Bikeway Construction . . . . .12 months

(16) Waterfront Commercial Area Redevelopment . . . . .24 months

PROJECT AREA #4

Improvement Descriptions. Planned improvements for proposed Project Area #4 include:

- (1) MINERAL WELL PARK IMPROVEMENTS - Concrete and special paving installations, drinking and decorative fountain installations, wood deck construction, lighting and furniture installations, and landscaping;
- (2) UPPER AREA PARKING-VALLEY ACCESS DEVELOPMENT - Paving installations, construction of stairtowers and stairways, and landscaping;
- (3) MITCHELL DAM AREA REDEVELOPMENT - Up-river dredging, dam structure demolition, debris removal, and recreational area development;
- (4) HOSE HOUSE RESTORATION-AREA IMPROVEMENTS - Building repairs-restoration, installation of building furnishings, construction of parking area and stairtower, signage-graphics and furniture installations, and landscaping;
- (5) EROSION CONTROL INSTALLATIONS - Installations of rock rip rap, structures, diversions, pipe, sediment and splash basins, and street improvements; and
- (6) RIVER VALLEY AREA DEVELOPMENT - Construction of footbridges and wooddeck-boardwalk structures, construction of trailways and bikeway throughout valley to link other project areas, signage-graphics system and furniture installations, and landscaping.

Repairs-Alterations. All road, parking area, and pathway installations could result in alterations to existing grades; landscaping improvements could require some alteration to existing grades and plant materials; riverbank stabilization actions could require alterations to existing grades; up-river dredging, demolition of the Mitchell Dam, and development of the Mitchell Dam recreation area and up-river dredging could cause changes in grades and elevations; and building renovations could require repairs and alterations.

Time Estimates. The following project durations have been estimated for these planned improvements from the time that all necessary equipment and materials have been delivered and from the time that actual work has been begun on site:

<u>Project</u>	<u>Duration</u>
(1) Mineral Well Park Improvements . . . . .	18 months
Concrete paving installations	2 months
Special paving installations	2 months
Drinking fountain installation	2 months
Decorative fountain installation	6 months
Wood deck construction	6 months
Lighting installations	2 months
Landscaping	2 months
Furniture installations	1 month

(2) Upper Area Parking-Valley Access	
Development . . . . .	12 months
Paving installations	2 months
Stairtowers and stairways construction	6 months
Landscaping	2 months
(3) Mitchell Dam Area Redevelopment . . . . .	24 months
Up-river dredging	6 months
Structure demolition	12 months
Debris removal	6 months
Recreational area development	12 months
(4) Hose House Restoration-Area Improvements . . . . .	24 months
Building repairs-renovation	12 months
Building furnishings installations	2 months
Paving installations	2 months
Stairway construction	6 months
Landscaping	2 months
Furniture installations	1 month
(5) Erosion Control Installations . . . . .	24 months
Rock rip rap installations	6 months
Structure construction-installations	3 months
Diversion and outlet installations	3 months
Pipe and sediment basin installations	3 months
Sheridan Street bridge improvements	6 months
Splash basins installations	3 months
Grading and seeding	2 months
(6) River Valley Area Development . . . . .	24 months
Footbridges and wooddeck-boardwalks construction	6 months
Trailways installations	6 months
Connector bikeway construction	6 months
Signage-graphics system installation	2 months
Landscaping	2 months
Furniture installations	1 month

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*16(2)(e) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.*

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PROJECT AREA #1

Improvement Locations. All improvements would occur within proposed Project Area #1 primarily along the shoreline and extended into Little Traverse Bay, but including some improvements to existing facilities within the remaining Magnus Park area.

Improvements Extent-Character. Improvements would include both renovation-repairs of existing facilities and new construction or installations as required. All improvements would support active and passive recreational uses of the Project Area.

Cost Estimates. Development costs for proposed Project Area #1 have been estimated at \$210,000 for the following projects:

Project	Cost
(1) Beach Area Improvements . . . . .	\$ 45,000
Grading and landscaping	\$ 20,000
Play equipment-furniture installations	25,000
(2) Pier Removal. . . . .	\$ 15,000
(3) Building Replacement. . . . .	\$100,000
(4) Upper Area Development. . . . .	\$ 50,000

Rehabilitation. Most projects planned for proposed Project Area #1 would involve new construction and installations rather than rehabilitation of existing facilities. Various grading and landscaping improvements called for could be considered as alterations to existing grades and landscape features.

Time Estimates. Project durations for individual improvements have been estimated above in response to requirements of Section 16(2)(d) based upon times when all necessary equipment and materials have been delivered and actual on-site work has been started.

Actual scheduling of projects would depend upon availability of sufficient revenues to finance projects and upon decisions of the Tax Increment Finance Authority Board concerning project priorities and definition of needs.

PROJECT AREA #2

Improvement Locations. All improvements would occur within proposed Project Area #2 primarily along Little Traverse Bay shoreline and extended into Little Traverse Bay, but including existing undeveloped areas south of the shoreline.

Improvements Extent-Character. Improvements would include both renovation of existing land (grading and landscaping projects) and new construction and installations. All improvements would support active and passive recreational uses of the Project Area.

Cost Estimates. Development costs for proposed Project Area #2 have been estimated at \$118,000 for the following projects:

Project	Cost
(1) Beach Area Improvement. . . . .	\$ 20,000
Grading and Landscaping	\$ 15,000
Play equipment-furniture installations	5,000
(2) Breakwater-Pier Installation. . . . .	\$ 86,000
Structure construction	\$ 80,000
Lighting installations	6,000
(3) Public Access Improvements . . . . .	\$ 12,000
Grading	\$ 5,000
Pathway installations	7,000

Rehabilitation. Various proposed grading and landscaping improvements called for could be considered as alterations to existing grades and landscape features. All other site improvements would involve new construction and installations rather than rehabilitation of existing facilities.

Time Estimates. Project durations for individual improvements have been estimated above in response to requirements of Section 16(2)(d) based upon times when all necessary equipment and materials have been delivered and actual on-site work has been started.

Actual scheduling of projects would depend upon availability of sufficient revenues to finance projects and upon decisions of the Tax Increment Finance Authority Board concerning project priorities and definition of needs.

### PROJECT AREA #3

Improvement Locations. All improvements would occur within proposed Project Area #3 and at various locations throughout the Project Area.

Improvements Extent-Character. Improvements would include both renovation-repairs of existing facilities and new construction or installations as required. All improvements would support active and passive recreational uses of the development area.

Cost Estimates. Development costs for proposed Project Area #3 have been estimated at \$3,752,000 for the following projects:

Project	Cost
(1) Wachtel Avenue Streetscape-Breakwater Access Improvements. . . . .	\$101,000
Paving and curb-gutter installations	\$ 45,000
Roadside parking with curb-gutter installations	18,000
Sidewalk construction	6,000
Lighting installations	24,000
Landscaping	4,000
Furniture installations	4,000

(2) Bayfront Park Roadways-Parking Construction . . . . . \$555,500

Paving with curb-gutter installations	\$275,000
Roadside parking with curb-gutter installations	235,000
Parking revisions-additions	32,000
Landscaping	13,500

(3) Ed White Field-Special Events Lot  
Installation. . . . . \$115,000

(4) Petoskey Street Plaza-Pedestrian Tunnel  
Improvements. . . . . \$234,500

Road removal	\$ 4,500
Concrete paving installations	55,000
Special paving installations	23,000
Tunnel facade construction and lighting installations	10,000
Planter wall construction	55,000
Bollard installations	8,000
Utility revisions	20,000
Lighting installations	24,000
Embankment ground cover planting	5,000
Landscaping	30,000

(5) Petoskey Street Streetscape Improvements. . . . . \$ 74,500

Road-sidewalk removal	\$ 6,000
Curb-gutter installations	3,500
Concrete paving installations	9,000
Special paving installations	20,000
Utility revisions	30,000
Street tree installations	2,000
Furniture installations	4,000

(6) Pedestrian Promenade-Special Events Area  
Development . . . . . \$ 346,500

Road removal	\$ 8,500
Concrete paving installations	140,000
Special paving installations	27,000
Utility revisions	4,000
Lighting installations	60,000
Landscaping	20,000
Furniture installations	6,000
Playground construction	43,000
Clock tower construction	30,000
Kiosk construction	8,000

(7) Shoreline Stabilization . . . . . \$ 170,500

Structural seawall construction	\$ 67,500
Rock revetment installations	55,000
Fill placement	28,000
Boardwalk construction	20,000

(8) History Museum Restoration. . . . .	\$ 64,000
Building renovations	\$ 40,000
Special paving installations	8,000
Landscaping	6,000
Interior restorations	10,000
(9) Ed White Field Renovation . . . . .	\$ 112,000
Building demolition-removal	\$ 10,000
Building construction	60,000
Perimeter fencing-shrubbery installations	24,000
Lighting modifications	8,000
Landscaping	10,000
(10) Marina Area Improvements. . . . .	\$1,211,000
Marina office and service building renovation	\$ 45,000
Restrooms and fish cleaning station construction	40,000
Cooking grill shelter construction	8,000
Sedimentation control installations	40,000
Pier construction	555,000
Breakwater up-grading	500,000
Lighthouse revisions	5,000
Sidewalk extension	6,000
Landscaping	6,000
Furniture installations	6,000
(11) Sunset Park Improvements. . . . .	\$ 133,000
Driveway and parking area construction	\$ 53,000
Stairtower construction	40,000
Gazebo construction	8,000
Signage-graphics installations	6,000
Fence installations	14,000
Landscaping	6,000
Furniture installations	6,000
(12) Council Bluffs Development. . . . .	\$ 72,500
Restroom-shelter building construction	\$ 38,000
Concrete paving installations	22,000
Signage installations	6,000
Wooden fence construction-installations	1,500
Connector boardwalk construction	5,000
(13) Limekiln Pond Development . . . . .	\$ 85,000
Pond clean-up and grading	\$ 20,000
Wading pond	5,000
Stepping pod installations	3,000

Water circulation system installations	20,000
Connector boardwalk and bridge construction	18,000
Grading	12,000
Landscaping	7,000

(14) Amphitheater-Arboretum Development. . . . . \$ 152,000

Stairway construction	\$ 18,000
Concrete stage construction	10,000
Clean-up and grading	20,000
Topsoil placement	32,000
Groundcover plantings installations	22,000
Pathways	9,000
Landscaping	35,000
Furniture	6,000

(15) Connector Bikeway Construction. . . . . \$ 70,000

(16) Waterfront Commercial Redevelopment Area (this area would be developed using private sector financing, but would include two projects prior to or during redevelopment that would involve public supervision):

Former Petrolane Site Demolition. . . . . \$ 5,000

Electric Distribution Substation #2  
Relocation. . . . . \$ 250,000

Rehabilitation. Most improvements planned for proposed Project Area #3 would involve new construction and installations rather than rehabilitation of existing facilities. Although various grading and landscaping improvements called for could be considered as alterations to existing grades and landscape features, it is believed that these specific proposed projects could be considered as involving actual rehabilitation:

- (1) Wachtel Avenue and Bayfront Park roadways and parking areas could involve some rehabilitation of existing road and parking surfaces, although much of these existing surfaces would be removed for new surface construction;
- (2) Petoskey Street Plaza and Pedestrian Tunnel improvements would involve renovation and rehabilitation of existing structures and facilities, including utilities;
- (3) Pedestrian Promenade and Special Events Area would include utility revisions and limited rehabilitation;
- (4) Shoreline stabilization projects could involve rehabilitation of portions of the existing structural seawall and strengthening of existing rock rip rap installations;



- (5) History Museum building restoration and improvements would include structural remodeling-rehabilitation;
- (6) Ed White Field improvements would involve playing field and lighting modifications;
- (7) Marina office and Marina services building improvements, breakwater up-grading, and breakwater lighthouse revisions would involve structural remodeling-rehabilitation;
- (8) Limekiln Pond clean-up and grading and construction of wading pond, as well as installation of automatic water circulation system, are considered projects for rehabilitating the existing pond;
- (9) Amphitheater-Arboretum clean-up and initial and final grading are considered rehabilitation projects for this existing open space area; and
- (9) Demolition-removal of existing structures at former Petrolane industrial site would result in rehabilitation of this site, and private sector development-redevelopment of the former Petrolane site and former City Waste Water Treatment Plant, Utility Building, and Diesel Plant sites could result in rehabilitation of these facilities.

Time Estimates. Project durations for individual improvements have been estimated above in response to requirements of Section 16(2)(d) based upon times when all necessary equipment and materials have been delivered and actual on-site work has been started.

Actual scheduling of projects would depend upon availability of sufficient revenues to finance projects and upon decisions of the Tax Increment Finance Authority concerning project priorities and definition of needs.

#### PROJECT AREA #4

Improvement Locations. All planned improvements would occur within proposed Project Area #4 with intensity of improvements occurring only at certain locations and with the remainder of the Project Area remaining in its existing state.

Improvements Extent-Character. Improvements would include both renovation of existing land (grading and landscaping projects) and structures as well as new construction and installations. All improvements would support active and passive recreational uses of the Project Area.

Cost Estimates. Development costs for proposed Project Area #4 have been estimated at \$1,710,000 for the following projects:

Project	Cost
(1) Mineral Well Park Improvements . . . . .	\$ 68,500
Concrete paving installations	\$ 8,500
Special paving installations	18,000
Drinking Fountain installation	1,000
Decorative fountain installation	10,000
Wood deck construction	15,000
Lighting installations	9,000
Landscaping	2,000
Furniture installations	5,000
(2) Upper Area Parking-Valley Access Development. . . . .	\$ 94,500
Paving installations	\$ 10,500
Stairtowers and stairways construction	80,000
Landscaping	4,000
(3) Mitchell Dam Area Redevelopment . . . . .	\$ 350,000
Up-river dredging	\$ 50,000
Structure demolition	150,000
Debris removal	50,000
Recreational area development	100,000
(4) Hose House Renovation-Area Improvements . . . . .	\$ 91,500
Building repairs-renovations	\$ 40,000
Building furnishing installations	25,000
Paving installations	4,500
Stairway construction	15,000
Landscaping	3,000
Furniture installations	4,000
(5) Erosion Control Installations . . . . .	\$ 300,500
Rock rip rap installations	\$195,000
Structures construction-installations	20,000
Diversion and outlet installations	48,000
Pipe and sediment basin installations	28,000
Sheridan Street bridge improvements	3,000
Splash basin installations	2,500
Grading and seeding	4,000
(6) River Valley Area Development . . . . .	\$ 166,000
Footbridges and wooddeck-boardwalks construction	\$ 75,000
Trailways installations	9,000
Connector bikeway construction	60,000
Signage-graphics system installations	5,000
Landscaping	2,000
Furniture installations	15,000

Rehabilitation. Most improvements planned for proposed Project Area #4 would involve new construction and installations instead of rehabilitation of existing facilities. Although various grading and landscaping improvements called for could be considered as alterations to existing grades and landscape features, it is believed that these specific proposed projects could be considered as involving actual rehabilitation:

- (1) Mitchell Dam removal and area redevelopment, including dredging, structure demolition, debris removal, and recreational area development;
- (2) Hose House building renovation and area improvement; and
- (3) Erosion control measures involving river bank stabilization (rock rip rap installations), and Sheridan Street bridge crossing improvements.

Time Estimates. Project durations for individual improvements have been estimated above in response to requirements of Section 16(2)(d) based upon times all necessary equipment and materials have been delivered and actual on-site work has been started.

Actual scheduling of projects would depend upon availability of sufficient revenues to finance projects and upon decisions of the Tax Increment Finance Authority Board concerning project priorities and definition of needs.

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*16(2)(f) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.*

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#### PROJECT AREA #1

Construction. All planned improvements for Project Area #1, including new construction-installations, as well as rehabilitation projects, have been listed above in responses as requirements of Sections 16(2)(d) and 16(2)(e). Installation of beach area play equipment and furniture and Magnus Park building replacement would be the only proposed projects involving new construction.

Time Estimates. Project durations for individual proposed projects have been estimated in response to requirements of Section 16(2)(d) based upon times when all necessary equipment and materials have been delivered and actual on-site work has been started.

Actual scheduling of projects would depend upon availability of sufficient revenues to finance projects and upon decisions of the Tax Increment Finance Authority Board concerning project priorities and definition of needs.

## PROJECT AREA #2

Construction. All planned improvements for Development Area #2, including new construction-installations, as well as rehabilitation projects, have been listed above in responses as requirements of Sections 16(2)(d) and 16(2)(e). Furniture installations, breakwater-pier construction, and breakwater-pier lighting would be the only proposed projects involving new construction.

Time Estimates. Project durations for individual proposed projects have been estimated in response to requirements of Section 16(2)(d) based upon times when all necessary equipment and materials have been delivered and actual on-site work has been started.

Actual scheduling of projects would depend upon availability of sufficient revenues to finance projects and upon decisions of the Tax Increment Finance Authority Board concerning project priorities and definition of needs.

## PROJECT AREA #3

Construction. All planned improvements in Project Area #3, including new construction-installations as well as rehabilitation projects have been listed above in responses as requirements of Sections 16(2)(d) and 16(2)(e), and these proposed projects have been categorized as improvements that would involve new construction:

- (1) Wachtel Avenue improvements that include proposed construction of roadways, parking areas, and sidewalks, and installation of lighting, and furniture;
- (2) Bayfront Park improvements that include proposed construction of roadways, parking areas, and sidewalks;
- (3) Ed White Field and Special Events Area parking lot construction;
- (4) Petoskey Street Plaza and Pedestrian Tunnel that include proposed construction of concrete and special pavements, tunnel facades, planter walls, and bollard and lighting installations;
- (5) Petoskey Street streetscape improvements that would include construction of concrete and special pavements, curb-gutter installations, and sidewalks and installations of street trees and furniture;
- (6) Pedestrian Promenade and Special Events Area that would include proposed construction of concrete and special pavements, playground, clocktower, and kiosk and installations of lighting and furniture;
- (7) Shoreline stabilization involving structural seawall and boardwalk construction;
- (8) History Museum area improvements involving special paving and installations of furniture;

- (9) Ed White Field improvements that would include construction of bleacher and scorebooth structures and installation of perimeter fencing;
- (10) Marina area improvements involving construction of restroom-fish cleaning station, cooking grill shelter structure, sidewalks, and pier and installations of furniture;
- (11) Sunset Park improvements that would include construction of new driveway and parking area, stairtower, and gazebo and installations of signage-graphics, furniture, and fencing;
- (12) Council Bluffs improvements including construction of restroom-shelter building, special paving, wooden fencing, and connector boardwalk and installations of signage;
- (13) Limekiln Pond wading pond, connector boardwalk, and bridge construction;
- (14) Amphitheatre-arboretum improvements including construction of stairway, concrete stage, and pathways and installations of furniture;
- (15) Bayfront Park connector bikeway construction; and
- (16) Waterfront Commercial Redevelopment Area could involve construction of new facilities.

Time Estimates. Project durations for individual proposed projects have been estimated in response to requirements of Sections 16(2)(d) based upon times when all necessary equipment and materials have been delivered and actual on-site work has been started.

Actual scheduling of projects would depend upon availability of sufficient revenues to finance projects and upon decisions of the Tax Increment Finance Authority Board concerning project priorities and definition of needs.

#### PROJECT AREA #4

Construction. All planned improvements for Project Area #4, including new construction-installations, as well as rehabilitation projects, have been listed above in responses as requirements of Sections 16(2)(d) and 16(2)(e), and these proposed projects have been categorized as improvements that would involve construction:

- (1) Mineral Well Park improvements calling for construction of concrete and special pavements and wood deck and installations of drinking and decorative fountains, lighting, and furniture;
- (2) Upper level parking areas and valley access improvements would include construction of paved parking areas, stair towers and stairways, and installation of furniture;

- (3) Mitchell Dam recreational area development could require new construction phases;
- (4) Hose House area improvements would include paving of parking area, stairway construction, and furniture installations;
- (5) Erosion control measures would include construction and installations of structures, diversions, pipe, and sediment and splash basins; and
- (6) River Valley improvements would include construction of footbridges and wooddeck-boardwalks, trailways, and connector bikeway and installations of signage-graphics system and furniture.

Time Estimates. Project durations for individual proposed projects have been estimated in response to requirements of Section 16(2)(d) based upon times when all necessary equipment and materials have been delivered and actual on-site work has been started.

Actual scheduling of projects would depend upon availability of sufficient revenues to finance projects and upon decisions of the Tax Increment Finance Authority Board concerning project priorities and definitions of needs.

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16(2)(g) A description of any parts of the development area to be left as open space and the use contemplated for this space.

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Project Areas #1, 2, 4. All parts of proposed Project Areas #1, 2, and 4 would remain as open space and would contain public structures in support of planned uses as passive and active recreational facilities.

Project Area #3. All parts of Project Area #3 would remain as open space and would contain public structures in support of planned uses as passive and active recreational facilities, except for the part of the development area that has been proposed for "Waterfront Commercial" uses.

This proposed business-zoned district, which would be established at the former sites of Petrolane, Incorporated, and the City's former Wastewater Treatment Plant, Utility Building, and Diesel Plant sites would be developed as a private sector commercial area that would serve the general public.

Possible Acquisition. It is proposed that \$200,000 be segregated to fund potential land acquisition. Actual parcels that could be acquired have not been identified, although it is assumed that, if acquired, such land would be used as open space for recreation-related activities.

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16(2)(h) A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

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Non-Applicability. There now are no portions of proposed Project Areas #1-4 that the Tax Increment Finance Authority plans to sell, donate, exchange, or lease to or from the City. All properties and facilities within the four proposed project areas would remain as properties and facilities owned and maintained by the City of Petoskey.

Possible Acquisition. It is proposed that funds be held in reserve for potential land acquisition. If property were acquired by the Tax Increment Finance Authority, it would be owned and maintained by the City.

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16(2)(i) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

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Zoning. The only zoning change that has been planned for the proposed Tax Increment Finance Authority District would occur within proposed Project Area #3 at sites that had been used by Petrolane, Incorporated, and the City for its former Wastewater Treatment Plant, Utility Building, and Diesel Plant operations.

Since 1983, the Planning Commission has considered changing the existing "RM-1 Multiple Family Residential" and "R-1 Single-Family Residential" zoning to "Waterfront Commercial" at these sites. This zoning change would permit development of this area by private investors for commercial uses and for services that would be available to the general public.

Streets. These streets would be improved-modified as a result of this proposed Development Plan:

- (1) WACHTEL AVENUE - New roadway, curb-gutter installations, roadside parking with curb-gutter installations, and sidewalk construction;
- (2) BAYFRONT PARK - New roadways, curb-gutter installations, and roadside parking and parking lot additions-revisions with curb-gutter installations throughout park;
- (3) PETOSKEY STREET - New roadway with curb-gutter installations, new sidewalk, and closing of existing Bay Street mid-block between Petoskey and Howard Streets;
- (4) DOCK STREET - Removal of roadway for conversion to pedestrian promenade and special events area;
- (5) SUNSET PARK - New driveway and parking area;

- (6) ELIZABETH STREET - Possible roadside parking improvements for river valley access area near Michigan Street;
- (7) IONE STREET - Roadside parking improvements for river valley access area;
- (8) CLARION AVENUE - Roadside parking improvements for river valley access area; and
- (9) SHERIDAN STREET - Roadway improvements with curb-gutter installations as part of Bear River bridge crossing improvements.

Street Levels. It is assumed that all proposed street improvements could change existing street levels, particularly improvements associated with the proposed Petoskey Street Plaza and Pedestrian Tunnel access project.

Intersections. The following intersection improvements are expected to occur as a result of these proposed street changes:

- (1) Wachtel Avenue at Quinlan Street;
- (2) Bayfront Park entrance at Lake Street and various road intersections throughout Bayfront Park;
- (3) Petoskey Street at Mitchell and Bay Streets (closing of existing Petoskey-Bay Street intersection); and
- (4) Sunset Park driveway entrance at US-31.

Utilities. Various utility revisions (water, sewer, electric, gas and/or telephone) could be necessary as part of any proposed changes in streets or other development improvements, but specifically have been identified as a result of these proposed projects:

- (1) Petoskey Street Plaza and Pedestrian Tunnel improvements,
- (2) Pedestrian Promenade and Special Events Area development,
- (3) Ed White Field renovation; and
- (4) Waterfront Commercial Redevelopment Area.

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*16(2)(j) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.*

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Cost Estimates. Estimated costs for all proposed improvements total \$5,790,000 (responses to requirements of Section 16(2)(e) provide detailed breakdowns of cost estimates for improvements within each of the four proposed project areas).

Financing Methods. The Tax Increment Finance Authority Board proposes to use a variety of methods to finance the planned improvements:

- (1) PAY-AS-YOU-GO - Increments used as funds are available to finance projects on a cash basis or to finance non-bond issue short-term notes;
- (2) BONDS ISSUES - Sales of revenue or tax increment bonds, perhaps with the City's pledge of full or limited faith and credit for payment of the principal of and interest on such bonds, with increments used to finance such obligations (including maintenance of a debt service reserve);
- (3) CITY CONTRIBUTIONS - Various limited financial and in-kind contributions using resources available through existing City funds (the Authority does, however, propose to reimburse the City for certain expenses accrued in support of proposed improvements prior to adoption of the proposed Tax Increment Financing and Development Plans);
- (4) FACILITY USER CONTRIBUTIONS - Assistance through financial or in-kind contributions from agencies that use facilities that are located within the proposed project areas, such as the City (General, Electric, Water and Sewer, and Marina Restricted Funds, Magnus Park revenues, etc.), Little Traverse Historical Society, Petoskey Softball Association, and other users;
- (5) PRIVATE CONTRIBUTIONS - Financial and in-kind contributions by private individuals, community service organizations and civic groups, and not-for-profit contributors such as the Petoskey Waterfront Foundation (formerly Bayfront Fundraising Network);
- (6) ASSISTANCE GRANTS - The City, in behalf of the Authority, would continue to seek grants in aid and matching assistance funding through various Federal-State programs and not-for-profit foundations; and
- (7) PRIVATE SECTOR FINANCING - The Authority also would seek private developers to finance portions of projects associated with the proposed Waterfront Commercial redevelopment project planned for proposed Project Area #3.

Ability to Finance. The Authority believes that the various financing methods listed above would be sufficient to fund improvements as proposed.

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*16(2)(k) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed, and for whose benefit the project is being undertaken, if that information is available to the authority.*

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Inability to Designate. In general, all improvements are being proposed on properties now owned by the City of Petoskey for the benefit of its citizens and the citizens of the State of Michigan.

More specifically, and with respect to the portion of proposed Project Area #3 planned for commercial redevelopment, no person, natural or corporate, has been identified to whom existing properties would be sold, leased, or conveyed.

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*16(2)(l). The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons.*

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Formal Offering. A formal offering of development rights for the portion of proposed Project Area #3 that has been designated for commercial uses would result in open competitive conditions and would be initiated through public notice, advertisements in various publications, and invitations through requests for proposals to selected potential developers.

Requests for proposals would require information to be provided by potential developers as deemed appropriate by the Authority. Proposals probably would be received and evaluated based upon, but not limited to, the following criteria:

- (1) Developer experience,
- (2) Architectural quality of proposed development,
- (3) Project compatibility to overall planned improvements within all proposed project areas,
- (4) Financibility of proposed project, including developer assets and references provided by former lending institutions and agencies,
- (5) Potential taxes and sales or lease revenues that would provide best financial returns to the City, and
- (6) Ability to complete the proposed project in a timely manner.

Exclusive Negotiations. Exclusive negotiations could occur either prior to or upon termination of the formal offering period. Because of the visible nature of this proposed project, it is assumed that the City could be contacted by potential developers or interested future users.

In this event, the Authority could choose to enter an exclusive negotiating agreement with the potential developer-user for a time certain while negotiations concerning a disposition and development agreement progress for the sale or lease of the land and/or facilities or portions thereof.

Exclusive negotiations also could occur at the end of a formal offering period if no interested potential developers or interested future users come forth. In this event, the Authority may negotiate exclusively with an interested party who indicates an interest in the proposed project. If such negotiations are unsuccessful, the Authority then could negotiate with any interested user without further exposure to the open market.

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*16(2)(m) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, and estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.*

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Estimated Population. The estimated population of the proposed Development Area now is less than 50 persons.

Non-Applicability. Because no families or individuals would be displaced as result of the proposed improvement projects, this requirement is non-applicable.

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*16(2)(n) A plan for establishing priority for the relocation of persons disposed by the development in any new housing in the development area.*

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Non-Applicability. Because no persons would be displaced as a result of the proposed improvements projects, this requirement is non-applicable.

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*16(2)(o) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, 42 U.S.C. 4601 to 4655.*

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Non-Applicability. Because no persons would be displaced as a result of the proposed improvement projects, this requirement is non-applicable.

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*16(2)(p) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.*

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Non-Applicability. Because no persons or businesses would be displaced as a result of the proposed improvement projects, this requirement is non-applicable.

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*16(2)(q) Other material which the Authority, local public agency, or governing body considers pertinent.*

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No Additions. The Authority, other local agencies, or City Council have not believed it necessary to include information in addition to materials presented herein.

# ● Exhibits

## Exhibits

- ①..... Act 450, Public Acts of Michigan, 1980, and Act 148, Public Acts of Michigan, 1983
- ②..... March 4 City Council resolution confirming its intent to create a tax increment finance authority and scheduling a public hearing for April 1
- ③..... Notice of public hearing published in March 6 and 8 PETOSKEY NEWS-REVIEW
- ④..... Notice of public hearing mailed April 5 to all property tax payers of record within proposed tax increment authority district
- ⑤..... April 1 City Council resolution creating the City of Petoskey Tax Increment Finance Authority and establishing Tax Increment District boundaries
- ⑥..... April 4 letter of transmittal to Michigan Secretary of State filing April 1 City Council resolution
- ⑦..... April 1 City Council resolution published in April 5 PETOSKEY NEWS-REVIEW
- ⑧..... April 1 City Council resolution dissolving former Water Resources & Development Commission and appointing its membership to the Tax Increment Finance Authority Board
- ⑨..... Map showing approved Tax Increment District (outlined) and proposed Development Area (shaded)
- ⑩..... Map showing proposed Project Area #1 (shaded) within approved Tax Increment District and proposed Development Area (outlined)
- ⑪..... Map showing proposed Project Area #2 (shaded) within approved Tax Increment District and proposed Development Area (outlined)
- ⑫..... Map showing proposed Project Area #3 (shaded) within approved Tax Increment District and proposed Development Area (outlined)
- ⑬..... Map showing proposed Project Area #4 (shaded) within approved Tax Increment District and proposed Development Area (outlined)
- ⑭..... March 1 letter from Ronald Duprey, President, Triad Corporation, Ann Arbor, concerning former Petrolane lakefront industrial property and Sunset Shores development project

- ⑮ ..... Listing of property tax payers of record within proposed Development Area showing parcel numbers, owners, occupants-usage, and 1984 SEV for real and personal properties
- ⑯ ..... Map showing taxable properties (shaded) within proposed Development Area (outlined)

**STATE OF MICHIGAN  
80TH LEGISLATURE  
REGULAR SESSION OF 1980**

**Introduced by Senators DeMaso, Kelly and Scott**

**ENROLLED SENATE BILL No. 1216**

AN ACT to prevent urban deterioration and encourage economic development and activity and to encourage neighborhood revitalization and historic preservation; to provide for the establishment of tax increment finance authorities and to prescribe their powers and duties; to authorize the acquisition and disposal of interests in real and personal property; to provide for the creation and implementation of development plans; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to permit the issuance of bonds and other evidences of indebtedness by an authority; and to permit the use of tax increment financing.

*The People of the State of Michigan enact:*

**Sec. 1. As used in this act:**

- (a) "Authority" means a tax increment finance authority created pursuant to this act.
- (b) "Authority district" means that area within which an authority shall exercise its powers and within which 1 or more development areas may exist.
- (c) "Board" means the governing body of an authority.
- (d) "Chief executive officer" means the mayor or city manager of a city, the president of a village, or the supervisor of a township.
- (e) "Development area" means that area to which a development plan is applicable.
- (f) "Development area citizens council" or "council" means that advisory body established pursuant to section 20.
- (g) "Development plan" means that information and those requirements for a development set forth in section 16.
- (h) "Development program" means the implementation of the development plan.
- (i) "Governing body" means the elected body of a municipality having legislative powers.
- (j) "Municipality" means a city.
- (k) "Public facility" means 1 or more of the following:
  - (i) A street, plaza, or pedestrian mall, and any improvements to a street, plaza, boulevard, alley, or pedestrian mall, including street furniture and beautification, park, parking facility, recreation facility,



playground, school, library, public institution or administration building, right of way, structure, waterway, bridge, lake, pond, canal, utility line or pipeline, and other similar facilities and necessary easements of these facilities designed and dedicated to use by the public generally or used by a public agency.

(ii) The acquisition and disposal of real and personal property or interests therein, demolition of structures, site preparation, relocation costs, building rehabilitation, and all administrative costs related to the above, including, but not limited to, architect's, engineer's, legal, and accounting fees as contained in the resolution establishing the district's development plan.

(l) "Tax increment district" or "district" means that area to which the tax increment finance plan pertains.

(m) "Tax increment financing plan" means that information and those requirements set forth in sections 13 to 15.

Sec. 1a. This act shall be known and may be cited as "the tax increment finance authority act".

Sec. 2. (1) A municipality may establish not more than 1 authority. An authority shall exercise its powers in all development areas designated pursuant to this act.

(2) The authority shall be a public body corporate which may sue and be sued in any court of this state. The 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 the authority. The powers granted in this act to an authority may be exercised notwithstanding that bonds are not issued by the authority.

Sec. 3. (1) When the governing body of a municipality determines that it is in the best interests of the public to halt a decline in property values, increase property tax valuation, eliminate the causes of the decline in property values, and to promote growth in an area in the municipality, the governing body of that municipality may declare by resolution 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 resolution creating the authority and designating the boundaries of the authority 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 authority district not less than 20 days before the hearing. Failure to receive the notice shall not invalidate these proceedings. The notice shall state the date, time, and place of the hearing, and shall describe the boundaries of the proposed authority district. At that hearing, 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 authority district. The governing body of the municipality shall not incorporate land into the authority district not included in the description contained in the notice of public hearing, but it may eliminate described lands from the authority district in the final determination of the boundaries.

(3) After the public hearing, if the governing body intends to proceed with the establishment of the authority, it shall adopt, by majority vote of its members, a resolution establishing the authority and designating the boundaries of the authority district within which the authority shall exercise its powers. The adoption of the resolution is subject to any applicable statutory or charter provisions with respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of a resolution over his or her veto. This resolution 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.

(4) The governing body may alter or amend the boundaries of the authority district to include or exclude lands from the district in accordance with the same requirements prescribed for adopting the resolution creating the authority.

Sec. 4. (1) The authority shall be under the supervision and control of a board chosen by the governing body which may by majority vote designate any 1 of the following to constitute the board:

(a) The board of directors of the economic development corporation of the municipality established pursuant to Act No. 338 of the Public Acts of 1974, as amended, being sections 125.1601 to 125.1636 of the Michigan Compiled Laws.

(b) The trustees of the board of a downtown development authority established pursuant to Act No. 197 of the Public Acts of 1975, as amended, being sections 125.1651 to 125.1680 of the Michigan Compiled Laws.

(c) The trustees of the board of an urban redevelopment corporation established pursuant to Act No.

250 of the Public Acts of 1941, as amended, being sections 125.901 to 125.922 of the Michigan Compiled Laws.

(d) The members of the commission established pursuant to Act No. 344 of the Public Acts of 1945, being sections 125.71 to 125.84 of the Michigan Compiled Laws.

(e) Not less than 7 nor more than 13 persons appointed by the chief executive officer of the municipality subject to the approval of the governing body. Of the members appointed, an equal number, as near as practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. Thereafter, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses.

(2) The chairperson of the board shall be elected by the board.

(3) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

(4) The board shall adopt rules governing its procedure and the 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 board. Meetings of the board shall be open to the public, in accordance with Act No. 287 of the Public Acts of 1976, as amended, being sections 15.261 to 15.275 of the Michigan Compiled Laws.

(5) Pursuant to notice and an opportunity to be heard, a member of the board appointed pursuant to subsection (1)(e) may be removed before the expiration of his or her term for cause by the governing body. Removal of a member is subject to the review by the circuit court.

(6) All expense items of the authority shall be publicized annually and the financial records shall be open to the public pursuant to Act No. 442 of the Public Acts of 1976, as amended, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

Sec. 5. (1) The board may employ and fix the compensation of a director, subject to the approval of the governing body. The director shall serve at the pleasure of the board. A member of the board is not eligible to hold the position of director. Before entering upon the duties of the office, the director shall take and subscribe to the constitutional oath and furnish bond by posting a bond in the penal sum determined in the resolution establishing the authority, payable to the authority for use and benefit of the authority, approved by the board, and filed with the clerk of the municipality. The premium on the bond shall be considered an operating expense of the authority, payable from funds available to the authority for expenses of operation. The director shall be the chief executive officer of the authority. Subject to the approval of the board, the director shall supervise and be responsible for the preparation of plans and the performance of the functions of the authority in the manner authorized by this act. The director shall attend the meetings of the board and shall render to the board and to the governing body a regular report covering the activities and financial condition of the authority. If the director is absent or disabled, the board may designate a qualified person as acting director to perform the duties of the office. Before entering upon the duties of the office, the acting director shall take and subscribe to the constitutional oath and furnish bond as required of the director. The director shall furnish the board with information or reports governing the operation of the authority as the board requires.

(2) The board may appoint or employ and fix the compensation of a treasurer who shall keep the financial records of the authority, and who, together with the director, if a director is appointed, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated by the board and shall furnish bond in an amount as prescribed by the board.

(3) The board may appoint or employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings and shall perform such other duties as may be delegated by the board.

(4) The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

(5) The board may employ other personnel considered necessary by the board.

(6) The employees of an authority may be eligible to participate in municipal retirement and insurance programs of the municipality as if they were civil service employees on the same basis as civil service employees.

Sec. 7. The board may:

(a) Prepare an analysis of economic changes taking place in the municipality and its environs as those changes relate to urban deterioration in the development areas.

- (b) Study and analyze the impact of growth upon development areas.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the revitalization and growth of the development area.
- (d) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the decline of property values and to promote the growth of the development area, and take such steps as may be necessary to implement the plans to the fullest extent possible.
- (e) Implement any plan of development in a development area necessary to achieve the purposes of this act, in accordance with the powers of the authority as granted by this act.
- (f) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (g) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper, own, convey, demolish, relocate, rehabilitate, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect thereto.
- (h) Improve land, prepare sites for buildings, including the demolition of existing structures and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including any type of housing, and any necessary or desirable appurtenances thereto, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.
- (i) Fix, charge, and collect fees, rents, and charges for the use of any building or property or any part of a building or property under its control, or a facility in the building or on the property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
- (j) Lease any building or property or part of a building or property under its control.
- (k) Accept grants and donations of property, labor, or other things of value from a public or private source.
- (l) Acquire and construct public facilities.
- (m) Incur costs in connection with the performance of its authorized functions, including but not limited to, administrative costs, and architects, engineers, legal, and accounting fees.

Sec. 9. The authority shall be considered an instrumentality of a political subdivision for purposes of Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

Sec. 10. A municipality may take private property under Act No. 87 of the Public Acts of 1980, being sections 213.51 to 213.77 of the Michigan Compiled Laws, for the purpose of transfer to the authority, and may transfer the property to the authority for use as authorized in the development program, on terms and conditions it considers appropriate. The taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

Sec. 11. The activities of the authority shall be financed from 1 or more of the following sources:

- (a) Contributions to the authority for the performance of its functions.
- (b) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.
- (c) Tax increments received pursuant to a tax increment financing plan established under sections 13 to 15.
- (d) Proceeds of tax increment bonds issued pursuant to section 15.
- (e) Proceeds of revenue bonds issued pursuant to section 12.
- (f) Money obtained from any other sources approved by the governing body of the municipality.

Sec. 12. (1) The authority may borrow money and issue its negotiable revenue bonds pursuant to Act No. 94 of the Public Acts of 1933, as amended, being section 141.101 to 141.139 of the Michigan Compiled Laws. Revenue bonds issued by the authority shall not, except as hereinafter provided, be considered a debt of the municipality or of the state.

(2) The municipality by majority vote of the members of its governing body may pledge its full faith and credit limited tax to support the authority's revenue bonds.

**Sec. 13. (1)** As used in this section and sections 14 and 15:

(a) "Captured assessed value" means the amount in any 1 year by which the current assessed value of the development area, including the assessed value of property for which a commercial facilities exemption certificate has been issued pursuant to Act No. 255 of the Public Acts of 1978, as amended, being sections 207.651 to 207.668 of the Michigan Compiled Laws, and the assessed value of property for which an industrial facilities exemption certificate has been issued pursuant to Act No. 198 of the Public Acts of 1974, as amended, being sections 207.551 to 207.571 of the Michigan Compiled Laws, exceeds the initial assessed value.

(b) "Initial assessed value" means the most recently assessed value, as finally equalized by the state board of equalization, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a commercial facilities exemption certificate or property for which an industrial facilities exemption certificate is in effect shall not be considered property which is exempt from taxation.

(2) When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body. The plan shall be in compliance with section 14, shall include a development plan as provided in section 16, and shall contain a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness, if any, to be incurred, and the duration of the development program. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan.

(3) Approval of the tax increment financing plan shall be in accordance with the notice, hearing, and disclosure provisions of section 17. When the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

(4) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the members of the county board of commissioners of a county in which any portion of the development area is located and to the members of the school board of any school district in which any portion of the development area is located to meet with the governing body. The authority shall fully inform members of the county boards of commissioners and of the school boards of the fiscal and economic implications of the proposed tax increment financing plan. The members of the county boards of commissioners and of the school boards may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the county board of commissioners, the school boards, and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district.

(5) A tax increment financing plan may be modified if the modification is approved by the governing body upon notice and after public hearing and agreement as required for approval of the original plan.

**Sec. 14. (1)** The amount of tax increment to be transmitted to the authority by the municipal and county treasurers shall be that portion of the tax levy of all taxing bodies paid each year on real and personal property in the development area on the captured assessed value. For the purposes of this section, that portion of a commercial facilities tax levied pursuant to section 12 of Act No. 255 of the Public Acts of 1978, being section 207.662 of the Michigan Compiled Laws, or that portion of an industrial facilities tax levied pursuant to section 11 of Act No. 198 of the Public Acts of 1974, as amended, being section 207.561 of the Michigan Compiled Laws, which is attributable to the captured assessed value of the facility shall be included as a part of the tax increment to be transmitted to the authority.

(2) The authority shall expend the tax increments received for the development program only in accordance with the tax increment financing plan. Surplus funds may be retained by the authority for the payment of the principal of and interest on outstanding tax increment bonds or for other purposes, that by resolution of the board, are determined to further the development program. Any surplus funds not so used shall revert proportionately to the respective taxing bodies. These revenues shall not be used to circumvent existing property tax laws or a local charter which provides a maximum authorized rate for levy of property taxes. The governing body may abolish the tax increment financing plan when it finds that the purposes for which the plan was established are accomplished. However, the tax increment finance plan may not be

abolished until the principal of and interest on bonds issued pursuant to section 15 have been paid or funds sufficient to make such payment have been segregated.

(3) The authority shall submit annually to the governing body a financial report on the status of the tax increment financing plan. The report shall include: the amount and source of tax increments received; the amount in any bond reserve account; the amount and purpose of expenditures of tax increment revenues; the amount of principal and interest on any outstanding bonded indebtedness; the initial assessed value of the development area; the captured assessed value retained by the authority; and any additional information the governing body considers necessary. The report shall be published in a newspaper of general circulation in the municipality.

Sec. 15. (1) By resolution of its board, the authority may authorize, issue, and sell its tax increment bonds, subject to the limitations set forth in this section, to finance a development program. The bonds shall mature in not more than 30 years and shall be subject to Act No. 202 of the Public Acts of 1943, as amended, being sections 131.1 to 138.2 of the Michigan Compiled Laws. The authority may pledge for annual debt service requirements in any 1 year not more than 80% of the estimated tax increment revenue to be received from a development area for that year, and the total aggregate amount of borrowing shall not exceed an amount which the 80% of the estimated tax increment revenue will service as to annual principal and interest requirements. The bonds issued under this section shall be considered a single series for the purposes of section 4 of chapter V of Act No. 202 of the Public Acts of 1943, as amended, being section 135.4 of the Michigan Compiled Laws.

(2) The municipality by majority vote of the members of its governing body may pledge its full faith and credit for the payment of the principal of and interest on the authority's tax increment bonds.

Sec. 16. (1) When a board decides to finance a project in a development area pursuant to this act, it shall prepare a development plan.

(2) To the extent necessary to accomplish the proposed development program the development plan shall contain:

(a) The designation of boundaries of the development area in relation to the boundaries of the authority district and any other development areas within the authority district.

(b) The designation of boundaries of the development area in relation to highways, streets, or otherwise.

(c) The location and extent of existing streets and other public facilities within the development area and the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.

(d) A description of improvements to be made in the development area, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements.

(e) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

(f) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(g) A description of any parts of the development area to be left as open space and the use contemplated for the space.

(h) A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

(i) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

(j) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

(k) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed and for whose benefit the project is being undertaken, if that information is available to the authority.

(l) The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons.

(m) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(n) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(o) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, 42 U.S.C. 4601 to 4655.

(p) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

(q) Other material which the authority, local public agency, or governing body considers pertinent.

(3) It shall not be necessary for the board to prepare a development plan pursuant to this section where a development plan that adequately provides for accomplishing the proposed development program has already been prepared by any of the organizations described in section 4(1)(a) to (d) and where the development plan has been approved by the board and governing body pursuant to sections 17 and 18.

**Sec. 17. (1)** The governing body, before adoption of a resolution approving a development plan or tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall not be less than 20 days before the date set for the hearing. Notice shall also be mailed to all property taxpayers of record in the development area not less than 20 days before the hearing.

(2) Notice of the time and place of hearing on a development plan shall contain the following:

(a) A description of the proposed development area in relation to highways, streets, streams, or otherwise.

(b) A statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the development plan will be open for discussion at the public hearing.

(c) Other information that the governing body considers appropriate.

(3) At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and 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. The governing body shall make and preserve a record of the public hearing, including all data presented at that time.

**Sec. 18. (1)** The governing body, after a public hearing on the development plan or the tax increment financing plan, or both, with notice given pursuant to section 17, shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If it determines that the development plan or tax increment financing plan constitutes a public purpose, it shall then approve or reject the plan, or approve it with modification, by resolution based on the following considerations:

(a) The findings and recommendations of a development area citizens council, if a development area citizens council was formed.

(b) Whether the plan meets the requirements set forth in section 16(2).

(c) Whether the proposed method of financing the development is feasible and the authority has the ability to arrange the financing.

(d) Whether the development is reasonable and necessary to carry out the purposes of this act.

(e) Whether the land to be acquired within the development area is reasonably necessary to carry out the purposes of the plan and the purposes of this act.

(f) Whether the development plan is in reasonable accord with the approved master plan of the municipality, if an approved master plan exists.

(g) Whether public services, such as fire and police protection and utilities, are or will be adequate to service the development area.

(h) Whether changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

(2) Amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

Sec. 19. A person to be relocated under this act shall be given not less than 90 days' written notice to vacate unless modified by court order for good cause.

Sec. 20. (1) A development area citizens council shall be established if the proposed development area has 100 or more persons residing within it and a change in zoning or a taking of property by eminent domain is necessary to accomplish the proposed development program. The council shall act as an advisory body to the authority and the governing body in the adoption of the development plan or tax increment financing plan.

(2) If a development area citizens council is required, the council shall be appointed by the governing body, and shall consist of not less than 9 members. Each member shall be at least 18 years of age and reside in the development area. The council shall be established at least 60 days before the public hearing on the development plan or the tax increment financing plan, or both.

(3) If a development area citizens council is required pursuant to subsection (1) and if the authority was established pursuant to section 4(1)(a), (b), (c), or (d), a council established in conjunction with any of those boards or commissions, may serve in an advisory capacity to the authority, if the authority determines it is representative of the development area.

Sec. 21. Periodically a representative of the authority responsible for preparation of a development or tax increment financing plan within the development area shall consult with and advise the development area citizens council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the authority and the governing body regarding a development or tax increment financing plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan.

Sec. 22. (1) Meetings of the council shall be open to the public. Notice of the time and place of the meetings shall be posted in at least 10 conspicuous places in the development area accessible to the public not less than 5 days before the dates set for meetings of the council. A person present at those meetings shall have reasonable opportunity to be heard.

(2) A record of the meetings of a council, including information and data presented, shall be maintained by the council.

(3) A council may request of and receive from the authority information and technical assistance relevant to the preparation of the development plan for the development area.

(4) Failure of a council to organize or to consult with and be advised by the authority, or failure to advise the governing body, as provided in this act, shall not preclude the adoption of a development plan by a municipality if the municipality complies with the other provisions of this act.

Sec. 23. Within 20 days after the public hearing on a development or tax increment financing plan, the council, if established, shall notify the governing body, in writing, of its findings and recommendations concerning a proposed development plan.

Sec. 24. A development area citizens council may not be required and, if formed, may be dissolved in any of the following situations:

(a) On petition of not less than 20% of the adult resident population of the development area by the last federal decennial or municipal census, a governing body, after public hearing with notice given in accordance with section 17 and by a 2/3 vote, may adopt a resolution eliminating the necessity of a council for the development area.

(b) If there are less than 18 residents located in the development area eligible to serve on the council.

(c) Upon termination of the authority by resolution of the governing body.

Sec. 25. (1) The director of the authority shall prepare and submit for the approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body. Funds of the municipality shall not be included in the budget of the authority except those funds authorized in this act or by the governing body.

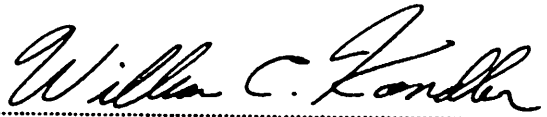
(2) The governing body may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed for designated purposes, which cost shall be paid annually by the board pursuant to an appropriate item in its budget.

Sec. 26. (1) A public facility, building, or structure which is determined by the municipality to have significant historical interests shall be preserved in a manner as considered necessary by the municipality in accordance with laws relative to the preservation of historical sites.

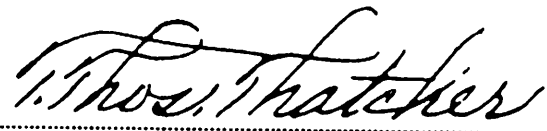
(2) An authority shall refer all proposed changes to the exterior of sites listed on the state register of historic sites and the national register of historic places to the applicable historic district commission created under Act No. 169 of the Public Acts of 1970, as amended, being sections 399.201 to 399.212 of the Michigan Compiled Laws, or the secretary of state for review.

Sec. 27. An authority which has completed the purposes for which it was organized shall be dissolved by resolution of the governing body. The property and assets of the authority remaining after the satisfaction of the obligations of the authority shall belong to the municipality.

This act is ordered to take immediate effect.



Secretary of the Senate.



Clerk of the House of Representatives.

Approved .....

.....  
Governor.



## TAX INCREMENT FINANCE AUTHORITY

## PUBLIC ACT NO. 148

## SENATE BILL NO. 275

AN ACT to amend sections 3, 13, 14, and 18 of Act No. 450 of the Public Acts of 1980, entitled "An act to prevent urban deterioration and encourage economic development and activity and to encourage neighborhood revitalization and historic preservation; to provide for the establishment of tax increment finance authorities and to prescribe their powers and duties; to authorize the acquisition and disposal of interests in real and personal property; to provide for the creation and implementation of development plans; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to permit the issuance of bonds and other evidences of indebtedness by an authority; and to permit the use of tax increment financing," section 13 as amended by Act No. 492 of the Public Acts of 1982, being sections 125.1803, 125.1813, 125.1814, and 125.1818 of the Michigan Compiled Laws; and to add section 28.

*The People of the State of Michigan enact:*

Section 1. Sections 3, 13, 14, and 18 of Act No. 450 of the Public Acts of 1980, section 13 as amended by Act No. 492 of the Public Acts of 1982, being sections 125.1803, 125.1813, 125.1814, and 125.1818 of the Michigan Compiled Laws, are amended and section 28 is added to read as follows:

**M.C.L.A. § 125.1803**

Sec. 3. (1) If the governing body of a municipality determines that it is in the best interests of the public to halt a decline in property values, increase property tax valuation, eliminate the causes of the decline in property values, and to promote growth in an area in the municipality, the governing body of that municipality may declare by resolution 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 resolution creating the authority and designating the boundaries of the authority 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 authority district not less than 20 days before the hearing. Failure to receive the notice shall not invalidate these proceedings. The notice shall state the date, time, and place of the hearing, and shall describe the boundaries of the proposed authority district. At that hearing, 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 authority district. The governing body of the municipality shall not incorporate land into the authority district not included in the description contained in the notice of public hearing, but it may eliminate described lands from the authority district in the final determination of the boundaries.

(3) After the public hearing, if the governing body intends to proceed with the establishment of the authority, it shall adopt, by majority vote of its members, a resolution establishing the authority and designating the boundaries of the authority district within which the authority shall exercise its powers. The adoption of the resolution is subject to any applicable statutory or charter provisions with respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of a resolution over his or her veto. This resolution 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.

(4) The governing body may alter or amend the boundaries of the authority district to include or exclude lands from the authority district in accordance with the same requirements prescribed for adopting the resolution creating the authority.

(5) The validity of the proceedings establishing an authority shall be conclusive unless contested in a court of competent jurisdiction within 60 days after the last of the following takes place:

Substantive changes in text indicated by underline; symbol ▼ indicates deletion

- (a) Publication of the resolution as adopted.
- (b) Filing of the resolution with the secretary of state.
- (c) The effective date of this subsection.

## M.C.L.A. § 125.1813

Sec. 13. (1) As used in this section and sections 14 and 15:

(a) "Captured assessed value" means the amount in any 1 year by which the current assessed value of the development area, including the assessed value of property for which a commercial facilities exemption certificate has been issued pursuant to the commercial redevelopment act, Act No. 255 of the Public Acts of 1978, as amended, being sections 207.651 to 207.668 of the Michigan Compiled Laws, and the assessed value of property for which an industrial facilities exemption certificate has been issued pursuant to Act No. 198 of the Public Acts of 1974, as amended, being sections 207.551 to 207.571 of the Michigan Compiled Laws, exceeds the initial assessed value.

(b) "Initial assessed value" means the ~~assessed value, as equalized,~~ of all the taxable property within the boundaries of the development area at the time the resolution establishing the tax increment financing plan is approved as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a commercial facilities exemption certificate or property for which an industrial facilities exemption certificate is in effect shall not be considered property which is exempt from taxation.

(2) When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body. The plan shall be in compliance with section 14 and shall include a development plan as provided in section 16. The plan shall also contain the following:

(a) A statement of the reasons that the plan will result in the development of captured assessed value which could not otherwise be expected. The reasons may include, but are not limited to, activities of the municipality, authority, or others undertaken before formulation or adoption of the plan in reasonable anticipation that the objectives of the plan would be achieved by some means.

(b) An estimate of the captured assessed value for each year of the plan. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used shall be clearly stated in the plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.

(c) The estimated tax increment revenues for each year of the plan.

(d) A detailed explanation of the tax increment procedure.

(e) The maximum amount of bonded indebtedness<sup>1</sup> to be incurred.

(f) The amount of operating and planning expenditures of the authority and municipality, the amount of advances extended by or indebtedness incurred by the municipality, and the amount of advances by others to be repaid from tax increment revenues.

(g) The costs of the plan anticipated to be paid from tax increment revenues as received.

(h) The duration of the development plan and the tax increment plan.

(i) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the development area is located.<sup>2</sup>

(3) Approval of the tax increment financing plan shall be in accordance with the notice, hearing, ~~disclosure, and approval~~ provisions of sections 17 and 18.<sup>3</sup> When the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

(4) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the taxing jurisdictions in which<sup>4</sup> the development<sup>5</sup> is located to express their views and recommendations regarding the tax increment financing plan. The authority shall fully inform the taxing jurisdictions about the fiscal and economic implications of the proposed tax increment financing plan. The taxing jurisdictions may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the taxing jurisdictions and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district.

▼ ▼ ▼

<sup>1</sup> Sections 125.1814 and 125.1815.

<sup>2</sup> Section 125.1816.

<sup>3</sup> Sections 125.1817 and 125.1818.

**M.C.L.A. § 125.1814**

Sec. 14. (1) The amount of tax increment to be transmitted to the authority by the municipal and county treasurers shall be that portion of the tax levy of all taxing bodies paid each year on real and personal property in the development area on the captured assessed value. For the purposes of this section, that portion of a commercial facilities tax levied pursuant to section 12 of Act No. 255 of the Public Acts of 1978, being section 207.662 of the Michigan Compiled Laws, or that portion of an industrial facilities tax levied pursuant to section 11 of Act No. 198 of the Public Acts of 1974, as amended, being section 207.561 of the Michigan Compiled Laws, which is attributable to the captured assessed value of the facility shall be included as a part of the tax increment to be transmitted to the authority.

(2) The authority shall expend the tax increments received for the development program only in accordance with the tax increment financing plan. Surplus funds may be retained by the authority for the payment of the principal of and interest on outstanding tax increment bonds or for other purposes, that by resolution of the board, are determined to further the development program. Any surplus funds not so used shall revert proportionately to the respective taxing bodies. These revenues shall not be used to circumvent existing property tax laws or a local charter which provides a maximum authorized rate for levy of property taxes. The governing body may abolish the tax increment financing plan when it finds that the purposes for which the plan was established are accomplished. However, the tax increment finance plan may not be abolished until the principal of and interest on bonds issued pursuant to section 15<sup>1</sup> have been paid or funds sufficient to make such payment have been segregated.

(3) The authority shall submit annually to the governing body a financial report on the status of the tax increment financing plan. The report shall include the following:

- (a) The amount and source of tax increments received.
- (b) The amount in any bond reserve account.
- (c) The amount and purpose of expenditures of tax increment revenues.
- (d) The amount of principal and interest on any outstanding bonded indebtedness.
- (e) The initial assessed value of the development area.
- (f) The captured assessed value retained by the authority.
- (g) Any additional information the governing body considers necessary.▼

<sup>1</sup> Section 125.1815.

**M.C.L.A. § 125.1818**

Sec. 18. (1) The governing body, after a public hearing on the development plan or the tax increment financing plan, or both, with notice of the hearing given pursuant to section 17<sup>1</sup> shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If the governing body determines that the development plan or tax increment financing plan constitutes a public purpose, the governing body shall then approve or reject the plan, or approve it with modification, by resolution based on the following considerations:

(a) The findings and recommendations of a development area citizens council, if a development area citizens council was formed.

(b) Whether the development plan meets the requirements set forth in section 16(2)<sup>2</sup> and the tax increment financing plan meets the requirements set forth in section 13(2).<sup>3</sup>

(c) Whether the proposed method of financing the development is feasible and the authority has the ability to arrange the financing.

(d) Whether the development is reasonable and necessary to carry out the purposes of this act.

(e) Whether the amount of captured assessed value estimated to result from adoption of the plan is reasonable.

(f) Whether the land to be acquired within the development area is reasonably necessary to carry out the purposes of the plan and the purposes of this act.

(g) Whether the development plan is in reasonable accord with the approved master plan of the municipality, if an approved master plan exists.

(h) Whether public services, such as fire and police protection and utilities, are or will be adequate to service the development area.

(i) Whether changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

(2) Except as provided in this subsection, amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection following the same notice and public hearing provisions that are necessary for approval or rejection of the original plan. Notice and hearing shall not be necessary for revisions in the estimates of captured assessed value and tax increment revenues.

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(3) The procedure, adequacy of notice, and findings with respect to purpose and captured assessed value shall be conclusive unless contested in a court of competent jurisdiction within 60 days after adoption of the resolution adopting the plan. A plan adopted before the effective date of this subsection is validated and shall be conclusive unless contested in a court of competent jurisdiction within 60 days after the effective date of this subsection. A plan in effect before the effective date of this subsection shall not be contested to the extent that tax increment revenues are necessary for the payment of principal and interest on outstanding bonds issued pursuant to the plan and payable from the tax increment revenues or to the extent the authority or municipality has incurred other obligations or made commitments dependent upon tax increment revenues.

- <sup>1</sup> Section 125.1817.
- <sup>2</sup> Section 125.1816(2).
- <sup>3</sup> Section 125.1813(2).

**M.C.L.A. § 125.1828**

Sec. 28. Notwithstanding the limitation provided by section 2(1)<sup>1</sup> on having more than 1 authority, if an authority district is part of an area annexed to or consolidated with another municipality, the authority managing that authority district shall become an authority of the annexing or consolidated municipality. All obligations of that authority incurred pursuant to development plans or tax increment plans, all agreements related to the plans, and bonds issued pursuant to this act shall remain in effect following the annexation or consolidation.

- <sup>1</sup> Section 125.1802(1).

This act is ordered to take immediate effect.

Approved July 18, 1983.

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R E S O L U T I O N

WHEREAS, on February 25, 1985, the City Manager submitted to the City Council and to several of its appointed advisory boards a special report concerning the proposed creation of a tax increment finance authority for lakefront and river valley development projects; and

WHEREAS, having completed its review of this special report, the City Council has determined that it is in the best interests of the public to halt a decline in property values, increase property tax valuation, eliminate the causes of the decline in property values, and to promote growth in the proposed development area as presented in this special report:

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby intends to create and provide for the operation of a tax increment finance authority; and

BE IT FURTHER RESOLVED, that the City Council hereby schedules a Public Hearing for 8:00 P.M., Monday, April 1, 1985, for the purpose of receiving comments concerning the adoption of a proposed resolution creating a tax increment finance authority and designating the boundaries of the authority district; and

BE IT FURTHER RESOLVED, that the City Clerk-Treasurer is hereby directed to publish notice of the Public Hearing at least twice not less than 20 nor more than 40 days prior to the hearing, and to mail notices to all property tax payers of record in the proposed authority district not less than 20 days before the hearing.

State of Michigan )  
County of Emmet ) ss.  
City of Petoskey )

I, Leona Reissener, Clerk-Treasurer of the City of Petoskey do hereby certify that the foregoing is a true copy of a resolution passed by the City Council of the City of Petoskey in regular session assembled on the 4th day of March, 1985, and of the whole thereof.

In witness whereof I have hereunto set my hand and affixed the corporate seal of said City of Petoskey this 2nd day of April 1985.

  
\_\_\_\_\_  
Leona Reissener, Clerk-Treasurer

**PROOF OF PUBLICATION**

**STATE OF MICHIGAN  
COUNTY OF EMMET**

\_\_\_\_\_  
Sue A. Gullledge,

being duly sworn, deposes and says that she is the principal clerk of the Petoskey News-Review, a newspaper printed and published in the county of Emmet in said state; that the annexed printed notice was published in said newspaper.

\_\_\_\_\_  
March 6, 8, 1985  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
*Sue A. Gullledge*  
\_\_\_\_\_

Subscribed and sworn to before me this 1st day of April,

A.D. 19 85.

\_\_\_\_\_  
*Dawn H. Dann*  
\_\_\_\_\_

Notary Public in and for Emmet County, Michigan.

DAWN H. DANN  
NOTARY PUBLIC, EMMET CO., MICH  
MY COMMISSION EXPIRES 06-09-85

My Commission expires: \_\_\_\_\_

**CITY OF PETOSKEY  
NOTICE OF  
PUBLIC HEARING**

Notice is hereby given of a Public Hearing to be conducted by the Petoskey City Council to consider creation of a tax increment finance authority and establishing a tax increment district.

This hearing shall be held at 8:00 p.m., Monday, April 1, 1985, in the Council Chambers of the City-County Building, 200 Division Street, Petoskey, Michigan 49770.

The proposed tax increment district would be contained within these boundaries:

South from the Little Traverse Bay shoreline along the Saint Francis Xavier Cemetery western property line to the Charlevoix Avenue (US-131) northern right-of-way (R.O.W.) line; East along the Charlevoix Avenue northern R.O.W. line to the Emmet County Road Commission western property line; Following the Emmet County Road Commission property lines adjoining the City of Petoskey Turcott Field and Magnus Park property lines returning to the Charlevoix Avenue northern R.O.W. line; East along the Charlevoix Avenue R.O.W. line following the southern property lines of Magnus Park and Burns Clinic; North along the Burns Clinic eastern property line from the Charlevoix Avenue northern R.O.W. line to the Jackson Street northern R.O.W. line; East along the Jackson Street northern R.O.W. line to the Mitchell Street (US-31) western R.O.W. line; North-northeast along the Mitchell Street western R.O.W. line to the Connable Avenue western R.O.W. line; North along the Connable Avenue western R.O.W. line to the former Jefferson Avenue southern R.O.W. line west of Connable Avenue; West along the former Jefferson

Avenue southern R.O.W. line to the Northern Michigan Hospitals Incorporated eastern property line; North along the Northern Michigan Hospitals Incorporated property line to the Michigan Department of Transportation southern railroad R.O.W. line; East-northeast along the Michigan Department of Transportation southern railroad R.O.W. line to the Water Street southern R.O.W. line; East along the Water Street southern R.O.W. line east to the Ingalls Avenue eastern R.O.W. line; North along the Ingalls Avenue eastern R.O.W. line to the Water Street northern R.O.W. line; East along the Water Street northern R.O.W. line to the Wachtel Avenue western R.O.W. line; South along the Wachtel Avenue western R.O.W. line to the Quinlan Street southern R.O.W. line; East along the Quinlan Street southern R.O.W. line to the Quaintance Street western R.O.W. line; South-southwest along the Quaintance Street R.O.W. line to its south end; South-southwest from the Quaintance Street south end along the western property lines of City-owned properties adjoining the Bear River to the Jackson Street southern R.O.W. line; South from the Jackson Street southern R.O.W. line following western property lines of City-owned properties to the Ione Street western and northern R.O.W. lines to the eastern Ingalls Avenue R.O.W. line; South along the Ingalls Avenue eastern R.O.W. line and following the property lines of City-owned properties adjoining the Bear River on the westerly side of the Bear River to the Standish Avenue eastern R.O.W. line; North-northwest along the Standish Avenue easterly R.O.W. line to the easterly bank of the Bear River; North-northwest along the easterly bank of the Bear River

and property lines of City-owned properties adjoining the Bear River on the easterly side of the Bear River to the Michigan Street southern R.O.W. line; East along the Michigan Street southern R.O.W. line to the Elizabeth Street eastern R.O.W. line; North along the Elizabeth Street eastern R.O.W. line and the R.O.W. line extended to the Mineral Well Park eastern property line north to the Lake Street southern R.O.W. line; East along the Lake Street southern R.O.W. line to the Petoskey Street eastern R.O.W. line; North along the Petoskey Street eastern R.O.W. line to the Bay Street southern R.O.W. line; East-northeast along the Bay Street southern R.O.W. line to a point approximately mid-block between Petoskey and Howard Streets; West-northwest from the Bay Street southern R.O.W. line to the US-31 northerly R.O.W. line; East-northeast along the US-31 northerly R.O.W. line to the easterly property line of the Crago Shopping Center; North-northeast along the easterly property line of the Crago Shopping Center to the Michigan Department of Transportation railroad southerly R.O.W. line; East along the Michigan Department of Transportation railroad southerly R.O.W. line to the US-31 northerly R.O.W. line; North-northeast along the US-31 northerly R.O.W. line to the Michigan Department of Transportation railroad northerly R.O.W. line; Westerly along the Michigan Department of Transportation railroad northerly R.O.W. line to the eastern property line of Bayfront Park; North-northeast along the eastern property line of Bayfront Park extended to a point 300 feet into Little Traverse Bay from the shoreline of Little Traverse Bay; East-southeast from the point in Little Traverse Bay to the

northwest corner of the U.S. Government breakwater; South-southwest along the U.S. Government breakwater westerly edge to the Little Traverse bay shoreline; West along the Little Traverse Bay shoreline to the Ingalls Avenue east R.O.W. line; North along the Ingalls Avenue east R.O.W. line extended to a point 300 feet into Little Traverse Bay from the shoreline of Little Traverse Bay; West-southwest from the point in Little Traverse Bay to a point 300 feet from the shoreline of Little Traverse Bay in line with the eastern property line of privately-owned shoreline property abutting the Michigan Department of Transportation railroad northerly R.O.W. line; South along the eastern property line of privately-owned property extended into Little Traverse Bay to the shoreline of Little Traverse Bay; West along the Little Traverse Bay shoreline to the eastern property line of Magnus Park; North along the eastern property line of Magnus Park extended 300 feet into Little Traverse Bay from the shoreline of Little Traverse Bay; West-southwest from the point in Little Traverse Bay to a point in Little Traverse Bay 300 feet from the shoreline of Little Traverse Bay in line with the western property line of Magnus Park; South along the western property line of Magnus Park extended into Little Traverse Bay to the shoreline of Little Traverse Bay; and West-southwest along the shoreline of Little Traverse Bay to the place of beginning.

Written or oral comments concerning this proposal may be directed to the City Manager and you are encouraged to be present at the Public Hearing to express your views.

s/Leona Reissener  
City Clerk-Treasurer  
(L-3/6,8/8)

## NOTICE OF PUBLIC HEARING

Notice is hereby given of a Public Hearing to be conducted by the Petoskey City Council to consider creation of a tax increment finance authority and establishing a tax increment district.

This hearing shall be held at 8:00 P.M., Monday, April 1, 1985, in the Council Chambers of the City-County Building, 200 Division Street, Petoskey, Michigan, 49770.


The proposed tax increment district would be contained within these boundaries:

South from the Little Traverse Bay shoreline along the Saint Francis Xavier Cemetery western property line to the Charlevoix Avenue (US-131) northern right-of-way (R.O.W.) line; East along the Charlevoix Avenue northern R.O.W. line to the Emmet County Road Commission western property line; Following the Emmet County Road Commission property lines adjoining the City of Petoskey Turcott Field and Magnus Park property lines returning to the Charlevoix Avenue northern R.O.W. line; East along the Charlevoix Avenue R.O.W. line following the southern property lines of Magnus Park and Burns Clinic; North along the Burns Clinic eastern property line from the Charlevoix Avenue northern R.O.W. line to the Jackson Street northern R.O.W. line; East along the Jackson Street northern R.O.W. line to the Mitchell Street (US-31) western R.O.W. line; North-northeast along the Mitchell Street western R.O.W. line to the Connable Avenue western R.O.W. line; North along the Connable Avenue western R.O.W. line to the former Jefferson Avenue southern R.O.W. line west of Connable Avenue; West along the former Jefferson Avenue southern R.O.W. line to the Northern Michigan Hospitals Incorporated eastern property line; North along the Northern Michigan Hospitals Incorporated property line to the Michigan Department of Transportation southern railroad R.O.W. line; East-northeast along the Michigan Department of Transportation southern railroad R.O.W. line to the Water Street southern R.O.W. line; East along the Water Street southern R.O.W. line east to the Ingalls Avenue eastern R.O.W. line; North along the Ingalls Avenue eastern R.O.W. line to the Water Street northern R.O.W. line; East along the Water Street northern R.O.W. line to the Wachtel Avenue western R.O.W. line; South along the Wachtel Avenue western R.O.W. line to the Quinlan Street southern R.O.W. line; East along the Quinlan Street southern R.O.W. line to the Quaintance Street western R.O.W. line; South-southwest along the Quaintance Street R.O.W. line to its south end; South-southwest from the Quaintance Street south end along the western property lines of City-owned properties adjoining the Bear River to the Jackson Street southern R.O.W. line; South from the Jackson Street southern R.O.W. line following western property lines of City-owned properties to the Ione Street western and northern R.O.W. lines to the eastern Ingalls Avenue R.O.W. line; South along the Ingalls Avenue eastern R.O.W. line and following the property lines of City-owned properties adjoining the Bear River on the westerly side of the Bear River to the Standish Avenue eastern R.O.W. line; North-northwest along the Standish Avenue easterly R.O.W. line to the easterly bank of the Bear River; North-northwest along the easterly bank of the Bear River and property lines of City-owned properties adjoining the Bear River on the easterly side of the Bear River to the Michigan Street southern R.O.W. line; East along the Michigan Street southern R.O.W. line to the Elizabeth Street eastern R.O.W. line;



North along the Elizabeth Street eastern R.O.W. line and the R.O.W. line extended to the Mineral Well Park eastern property line north to the Lake Street southern R.O.W. line; East along the Lake Street southern R.O.W. line to the Petoskey Street eastern R.O.W. line; North along the Petoskey Street eastern R.O.W. line to the Bay Street southern R.O.W. line; East-northeast along the Bay Street southern R.O.W. line to a point approximately mid-block between Petoskey and Howard Streets; West-northwest from the Bay Street southern R.O.W. line to the US-31 northerly R.O.W. line; East-northeast along the US-31 northerly R.O.W. line to the easterly property line of the Crago Shopping Center; North-northeast along the easterly property line of the Crago Shopping Center to the Michigan Department of Transportation railroad southerly R.O.W. line; East along the Michigan Department of Transportation railroad southerly R.O.W. line to the US-31 northerly R.O.W. line; North-northeast along the US-31 northerly R.O.W. line to the Michigan Department of Transportation railroad northerly R.O.W. line; Westerly along the Michigan Department of Transportation railroad northerly R.O.W. line to the eastern property line of Bayfront Park; North-northeast along the eastern property line of Bayfront Park extended to a point 300 feet into Little Traverse Bay from the shoreline of Little Traverse Bay; East-southeast from the point in Little Traverse Bay to the northwest corner of the U.S. Government breakwater; South-southwest along the U.S. Government breakwater westerly edge to the Little Traverse Bay shoreline; West along the Little Traverse Bay shoreline to the Ingalls Avenue east R.O.W. line; North along the Ingalls Avenue east R.O.W. line extended to a point 300 feet into Little Traverse Bay from the shoreline of Little Traverse Bay; West-southwest from the point in Little Traverse Bay to a point 300 feet from the shoreline of Little Traverse Bay in line with the eastern property line of privately-owned shoreline property abutting the Michigan Department of Transportation railroad northerly R.O.W. line; South along the eastern property line of privately-owned property extended into Little Traverse Bay to the shoreline of Little Traverse Bay; West along the Little Traverse Bay shoreline to the eastern property line of Magnus Park; North along the eastern property line of Magnus Park extended 300 feet into Little Traverse Bay from the shoreline of Little Traverse Bay; West-southwest from the point in Little Traverse Bay to a point in Little Traverse Bay 300 feet from the shoreline of Little Traverse Bay in line with the western property line of Magnus Park; South along the western property line of Magnus Park extended into Little Traverse Bay to the shoreline of Little Traverse Bay; and West-southwest along the shoreline of Little Traverse Bay to the place of beginning.

Written or oral comments concerning this proposal may be directed to the City Manager and you are encouraged to be present at the Public Hearing to express your views.

  
Leona Reissener  
City Clerk-Treasurer

R E S O L U T I O N

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WHEREAS, the City of Petoskey is authorized by provisions of Act 450, Public Acts of Michigan, 1980, to create a tax increment finance authority; and

WHEREAS, the City Council adopted a resolution of intent on March 4, 1985, to create and provide for the operation of a tax increment finance authority; and

WHEREAS, as prescribed by Act 450, public notice was given of the April 1, 1985, public hearing to consider the creation of a tax increment finance authority; and

WHEREAS, the City Council conducted this April 1, 1985, public hearing, and having received public comment, the City Council now has determined that it is in the best interest of the City of Petoskey to create a tax increment finance authority pursuant to Act 450 to halt a decline in property values, increase property tax valuations, eliminate causes of decline in property values, and promote growth:

NOW, THEREFORE, BE IT RESOLVED, that there is hereby created, pursuant to Act 450, a tax increment finance authority for the City of Petoskey that shall be a public body corporate and shall be known and exercise its power under the title of "City of Petoskey Tax Increment Finance Authority";

BE IT FURTHER RESOLVED, that this 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 corporation as provided by this resolution and by Act 450, but that enumeration of a power in this resolution or in Act 450 shall not be construed as a limitation upon the general powers of the Authority;

BE IT FURTHER RESOLVED, that the district in which the Authority shall exercise its powers as provided by Act 450 shall consist of the following described territory within the City of Petoskey subject to such changes as may hereinafter be made pursuant to this resolution and Act 450:

Part of the Bear River Valley, Being part of Sections 6 & 7, Town 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan: Commencing at the South 1/4 corner of said Section 6; Thence North 419.92 feet and East 661.47 feet to a point on the North line of Sheridan Street for the Point of Beginning, (said point also being on the Westerly Right-of-way line of the old Pennsylvania Rail Road, Jarman Spur); Thence along the Westerly right-of-way line of said Jarman Spur North 22 degrees 24 minutes 07 seconds West 831.21 feet; Thence continuing along said right-of-way line on a 666.34 foot radius curve to the left 76.01 feet, (The Long Chord of which bears North 24 degrees 05 minutes 20 seconds West 75.97 feet); Thence leaving said right-of-way line North 46 degrees 40 minutes 43 seconds East 102.92 feet to the Westerly right-of-way line of the old Pennsylvania Rail Road, (Bear River Spur); Thence along the Westerly right-of-way of said Bear River Spur on the following courses and distances; North 1 degree 02 minutes 23 seconds East 146.70 feet; Thence North 5 degrees 12 minutes 23 seconds East 67.00 feet; Thence along a 253.48 foot radius curve to the left 276.99 feet, (The Long Chord of which bears North 26 degrees 06 minutes 44 seconds West 263.41 feet); Thence

leaving the Westerly right-of-way line of said Bear River Spur North 86 degrees 33 minutes 00 seconds West 261.27 feet to the East line of Curtis Street; Thence North 65 degrees 34 minutes 31 seconds West 185.32 feet to a point on the North line of Porter Street; Thence North 3 degrees 39 minutes 06 seconds East 100.00 feet; Thence North 86 degrees 20 minutes 54 seconds West 225.90 feet; Thence South 88 degrees 36 minutes 54 seconds West 81.31 feet; Thence South 0 degrees 33 minutes 39 seconds East 25.00 feet; Thence South 88 degrees 36 minutes 54 seconds West 50.00 feet; Thence South 0 degrees 33 minutes 39 seconds East 32.92 feet; Thence North 30 degrees 29 minutes 18 seconds West 126.73 feet to the Southerly extension of the West line of Lot 10, Jarman's Addition to the Village of Petoskey; Thence along the Southerly extension and the West line of said Lot 10 North 0 degrees 09 minutes 14 seconds West 272.36 feet to a point which is 100.00 feet South of the Southerly right-of-way line of Branch Street; Thence North 88 degrees 15 minutes 31 seconds East 113.19 feet; Thence North 0 degrees 02 minutes 18 seconds West 100.00 feet to the Southerly right-of-way line of Branch Street; Thence along said right-of-way line of Branch Street North 88 degrees, 15 minutes 31 seconds East 65.20 feet; Thence South 0 degrees 02 minutes 18 seconds East 64.25 feet; Thence North 44 degrees 05 minutes 19 seconds East 338.21 feet to the Southerly right-of-way line of Charlevoix Avenue extended Easterly; Thence North 19 degrees 15 minutes 32 seconds West 69.20 feet to the Northerly right-of-way line of Charlevoix Avenue; Thence along the Northerly right-of-way line of Charlevoix Avenue North 49 degrees 11 minutes 24 seconds East 165.89 feet; Thence continuing along said right-of-way line North 30 degrees 00 minutes 00 seconds East 55.64 feet to a point where said right-of-way line meets the Westerly right-of-way line of Ingalls Street; Thence North 51 degrees 29 minutes 24 seconds East 81.52 feet to the intersection of the Easterly right-of-way line of Ingalls Street and the Northerly right-of-way line of Ione Street; Thence along the Northerly right-of-way line of Ione Street North 88 degrees 29 minutes 58 seconds East 438.63 feet; Thence North 0 degrees 20 minutes 01 seconds East 95.00 feet; Thence North 89 degrees 52 minutes 42 seconds East 130.56 feet to the Easterly right-of-way line of Ione Street; Thence along said right-of-way line North 0 degrees 20 minutes 01 seconds East 140.00 feet to the intersection of the Easterly right-of-way line of Ione Street and the Southerly right-of-way line of Jackson Street; Thence along the Southerly right-of-way line of Jackson Street extended Easterly South 89 degrees 51 minutes 33 seconds East 115.70 feet; Thence North 0 degrees 38 minutes 27 seconds East 66.00 feet to the Northerly right-of-way line of Jackson Street extended Easterly; Thence along the Northerly right-of-way line of Jackson Street extended Easterly South 89 degrees 51 minutes 33 seconds East 37.30 feet; Thence North 0 degrees 38 minutes 27 seconds East 95.00 feet; Thence North 21 degrees 09 minutes 15 seconds East 79.83 feet to the Westerly extension of the Southerly line of Lot 55, Wachtel, Quinlan and McCarty's Addition to Petoskey; Thence along the Westerly extension and the South line of said Lot 55 South 89 degrees 51 minutes 33 seconds East 136.77 feet to the Southeast corner of said Lot 55, (said point also being on the Easterly line of said Wachtel, Quinlan and McCarty's addition to Petoskey); Thence along the East line of said Plat on the following courses and distances; North 2 degrees 05 minutes 55 seconds East 70.10 feet; Thence North 16 degrees 47 minutes 12 seconds East 528.66 feet to the Southerly extension of the Easterly right-of-way

line of Quaintance Avenue, (said Easterly line also being the Easterly line of said Plat of Wachtel, Quinlan and McCarty's Addition to Petoskey); Thence along said right-of-way line of Quaintance Avenue extended Southerly North 7 degrees, 10 minutes 32 seconds East 435.17 feet to the Southerly right-of-way line of Lake Street; Thence along the Southerly right-of-way line of Lake Street East 289.36 feet; Thence South 0 degrees 48 minutes 50 seconds West 368.90 feet to the Northwest corner of Lot 6, Block 3, Ignatius Petoskeys Addition to Petoskey, (said point being on the Easterly right-of-way line of Elizabeth Street); Thence along the Easterly right-of-way line of Elizabeth Street South 0 degrees 29 minutes 10 seconds West 380.00 feet to the Northwest corner of Lot 6, Block 2, Ignatius Petoskeys 2nd Addition to Petoskey; Thence North 89 degrees 30 minutes 50 seconds West 94.24 feet to the Northwest corner of Lot 1, Block 5, Ignatius Petoskeys 2nd Addition to Petoskey; Thence along the Westerly line of said Block 5 South 21 degrees 10 minutes 45 seconds West 183.33 feet; Thence continuing along the Westerly line of said Block 5 South 14 degrees 52 minutes 53 seconds West 325.72 feet to the Southwest corner of Lot 8, Block 5, Ignatius Petoskeys 2nd Addition to Petoskey; Thence along the Southerly line of said Lot 8, South 89 degrees 30 minutes 50 seconds East 24.00 feet, (said point being 150.00 feet West of the Westerly right-of-way line of Elizabeth Street); Thence parallel with the Westerly right-of-way line of Elizabeth Street South 0 degrees 28 minutes 28 seconds West 448.57 feet to the Northerly line of Loveless Blaneys Addition to Petoskey; Thence along said Northerly line South 88 degrees 28 minutes 54 seconds West 105.37 feet to the Northerly extension of the Easterly line of Lot 3, Block 6, Loveless Blaneys Addition to Petoskey; Thence along the Northerly extension and the Easterly line of said Lot 3, South 0 degrees 10 minutes 33 seconds East 189.00 feet to the Southeast corner of said Lot 3; Thence along the Southerly line of said Lot 3, South 88 degrees 29 minutes 33 seconds West 148.50 feet to the Southwest corner of said Lot 3; Thence along the Westerly line of said Lot 3, North 0 degrees 14 minutes 17 seconds East 50.00 feet; Thence South 88 degrees 29 minutes 33 seconds West 33.00 feet; Thence South 0 degrees 14 minutes 17 seconds West 96.78 feet; Thence South 87 degrees 27 minutes 34 seconds West 235.39 feet; Thence South 88 degrees 21 minutes 32 seconds West 113.00 feet; Thence North 0 degrees 26 minutes 28 seconds West 4.29 feet; Thence South 88 degrees 21 minutes 32 seconds West 57.30 feet; Thence South 0 degrees 26 minutes 28 seconds East 4.29 feet to the Northeast corner of Lot 10, Laberteaux and Lockwood's Addition to the Village of Petoskey; Thence along the Northerly line of said Lot 10 and Lot 11 South 88 degrees 21 minutes 32 seconds West 120.00 feet to the Northwest corner of Lot 11, Laberteaux and Lockwoods Addition to the Village of Petoskey; Thence along the Northerly extension of the Westerly line of said Lot 11, North 0 degrees 26 minutes 28 seconds West 75.11 feet; Thence North 71 degrees 20 minutes 24 seconds West 62.96 feet; Thence South 89 degrees 01 minutes 06 seconds West 260.92 feet; Thence South 15 degrees 32 minutes 06 seconds West 165.87 feet; Thence South 50 degrees 57 minutes 06 seconds West 52.14 feet; Thence South 69 degrees 29 minutes 06 seconds West 47.74 feet; Thence South 0 degrees 17 minutes 06 seconds East 95.30 feet; Thence South 65 degrees 32 minutes 34 seconds East 49.51 feet to the Southwest corner of Lot 9, Laberteaux and Lockwoods Addition to the Village of Petoskey; Thence South 58 degrees 17 minutes 15 seconds East 198.49 feet; Thence South 82 degrees 45 minutes 03 seconds East 202.39 feet;

Thence South 46 degrees 34 minutes 13 seconds East 35.35 feet; Thence North 88 degrees 26 minutes 18 seconds East 50.00 feet; Thence South 50 Degrees 36 minutes 22 seconds East 70.17 feet; Thence North 88 degrees 46 minutes 18 seconds East 397.04 feet to the Westerly right-of-way line of Franklin Street; Thence along said right-of-way line South 0 degrees 14 minutes 17 seconds West 62.00 feet; Thence South 88 degrees 26 minutes 17 seconds West 209.00 feet; Thence South 17 degrees 43 minutes 43 seconds East 194.49 feet; Thence South 0 degrees 14 minutes 17 seconds West 50.00 feet; Thence North 88 degrees 46 minutes 17 seconds East 50.00 feet; Thence South 0 degrees 14 minutes 17 seconds West 349.93 feet to the Easterly Bank of the Bear River; Thence along the Easterly bank of the Bear River on the following courses and distances; North 83 degrees 30 minutes 18 seconds East 60.23 feet; Thence South 87 degrees 33 minutes 14 seconds East 49.82 feet; Thence South 88 degrees 58 minutes 24 seconds East 109.04 feet; Thence South 53 degrees 48 minutes 26 seconds East 50.60 feet; Thence South 66 degrees 26 minutes 59 seconds East 57.21 feet; Thence South 71 degrees 53 minutes 18 seconds East 47.90 feet; Thence South 17 degrees 08 minutes 52 seconds East 65.19 feet; Thence South 0 degrees 26 minutes 55 seconds East 309.95 feet; Thence South 10 degrees 05 minutes 22 seconds East 192.10 feet; Thence South 34 degrees 25 minutes 12 seconds West 44.64 feet; Thence South 16 degrees 18 minutes 00 seconds West 83.02 feet, Thence South 13 degrees 42 minutes 46 seconds West 90.60 feet; Thence South 34 degrees 08 minutes 19 seconds West 105.04 feet; Thence South 18 degrees 51 minutes 24 seconds West 86.38 feet; Thence South 1 degree 19 minutes 07 seconds East 116.63 feet; Thence South 3 degrees 01 minutes 36 seconds East 72.79 feet; Thence South 11 degrees 14 minutes 23 seconds East 54.79 feet; Thence South 22 degrees 50 minutes 46 seconds East 282.80 feet; Thence South 22 degrees 18 minutes 00 seconds East 202.46 feet, Thence South 12 degrees 59 minutes 13 seconds East 72.37 feet; Thence South 7 degrees 11 minutes 28 seconds East 110.84 feet; Thence South 20 degrees 30 minutes 00 seconds East 108.87 feet; Thence South 16 degrees 12 minutes 49 seconds East 141.15 feet; Thence North 70 degrees 24 minutes 03 seconds East 53.03 feet; Thence South 42 degrees 57 minutes 27 seconds East 139.19 feet; Thence South 50 degrees 25 minutes 53 seconds East 70.92 feet; Thence South 65 degrees 32 minutes 55 seconds East 52.69 feet; Thence South 62 degrees 12 minutes 13 seconds East 53.99 feet; Thence South 48 degrees 51 minutes 38 seconds East 217.09 feet; Thence South 16 degrees 44 minutes 28 seconds East 37.15 feet; Thence South 45 degrees 20 minutes 42 seconds East 69.68 feet; Thence South 60 degrees 44 minutes 42 seconds East 70.30 feet; Thence South 66 degrees 11 minutes 31 seconds East 359.64 feet; Thence South 39 degrees 07 minutes 14 seconds East 111.52 feet; Thence North 65 degrees 17 minutes 21 seconds East 10.27 feet to the Westerly right-of-way line of Standish Avenue; Thence North 65 degrees 27 minutes 41 seconds East 66.00 feet to the Easterly right-of-way line of Standish Avenue; Thence along said right-of-way line South 24 degrees 32 minutes 19 seconds East 242.40 feet; Thence South 65 degrees 27 minutes 41 seconds West 66.00 feet to the Westerly right-of-way line of Standish Avenue, (said point also being the Northeast corner of Petoskey area schools football stadium); Thence along the Northerly line of said football stadium South 72 degrees 45 minutes 48 seconds West 392.14 feet; Thence continuing along said line South 55 degrees 10 minutes 58 seconds West 152.24 feet to the Easterly right-of-way line of the old Pennsylvania Rail Road; Thence along said

right-of-way line North 33 degrees 53 minutes 51 seconds West 306.96 feet; Thence North 60 degrees 10 minutes 57 seconds East 149.63 feet; Thence North 33 degrees 22 minutes 40 seconds West 344.74 feet; Thence North 88 degrees 42 minutes 29 seconds West 135.94 feet; Thence North 88 degrees 36 minutes 44 seconds West 248.56 feet to the intersection of the East 1/8 line of said Section 7 and the Southwesterly right-of-way line of Clarion Avenue; Thence along the Southwesterly right-of-way line of Clarion Avenue North 46 degrees 57 minutes 45 seconds West 420.54 feet; Thence continuing along said right-of-way line North 17 degrees 41 minutes 51 seconds West 175.00 feet to the Westerly extension of the Northerly line of Lot 71, Philip B. Wachtel's Addition to the Village of Petoskey; Thence along the Westerly extension and the Northerly line of said Lot 71 North 88 degrees 58 minutes 23 seconds East 241.89 feet to the Westerly right-of-way line of the old Pennsylvania Rail Road (Bear River Spur); Thence along the Westerly right-of-way of said Bear River Spur on the following courses and distances; North 30 degrees 38 minutes 22 seconds West 93.84 feet; Thence along the arc of a 2051.61 foot radius curve to the right 451.36 feet, (The Long Chord of which bears North 24 degrees 20 minutes 13 seconds West 450.44 feet); Thence North 18 degrees 02 minutes 04 seconds West 391.85 feet; Thence along the arc of a 1116.10 foot radius curve to the left 52.54 feet, (The Long Chord of which bears North 19 degrees 22 minutes 59 seconds West 52.53 feet); Thence leaving the Westerly right-of-way line of said Bear River Spur North 88 degrees 58 minutes 23 seconds West 4.10 feet to the Westerly right-of-way line of the old Pennsylvania Rail Road (Jarman Spur); Thence along the Westerly right-of-way line of said Jarman Spur North 25 degrees 23 minutes 39 seconds West 259.62 feet to the Southerly right-of-way line of Sheridan Street; Thence North 47 degrees 33 minutes 34 seconds West 73.92 feet to the Point of Beginning. Containing 73.39 acres (more or less), also

Commencing on the shore of Little Traverse Bay at a point which is North 89 degrees 2 minutes West 1456 feet and North 0 degrees 38 minutes East 665.75 feet from the Southeast corner of Government Lot 1, Section 1, Town 34 North, Range 6 West, Emmet County, Michigan, said point being the point of beginning. Thence South 0 degrees 38 minutes West 622.75 feet to Northerly right-of-way line of U.S. 31; Thence Easterly along said right-of-way line 1172.62 feet; Thence North 494 feet; Thence East 283 feet; Thence South 66 feet; Thence East 264 feet; Thence South 428 feet to the Northerly right-of-way line of U.S. 31; Thence East 399.7 feet along said right-of-way line; Thence North 150 feet; Thence East 150 feet; Thence South 150 feet to the Northerly right-of-way line to U.S. 31; Thence East 50 feet along said right-of-way line; Thence North 494 feet to the North line of Jackson Street; Thence East along said line to the Westerly line of U.S. 31; Thence Northeasterly along said right-of-way line to the Westerly right-of-way of Connable Avenue; Thence North along said right-of-way line 985.7 feet more or less to the center line of West Jefferson Street; Thence West 167 feet; Thence North to the Southerly right-of-way line of the former C & O Railroad right-of-way; Thence Easterly along said right-of-way line to the Northeast corner of Lot 1, Block 1, West Park Addition to the City of Petoskey; Thence South 27 feet more or less to the Southerly line of Railroad right-of-way; Thence Easterly along said right-of-way to the Northwest corner of Lot 4, Block 2, Emmet City Addition to the City of Petoskey; Thence East 206.5 feet to

the Northeast corner of Lot 1, Block 2, Emmet City Addition; Thence North 66 feet to the North line of Water Street; Thence East 540.6 feet more or less to the Easterly line of Liberty Street; Thence South to the Southerly line of Quinlan Street; Thence East to the Westerly line of Quaintance Avenue; Thence Southerly to the South right-of-way line of Lake Street; Thence East to the East line of Petoskey Street; Thence North to the Northwest corner of Lot 7, Block 9, Shaw and McMillans Addition which is on the South line of Bay Street; Thence Northeasterly along said Bay Street 160.6 feet more or less; Thence Northwesterly at right angles to the last described course to the Northerly right-of-way line of U.S. 31; Thence Northeasterly along the Northerly right-of-way line of said highway to a point which is found by commencing at the Southeast corner of Lot 10, Block 1, H.O. Roses Addition; Thence measuring Southwesterly along the Northerly line of U.S. 31 Highway right-of-way 524.8 feet to said point; Thence North 28 degrees 11 minutes West 256.6 feet more or less to Southerly Railroad right-of-way line; Thence Easterly along said Railroad right-of-way to the Westerly line of U.S. 31; Thence Northerly along said highway right-of-way to the Northerly line of said Railroad right-of-way; Thence Westerly along said Northerly Railroad right-of-way line to the West line of Belle Avenue; Thence North 30 degrees West 400 feet more or less to a point 300 feet from the shore of Little Traverse Bay; Thence Westerly to the North end of U.S. Government breakwater; Thence Southerly along said breakwater returning to the shore of Little Traverse Bay; Thence Westerly along said shore to the Easterly line of Ingalls Avenue; Thence North 300 feet along said right-of-way line extended into Little Traverse Bay; Thence Southwesterly to a point on the West line of the plat of Emmet City, extended, which is 300 feet North of the shore of Little Traverse Bay; Thence South 300 feet returning to the shore of Little Traverse Bay; Thence Westerly along said shore to a point which is 313.5 feet West of the West 1/8 line of Section 6, Township 34 North, Range 5 West; Thence North 300 feet; Thence Westerly to a point 300 feet North of said shore and 854.9 feet West of the West section line of Section 6, Town 34 North, Range 5 West; Thence South 300 feet returning to the shore of Little Traverse Bay; Thence Westerly along said shore to point of beginning.

BE IT FURTHER RESOLVED, that the Tax Increment Finance Authority shall be under the supervision and control of an eight-member Tax Increment Finance Authority Board; and

BE IT FURTHER RESOLVED, that all expense items of the Authority shall be published annually and that the financial records shall be open to the public pursuant to Act 442 of 1976; and

BE IT FURTHER RESOLVED, that, except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein; and

BE IT FURTHER RESOLVED, that the fiscal year of the Authority shall begin January 1 of each year and shall end on December 31 of the same year, or such other fiscal year as may hereafter be adopted by the City; and

BE IT FURTHER RESOLVED, that the Board shall annually prepare a report and shall submit it to the City Council as part of the proposed annual City Budget and that the Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council; and

BE IT FURTHER RESOLVED, that the Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City may be required to submit reports and that the Authority shall be audited annually by the same independent auditors auditing the City and that copies of the audit report shall be filed with the City Council; and

BE IT FURTHER RESOLVED, that the Authority shall be deemed as an instrumentality of the City of Petoskey; and

BE IT FURTHER RESOLVED, that the City Council has determined that, because less than 50 persons now reside within the tax increment district and proposed development area, creation of a development area citizens council as provided for by Section 20 of Act 450 shall not be necessary; and

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same, hereby are rescinded; and

BE IT FURTHER RESOLVED, that this resolution shall be filed promptly with the Michigan Secretary of State and shall be published once in a newspaper of general circulation in the City as prescribed by provisions of Act 450.

State of Michigan )  
County of Emmet ) ss.  
City of Petoskey )

I, Leona Reissener, Clerk-Treasurer of the City of Petoskey do hereby certify that the foregoing is a true copy of a resolution passed by the City Council of the City of Petoskey in regular session assembled on the 1st day of April, 1985, and of the whole thereof.

In witness whereof I have hereunto set my hand and affixed the corporate seal of said City of Petoskey this 2nd day of April, 1985.

  
\_\_\_\_\_  
Leona Reissener, Clerk-Treasurer



# City of Petoskey



200 DIVISION STREET — PETOSKEY, MICHIGAN 49770 — (616) 347-4105

April 4, 1985

Honorable Richard H. Austin, Secretary of State  
Michigan Department of State  
Treasury Building  
Lansing, MI 48918

Dear Sir:

Following an April 1, 1985 public hearing, the Petoskey City Council adopted a resolution establishing a Tax Increment Finance Authority and designating the boundaries of the Authority District within the City of Petoskey.

Pursuant to Section 3 of Public Act 450, Public Acts of Michigan, 1980, the enclosed certified resolution is being submitted for filing with your office. Thank you.

Sincerely,

A handwritten signature in cursive script, which appears to read "George Korthauer".

George Korthauer  
City Manager

GK:dd

Enclosure

**PROOF OF PUBLICATION**

**STATE OF MICHIGAN  
COUNTY OF EMMET**

Iris Garringer,

being duly sworn, deposes and says that she is the principal clerk of the Petoskey News-Review, a newspaper printed and published in the county of Emmet in said state; that the annexed printed notice was published in said newspaper.

April 5, 1985

*Iris Garringer*

Subscribed and sworn to before me this 8th day of April,

A.D. 19 85.

*Dawn H. Dann*

Notary Public in and for Emmet County, Michigan.

My Commission expires: \_\_\_\_\_

DAWN H. DANN  
NOTARY PUBLIC, EMMET CO., MICH  
MY COMMISSION EXPIRES 06-09-85

## **CITY OF PETOSKEY RESOLUTION**

WHEREAS, the City of Petoskey is authorized by provisions of Act 450, Public Acts of Michigan, 1980, to create a tax increment finance authority; and  
WHEREAS, the City Council adopted a resolution of intent on March 4, 1985, to create and provide for the operation of a tax increment finance authority; and  
WHEREAS, as prescribed by Act 450, public notice was given of the April 1, 1985, public hearing to consider the creation of a tax increment finance authority; and

WHEREAS, the City Council conducted this April 1, 1985, public hearing, and having received public comment, the City Council now has determined that it is in the best interest of the City of Petoskey to create a tax increment finance authority pursuant to ACT 450 to halt a decline in property values, increase property tax valuations, eliminate causes of decline in property values, and promote growth;

NOW, THEREFORE, BE IT RESOLVED, that there is hereby created, pursuant to Act 450, a tax increment finance authority for the City of Petoskey that shall be a public body corporate and shall be known and exercise its power under the title of "City of Petoskey Tax Increment Finance Authority";

BE IT FURTHER RESOLVED, that this 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 corporation as provided by this resolution and by Act 450, but that enumeration of a power in this resolution or in Act 450 shall not be construed as a limitation upon the general powers of the Authority;

BE IT FURTHER RESOLVED, that the district, in which the Authority shall exercise its powers as provided by Act 450 shall consist of the following described territory within the City of Petoskey subject to such changes as may hereinafter be made pursuant to this resolution and Act 450:

Part of the Bear River Valley, Being part of Sections 6 & 7, Town 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan: Commencing at the South  $\frac{1}{4}$  corner of said Section 6; Thence North 419.92 feet and East 661.47 feet to a point on the North line of Sheridan Street for the Point of Beginning, (said point also being on the Westerly Right-of-way line of the old Pennsylvania Rail Road, Jarman Spur); Thence along the Westerly right-of-way line of said Jarman Spur North 22 degrees 24 minutes 07 seconds West 831.21 feet; Thence continuing along said right-of-way line on a 666.34 foot radius curve to the left 76.01 feet, (The Long Chord of which bears North 24 degrees 05 minutes 20 seconds West 75.97 feet); Thence leaving said right-of-way line North 46 degrees 40 minutes 43 seconds East 102.92 feet to the Westerly right-of-way line of the old Pennsylvania Rail Road, (Bear River Spur); Thence along the Westerly right-of-way of said Bear River Spur on the following courses and distances; North 1 degree 02 minutes 23 seconds East 146.70 feet; Thence North 5 degrees 12 minutes 12 seconds East 67.00 feet; Thence along a 253.48 foot radius curve to the left 276.99 feet, (The Long Chord of which bears North 26 degrees 06 minutes 44 seconds West 263.41 feet); Thence leaving the Westerly right-of-way line of said Bear River Spur North 86 degrees 33 minutes 00 seconds West 261.27 feet to the East line of Curtis Street; Thence North 65 degrees 34 minutes 31 seconds West 185.32 feet to a point on the North line of Porter Street; Thence North 3 degrees 39 minutes 06 seconds East 100.00 feet; Thence North 86 degrees 20 minutes 54 seconds West 225.90 feet; Thence South 88 degrees 36 minutes 54 seconds West 81.31 feet; Thence South 0 degrees 33 minutes 39 seconds East 25.00 feet; Thence South 88

degrees 36 minutes 54 seconds West 50.00 feet; Thence South 0 degrees 33 minutes 39 seconds East 32.92 feet; Thence North 30 degrees 29 minutes 18 seconds West 126.73 feet to the Southerly extension of the West line of Lot 10, Jarman's Addition to the Village of Petoskey; Thence along the Southerly extension and the West line of said Lot 10 North 0 degrees 09 minutes 14 seconds West 272.36 feet to a point which is 100.00 feet South of the Southerly right-of-way line of Branch Street; Thence North 88 degrees 15 minutes 31 seconds East 113.19 feet; Thence North 0 degrees 02 minutes 18 seconds West 100.00 feet to the Southerly right-of-way line of Branch Street; Thence along said right-of-way line of Branch Street North 88 degrees, 15 minutes 31 seconds East 65.20 feet; Thence South 0 degrees 02 minutes 18 seconds East 64.25 feet; Thence North 44 degrees 05 minutes 19 seconds East 338.21 feet to the Southerly right-of-way line of Charlevoix Avenue extended Easterly; Thence North 19 degrees 15 minutes 32 seconds West 69.20 feet to the Northerly right-of-way line of Charlevoix Avenue; Thence along the Northerly right-of-way line of Charlevoix Avenue North 49 degrees 11 minutes 24 seconds East 165.89 feet; Thence continuing along said right-of-way line North 30 degrees 00 minutes 00 seconds East 55.64 feet to a point where said right-of-way line meets the Westerly right-of-way line of Ingalls Street; Thence North 51 degrees 29 minutes 24 seconds East 81.52 feet to the intersection of the Easterly right-of-way line of Ingalls Street and the Northerly right-of-way line of Lone Street; Thence along the Northerly right-of-way line of Lone Street North 88 degrees 29 minutes 58 seconds East 438.63 feet; Thence North 0 degrees 20 minutes 01 seconds East 95.00 feet; Thence North 89 degrees 52 minutes 42 seconds East 130.56 feet to the Easterly right-of-way line of Lone Street; Thence along said right-of-way line North 0 degrees 20 minutes 01 seconds East 140.00 feet to the intersection of the Easterly right-of-way line of Lone Street and the Southerly right-of-way line of Jackson Street; Thence along the Southerly right-of-way line of Jackson Street extended Easterly South 89 degrees 51 minutes 33 seconds East 115.70 feet; Thence North 0 degrees 38 minutes 27 seconds East 66.00 feet to the Northerly right-of-way line of Jackson Street extended Easterly; Thence along the Northerly right-of-way line of Jackson Street extended Easterly South 89 degrees 51 minutes 33 seconds East 37.30 feet; Thence North 0 degrees 38 minutes 27 seconds East 95.00 feet; Thence North 21 degrees 09 minutes 15 seconds East 79.83 feet to the Westerly extension of the Southerly line of Lot 55, Wachtel, Quinlan and McCarthy's Addition to Petoskey; Thence along the Westerly extension and the South line of said Lot 55 South 89 degrees 51 minutes 33 seconds East 136.77 feet to the Southeast corner of said Lot 55, (said point also being on the Easterly line of said Wachtel, Quinlan and McCarthy's addition to Petoskey); Thence along the East line of said Plat on the following courses and distances; North 2 degrees 05 minutes 55 seconds East 70.10 feet; Thence North 16 degrees 47 minutes 12 seconds East 528.66 feet to the Southerly extension of the Easterly right-of-way line of Quaintance Avenue, (said Easterly line also being the Easterly line of said Plat of Wachtel, Quinlan and McCarthy's Addition to Petoskey); Thence along said right-of-way line of Quaintance Avenue extended Southerly north 7 degrees, 10 minutes 32 seconds East 435.17 feet to the Southerly right-of-way line of Lake Street; Thence along the Southerly right-of-way line of Lake Street East 289.36 feet; Thence South 0 degrees 48 minutes 50 seconds West 368.90 feet to the Northwest corner of Lot 6, Block 3, Ignatius Petoskeys Addition to Petoskey, (said point being on the Easterly right-of-way line of Elizabeth Street); Thence along the Easterly right-of-way line of Elizabeth Street South 0 degrees 29 minutes 10 seconds West 380.00 feet to the Northwest corner of Lot 6, Block 2, Ignatius Petoskeys 2nd Addition to Petoskey; Thence North 89 degrees 30 minutes 50 seconds West 94.24 feet to the Northwest corner of Lot 1, Block 5, Ignatius Petoskeys 2nd

Addition to Petoskey; Thence along the Westerly line of said Block 5 South 21 degrees 10 minutes 45 seconds West 183.33 feet; Thence continuing along the Westerly line of said Block 5 South 14 degrees 52 minutes 53 seconds West 325.72 feet to the Southwest corner of Lot 8, Block 5, Ignatius Petoskeys 2nd Addition to Petoskey; Thence along the Southerly line of said Lot 8, South 89 degrees 30 minutes 50 seconds East 24.00 feet, (said point being 150.00 feet West of the Westerly right-of-way line of Elizabeth Street); Thence parallel with the Westerly right-of-way line of Elizabeth Street South 0 degrees 28 minutes 28 seconds West 448.57 feet to the Northerly line of Loveless Blaneys Addition to Petoskey; Thence along said Northerly line South 88 degrees 28 minutes 54 seconds West 105.37 feet to the Northerly extension of the Easterly line of Lot 3, Block 6, Loveless Blaneys Addition to Petoskey; Thence along the Northerly extension and the Easterly line of said Lot 3, South 0 degrees 10 minutes 33 seconds East 189.00 feet to the Southeast corner of said Lot 3; Thence along the Southerly line of said Lot 3, South 88 degrees 29 minutes 33 seconds West 148.50 feet to the Southwest corner of said Lot 3; Thence along the Westerly line of said Lot 3, North 0 degrees 14 minutes 17 seconds East 50.00 feet; Thence South 88 degrees 29 minutes 33 seconds West 33.00 feet; Thence South 0 degrees 14 minutes 17 seconds West 96.78 feet; Thence South 87 degrees 27 minutes 34 seconds West 235.39 feet; Thence South 88 degrees 21 minutes 32 seconds West 113.00 feet; Thence North 0 degrees 26 minutes 28 seconds West 4.29 feet; Thence South 88 degrees 21 minutes 32 seconds West 57.30 feet; Thence South 0 degrees 26 minutes 28 seconds East 4.29 feet to the Northeast corner of Lot 10, Laberteaux and Lockwood's Addition to the Village of Petoskey; Thence along the Northerly line of said Lot 10 and Lot 11 South 88 degrees 21 minutes 32 seconds West 120.00 feet to the Northwest corner of Lot 11, Laberteaux and Lockwoods Addition to the Village of Petoskey; Thence along the Northerly extension of the Westerly line of said Lot 11, North 0 degrees 26 minutes 28 seconds West 75.11 feet; Thence North 71 degrees 20 minutes 24 seconds West 62.96 feet; Thence South 89 degrees 01 minutes 06 seconds West 260.92 feet; Thence South 15 degrees 32 minutes 06 seconds West 165.87 feet; Thence South 50 degrees 57 minutes 06 seconds West 52.14 feet; Thence South 69 degrees 29 minutes 06 seconds West 47.74 feet; Thence South 0 degrees 17 minutes 06 seconds East 95.30 feet; Thence South 65 degrees 32 minutes 34 seconds East 49.51 feet to the Southwest corner of Lot 9, Laberteaux and Lockwoods Addition to the Village of Petoskey; Thence South 58 degrees 17 minutes 15 seconds East 198.49 feet; Thence South 82 degrees 45 minutes 03 seconds East 202.39 feet; Thence South 46 degrees 34 minutes 13 seconds East 35.35 feet; Thence North 88 degrees 26 minutes 18 seconds East 50.00 feet; Thence South 50 Degrees 36 minutes 22 seconds East 70.17 feet; Thence North 88 degrees 46 minutes 18 seconds East 397.04 feet to the Westerly right-of-way line of Franklin Street; Thence along said right-of-way line South 0 degrees 14 minutes 17 seconds West 62.00 feet; Thence South 88 degrees 26 minutes 17 seconds West 209.00 feet; Thence South 17 degrees 43 minutes 43 seconds East 194.49 feet; Thence South 0 degrees 14 minutes 17 seconds West 50.00 feet; Thence North 88 degrees 46 minutes 17 seconds East 50.00 feet; Thence South 0 degrees 14 minutes 17 seconds West 349.93 feet to the Easterly Bank of The Bear River; Thence along the Easterly bank of the Bear River on the following courses and distances; North 83 degrees 30 minutes 18 seconds East 60.23 feet; Thence South 87 degrees 33 minutes 14 seconds East 49.82 feet; Thence South 88 degrees 58 minutes 24 seconds East 109.04 feet; Thence South 53 degrees 48 minutes 26 seconds East 50.60 feet; Thence South 66 degrees 26 minutes 59 seconds East 57.21 feet; Thence South 71 degrees 53 minutes 18 seconds East 47.90 feet; Thence South 17

degrees 08 minutes 52 seconds East 65.19 feet; Thence South 0 degrees 26 minutes 55 seconds East 309.95 feet; Thence South 10 degrees 05 minutes 22 seconds East 192.10 feet; Thence South 34 degrees 25 minutes 12 seconds West 44.64 feet; Thence South 16 degrees 18 minutes 00 seconds West 83.02 feet, Thence South 13 degrees 42 minutes 46 seconds West 90.60 feet; Thence South 34 degrees 08 minutes 19 seconds West 105.04 feet; Thence South 18 degrees 51 minutes 24 seconds West 86.38 feet; Thence South 1 degree 19 minutes 07 seconds East 116.63 feet; Thence South 3 degrees 01 minutes 36 seconds East 72.79 feet; Thence South 11 degrees 14 minutes 23 seconds East 54.79 feet; Thence South 22 degrees 50 minutes 46 seconds East 282.80 feet; Thence South 22 degrees 18 minutes 00 seconds East 202.46 feet, Thence South 12 degrees 59 minutes 13 seconds East 72.37 feet; Thence South 7 degrees 11 minutes 28 seconds East 110.84 feet; Thence South 20 degrees 30 minutes 00 seconds East 108.87 feet; Thence South 16 degrees 12 minutes 49 seconds East 141.15 feet; Thence North 70 degrees 24 minutes 03 seconds East 53.03 feet; Thence South 42 degrees 57 minutes 27 seconds East 139.19 feet; Thence South 50 degrees 25 minutes 53 seconds East 70.92 feet; Thence South 65 degrees 32 minutes 55 seconds East 52.89 feet; Thence South 62 degrees 12 minutes 13 seconds East 53.99 feet; Thence South 48 degrees 51 minutes 38 seconds East 217.09 feet; Thence South 16 degrees 44 minutes 28 seconds East 37.15 feet; Thence South 45 degrees 20 minutes 42 seconds East 69.68 feet; Thence South 60 degrees 44 minutes 42 seconds East 70.30 feet; Thence South 66 degrees 11 minutes 31 seconds East 359.64 feet; Thence South 39 degrees 07 minutes 14 seconds East 111.52 feet; Thence North 65 degrees 17 minutes 21 seconds East 10.27 feet to the Westerly right-of-way line of Standish Avenue; Thence North 65 degrees 27 minutes 41 seconds East 66.00 feet to the Easterly right-of-way line of Standish Avenue; Thence along said right-of-way line South 24 degrees 32 minutes 19 seconds East 242.40 feet; Thence South 65 degrees 27 minutes 41 seconds West 66.00 feet to the Westerly right-of-way line of Standish Avenue, (said point also being the Northeast corner of Petoskey area schools football stadium); Thence along the Northerly line of said football stadium South 72 degrees 45 minutes 48 seconds West 392.14 feet; Thence continuing along said line South 55 degrees 10 minutes 58 seconds West 152.24 feet to the Easterly right-of-way line of the old Pennsylvania Rail Road; Thence along said right-of-way line North 33 degrees 53 minutes 51 seconds West 306.96 feet; Thence North 60 degrees 10 minutes 57 seconds East 149.63 feet; Thence North 33 degrees 22 minutes 40 seconds West 344.74 feet; Thence North 88 degrees 42 minutes 29 seconds West 135.94 feet; Thence North 88 degrees 36 minutes 44 seconds West 248.56 feet to the intersection of the East 1/4 line of said Section 7 and the Southwesterly right-of-way line of Clarion Avenue; Thence along the Southwesterly right-of-way line of Clarion Avenue North 46 degrees 57 minutes 45 seconds West 420.54 feet; Thence continuing along said right-of-way line North 17 degrees 41 minutes 51 seconds West 175.00 feet to the Westerly extension of the Northerly line of Lot 71, Philip B. Wachtel's Addition to the Village of Petoskey; Thence along the Westerly extension and the Northerly line of said Lot 71 North 88 degrees 58 minutes 23 seconds East 241.89 feet to the Westerly right-of-way line of the old Pennsylvania Rail Road (Bear River Spur); Thence along the Westerly right-of-way of said Bear River Spur on the following courses and distances; North 30 degrees 38 minutes 22 seconds West 93.84 feet; Thence along the arc of a 2051.61 foot radius curve to the right 451.36 feet, (The Long Chord of which bears North 24 degrees 20 minutes 13 seconds West 450.44 feet); Thence North 18 degrees 02 minutes 04 seconds West 391.85 feet; Thence along the arc of a 1116.10 foot radius curve to the left 52.54 feet, (The Long Chord of which bears North 19 degrees 22 minutes 59 sec-

onds West 52.53 feet); Thence leaving the Westerly right-of-way line of said Bear River Spur North 88 degrees 58 minutes 23 seconds West 4.10 feet to the Westerly right-of-way line of the old Pennsylvania Rail Road (Jarman Spur); Thence along the Westerly right-of-way line of said Jarman Spur North 25 degrees 23 minutes 39 seconds West 259.62 feet to the Southerly right-of-way line of Sheridan Street; Thence North 47 degrees 33 minutes 34 seconds West 73.92 feet to the Point of Beginning. Containing 73.39 acres (more or less), also

Commencing on the shore of Little Traverse Bay at a point which is North 89 degrees 2 minutes West 1456 feet and North 0 degrees 38 minutes East 665.75 feet from the Southeast corner of Government Lot 1, Section 1, Town 34 North, Range 6 West, Emmet County, Michigan, said point being the point of beginning. Thence South 0 degrees 38 minutes West 622.75 feet to Northerly right-of-way line of U.S. 31; Thence Easterly along said right-of-way 1172.62 feet; Thence North 494 feet; Thence East 283 feet; Thence South 66 feet; Thence East 264 feet; Thence South 428 feet to the Northerly right-of-way line of U.S. 31; Thence East 399.7 feet along said right-of-way line; Thence North 150 feet; Thence East 150 feet; Thence South 150 feet to the Northerly right-of-way line to U.S. 31; Thence East 50 feet along said right-of-way line; Thence North 494 feet to the North line of Jackson Street; Thence East along said line to the Westerly line of U.S. 31; Thence Northeasterly along said right-of-way line to the Westerly right-of-way of Connable Avenue; Thence North along said right-of-way line 985.7 feet more or less to the center line of West Jefferson Street; Thence West 167 feet; Thence North to the Southerly right-of-way line of the former C & O Railroad right-of-way; Thence Easterly along said right-of-way line to the Northeast corner of Lot 1, Block 1, West Park Addition to the City of Petoskey; Thence South 27 feet more or less to the Southerly line of Railroad right-of-way; Thence Easterly along said right-of-way to the Northwest corner of Lot 4, Block 2, Emmet City Addition to the City of Petoskey; Thence East 206.5 feet to the Northeast corner of Lot 1, Block 2, Emmet City Addition; Thence North 66 feet to the North line of Water Street; Thence East 540.6 feet more or less to the Easterly line of Liberty Street; Thence South to the Southerly line of Quinlan Street; Thence East to the Westerly line of Quaintance Avenue; Thence Southerly to the South right-of-way line of Lake Street; Thence East to the East line of Petoskey Street; Thence North to the Northwest corner of Lot 7, Block 9, Shaw and McMillans Addition which is on the South line of Bay Street; Thence Northeasterly along said Bay Street 160.6 feet more or less; Thence Northwesterly at right angles to the last described course to the Northerly right-of-way line of U.S. 31; Thence Northeasterly along the Northerly right-of-way line of said highway to a point which is found by commencing at the Southeast corner of Lot 10, Block 1, H.O. Roses Addition; Thence measuring Southwesterly along the Northerly line of U.S. 31 Highway right-of-way 524.8 feet to said point; Thence North 28 degrees 11 minutes West 256.6 feet more or less to Southerly Railroad right-of-way line; Thence Easterly along said Railroad right-of-way to the Westerly line of U.S. 31; Thence Northerly along said highway right-of-way to the Northerly line of said Railroad right-of-way; Thence Westerly along said Northerly Railroad right-of-way line to the West line of Belle Avenue; Thence North 30 degrees West 400 feet more or less to a point 300 feet from the shore of Little Traverse Bay; Thence Westerly to the North end of U.S. Government breakwater; Thence Southerly along said breakwater returning to the shore of Little Traverse Bay; Thence Westerly along said shore to the Easterly line of Ingalls Avenue; Thence North 300 feet along said right-of-way line extended into Little Traverse Bay; Thence Southwesterly to a point on the West line of the plat of Emmet City, extended, which is 300 feet North of the shore of Little Traverse Bay; Thence South 300 feet returning to the shore of Little Traverse Bay;

Thence Westerly along said shore to a point which is 313.5 feet West of the West  $\frac{1}{4}$  line of Section 6, Township 34 North, Range 5 West; Thence North 300 feet; Thence Westerly to a point 300 feet North of said shore and 854.9 feet West of the West section line of Section 6, Town 34 North, Range 5 West; Thence South 300 feet returning to the shore of Little Traverse Bay; Thence Westerly along said shore to point of beginning.

BE IT FURTHER RESOLVED, that the tax increment Finance Authority shall be under the supervision and control of an eight-member Tax Increment Finance Authority Board; and BE IT FURTHER RESOLVED, that all expense items of the Authority shall be published annually and that the financial records shall be open to the public pursuant to Act 442 of 1976; and

BE IT FURTHER RESOLVED, that, except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein; and

BE IT FURTHER RESOLVED, that the fiscal year of the Authority shall begin January 1 of each year and shall end on December 31 of the same year, or such other fiscal year as may hereafter be adopted by the City; and

BE IT FURTHER RESOLVED, that the Board shall annually prepare a report and shall submit it to the City Council as part of the proposed annual City Budget and that the Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council; and

BE IT FURTHER RESOLVED, that the Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City may be required to submit reports and that the Authority shall be audited annually by the same independent auditors auditing the City and that copies of the audit report shall be filed with the City Council; and

BE IT FURTHER RESOLVED, that the Authority shall be deemed as an instrumentality of the City of Petoskey; and

BE IT FURTHER RESOLVED, that the City Council has determined that, because less than 50 persons now reside within the tax increment district and proposed development area, creation of a development area citizens council as provided for by Section 20 of Act 450 shall not be necessary; and

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same, hereby are rescinded; and

BE IT FURTHER RESOLVED, that this resolution shall be filed promptly with the Michigan Secretary of State and shall be published once in a newspaper of general circulation in the City as prescribed by provisions of Act 450.

State of Michigan)

County of Emmet) ss.

City of Petoskey )

I, Leona Reissener, Clerk-Treasurer of the City of Petoskey do hereby certify that the foregoing is a true copy of a resolution passed by the City Council of the City of Petoskey in regular session assembled on the 1st day of April, 1985, and of the whole thereof.

In Witness whereof I have hereunto set my hand and affixed the corporate seal of said City of Petoskey this 2nd day of April, 1985.

s/Leona Reissener, Clerk-Treasurer

R E S O L U T I O N

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WHEREAS, on June 18, 1973, the City Council adopted a resolution creating the Water Resources & Development Commission and authorized the Commission to prepare long-range plans for comprehensive development of the Little Traverse Bay Waterfront and the Bear River Valley; and

WHEREAS, during its existence, the Commission has performed these duties and has completed its development of several long-range plans for eventual development of these areas by some means; and

WHEREAS, pursuant to the provisions of Act 450, Public Acts of Michigan 1980, the City Council adopted an April 1, 1985, resolution creating the "City of Petoskey Tax Increment Finance Authority"; and

WHEREAS, provisions of Act 450 require that municipal governing bodies appoint boards to supervise and control tax increment finance authorities; and

WHEREAS, the City Council has determined that, because of the expertise of the eight members of the current Water Resources & Development Commission, the purposes of the City of Petoskey Tax Increment Finance Authority would best be served by their participation and supervision:

NOW, THEREFORE, BE IT RESOLVED, that the Water Resources & Development Commission is hereby dissolved as an official commission of the City of Petoskey; and

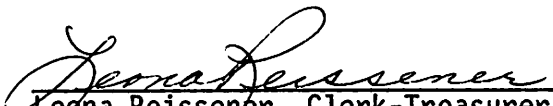
BE IT FURTHER RESOLVED, that the City Council concurs with the Mayor's decision that the Commission's eight members be appointed to the Tax Increment Finance Authority Board as follows: for terms of one year, Cynthia Engel and Clark Ketchum; for terms of two years, Shirley Burns and Harry Miller; for terms of three years, Brent Billideau and Stephen Selden; and for terms of four years - Richard A. Neumann and Edwin White; and

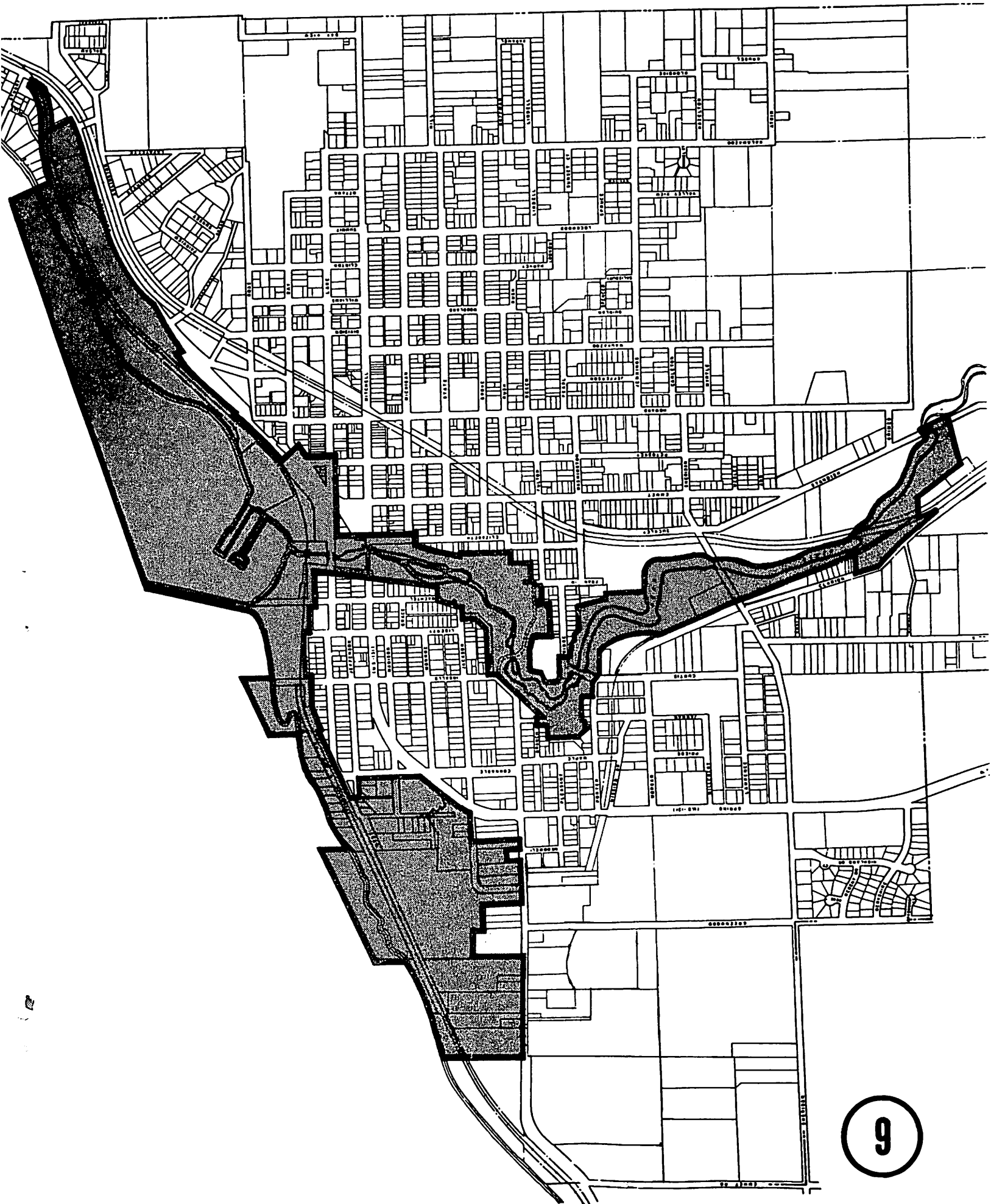
BE IT FURTHER RESOLVED, that the Tax Increment Finance Authority Board shall exercise all powers as prescribed by Act 450 and as prescribed from time to time by resolutions of the City Council.

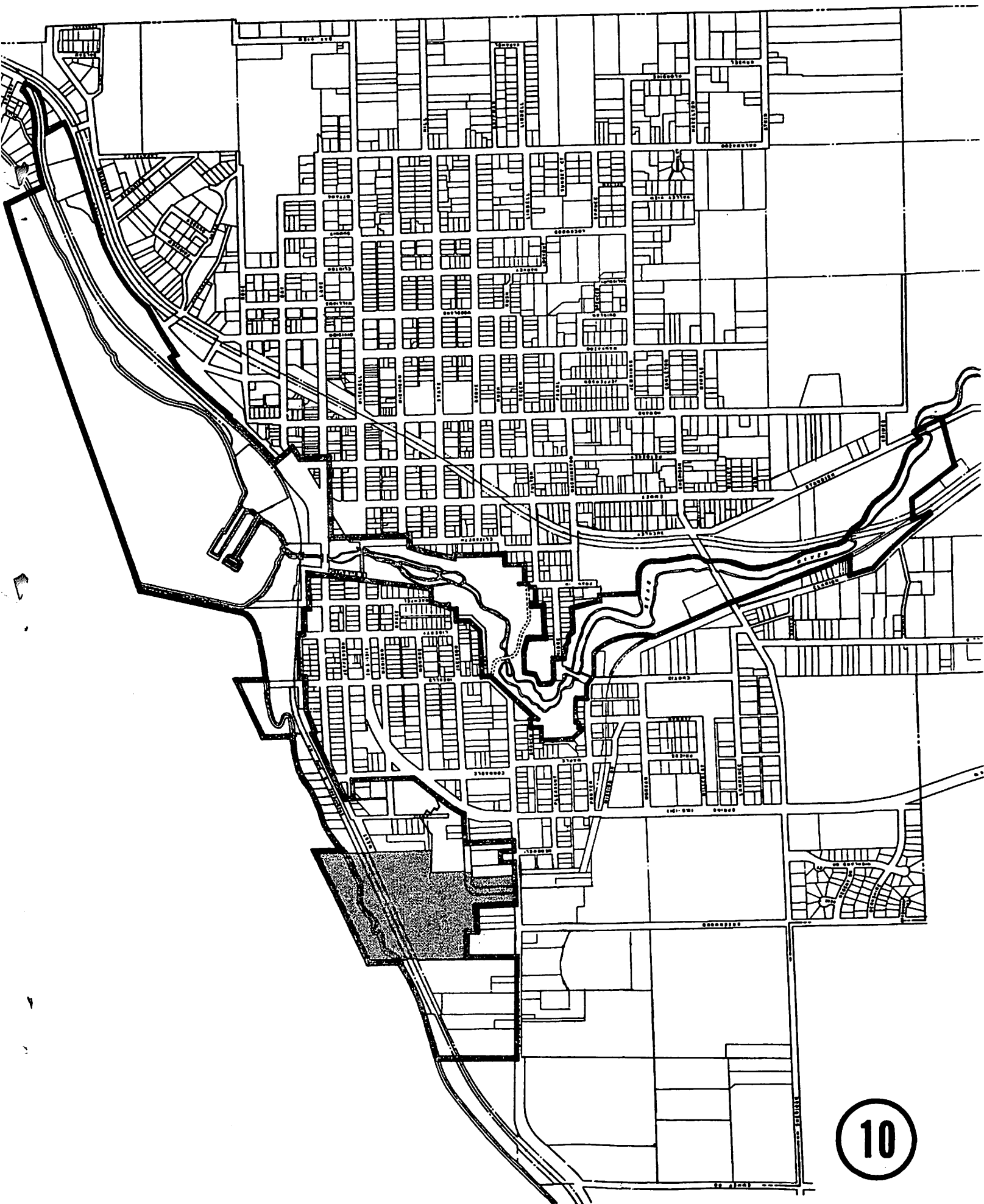
State of Michigan )  
County of Emmet ) ss.  
City of Petoskey )

I, Leona Reissener, Clerk-Treasurer of the City of Petoskey do hereby certify that the foregoing is a true copy of a resolution passed by the City Council of the City of Petoskey in regular session assembled on the 1st day of April, 1985, and of the whole thereof.

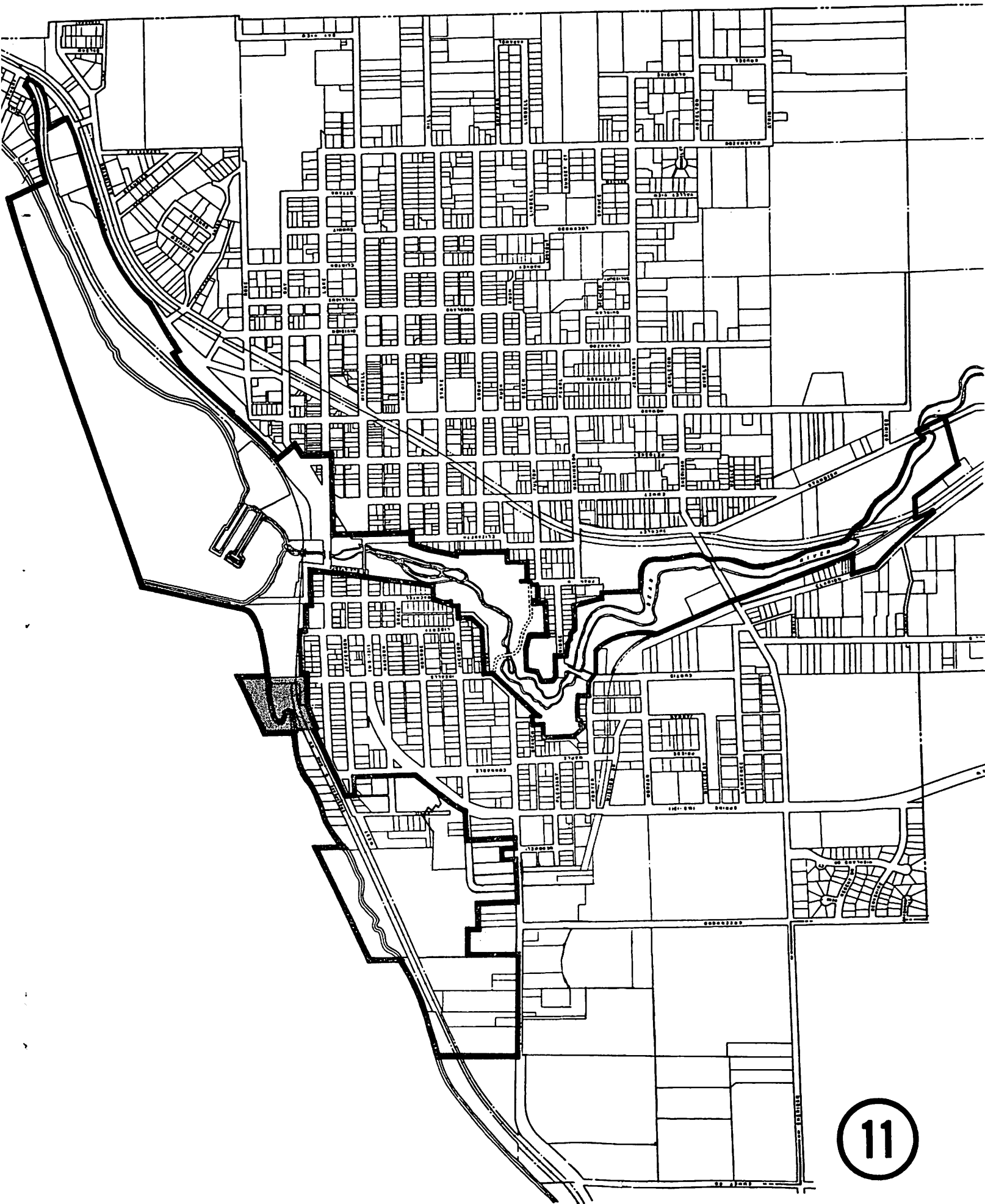
In witness whereof I have hereunto set my hand and affixed the corporate seal of said City of Petoskey this 2nd day of April, 1985.

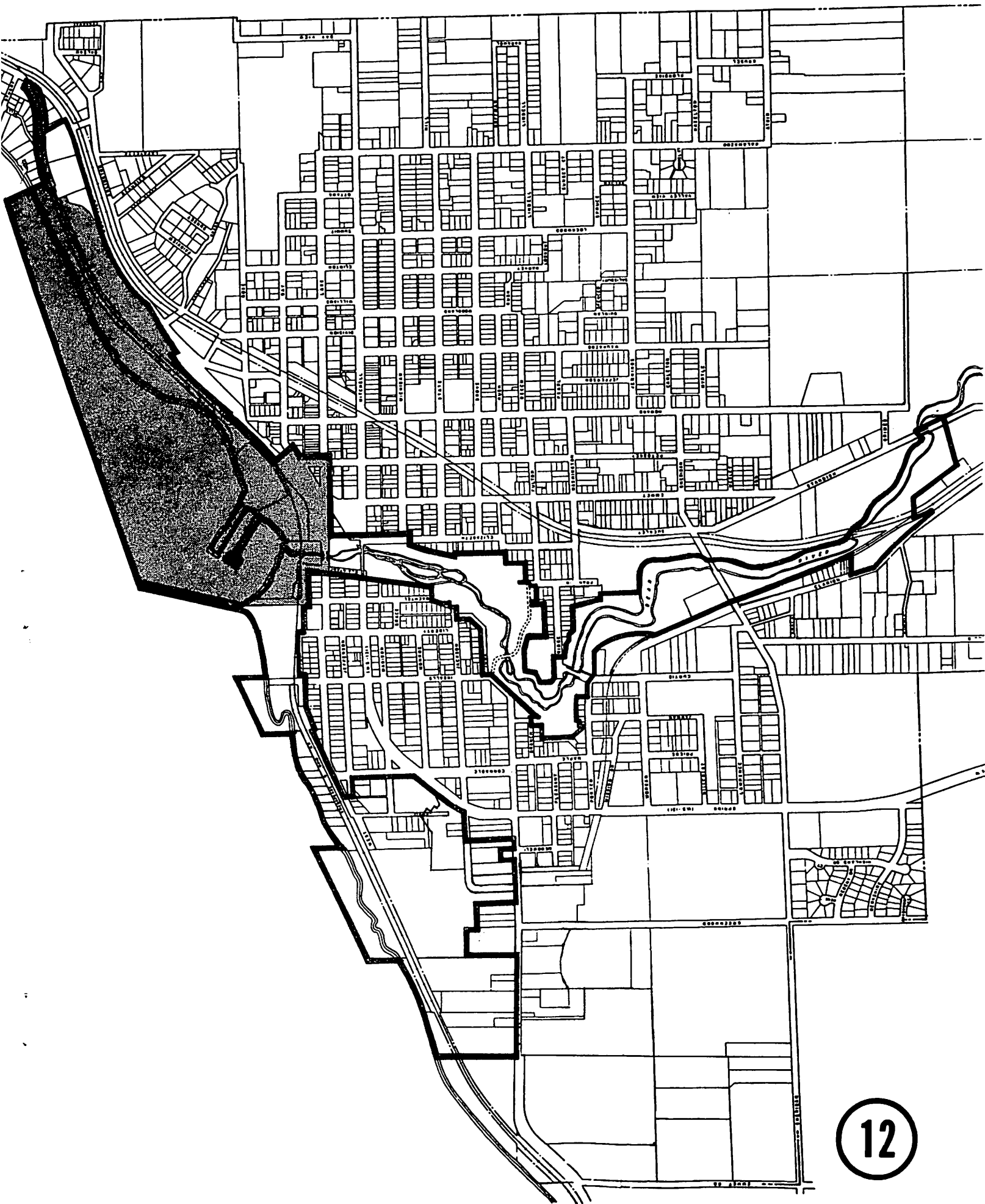
  
Leona Reissener, Clerk-Treasurer

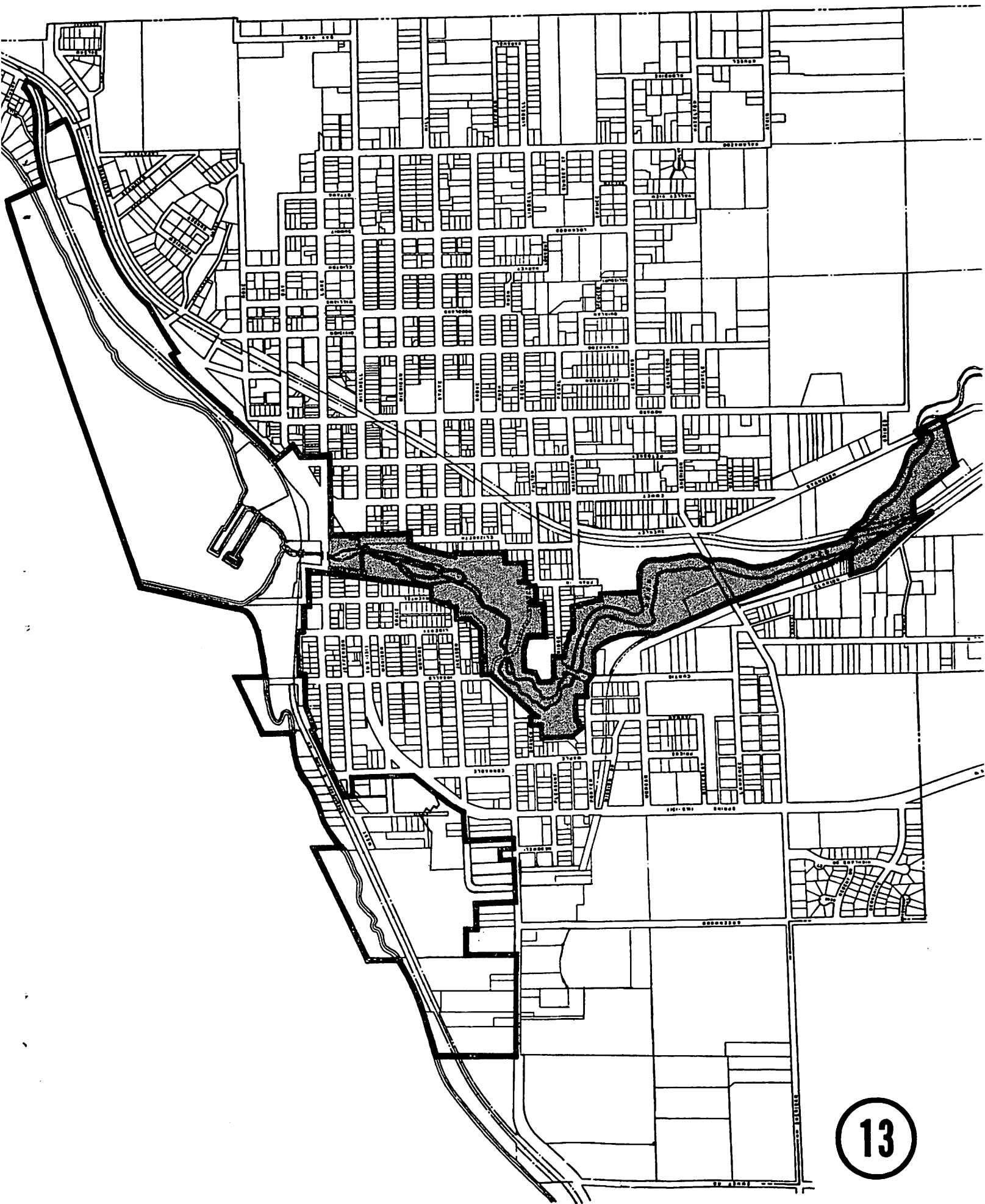












TRIAD  
CORPORATION

RECEIVED MAR 08 1985

TRIAD MANAGEMENT CORPORATION  
TRIAD DEVELOPMENT CORPORATION  
TRIAD REALTY ASSOCIATES, INC.  
TRIAD MORTGAGE CORPORATION

March 1, 1985

Mr. George Korthauer, Manager  
City of Petoskey  
200 Division Street  
Petoskey, MI 49770

Dear Mr. Korthauer:

I would like you to know that the purchase of the C & O property by Triad Development Corporation and ensuing development of Sunset Shores would not have taken place without the purchase by the City of Petoskey of the Petrolane land adjacent to Wachtel Street and the commitment by Petrolane that they would move to another location. The question regarding the Petrolane property arose during any and all discussions we had with investors, financiers, and prospective purchasers. In fact, we had to provide newspaper accounts of the transaction to convince some of the more skeptical individuals involved. Had I not been convinced by you and city attorney Dick Smith, I have no doubt our negotiations would have ceased with Pat Callihan. From a marketing standpoint the existence of Petrolane would be lethal for any project at our location.

Additionally, I am still receiving some negative feedback regarding the removal of the Petrolane buildings from prospective purchasers. A letter from you confirming the City's plans and time table would be very helpful to put their minds at ease. I understand the demolition will occur this spring.

The TIFA is an excellent idea for future improvement of the waterfront and the concept has been well received by our purchasers and prospects.

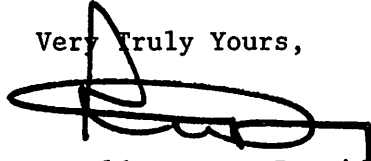
Please keep me informed as to the disposition of the Petrolane site since we obviously have a strong interest in what, if anything, happens there. I have assumed from prior discussions that it was to be a park but have recently heard rumors to the contrary. I don't want to mislead purchasers as to what will be next door so if my assumptions are erroneous please let me know immediately.

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George Korthauer  
Page Two

The bottom line is we would not have developed Sunset Shores if the City had not purchased the Petrolane land and we have a strong vested interest in the future plans for that site.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Ronald Duprey', with a large, stylized loop at the end.

Ronald Duprey, President  
Triad Corporation

Parcel Number	Owner	Occupant-Useage	1984 State Equalized Value (SEV)		
			Real	Personal	Total
70102600	State of Michigan	(Vacant)	\$ 2,900	\$ --	\$ 2,900
70103000	Saint Francis Xavier Church	Cemetery	(Exempt)	(Exempt)	(Exempt)
70100700	Saint Francis Xavier Church	Cemetery	(Exempt)	(Exempt)	(Exempt)
70100600	Saint Francis Xavier Church	Cemetery	(Exempt)	(Exempt)	(Exempt)
70100400	Saint Francis Xavier Church	(Vacant)	(Exempt)	(Exempt)	(Exempt)
70100500	City of Petoskey	Waste Water Treatment Plant	(Exempt)	(Exempt)	(Exempt)
70100200	Gerald Kolinski	Kauffman Furniture	66,300	4,375	70,675
60631000	City of Petoskey	Magnus Park	(Exempt)	(Exempt)	(Exempt)
60628900	Health Facilities Partnership	Emmet Federal Credit Union	83,900	--	83,900
90027150	Health Facilities Partnership	Ed's Electric Appliance Service	--	2,465	2,465
90022300	Health Facilities Partnership	Petoskey Dental Associates	--	7,635	7,635
60628800	Health Facilities Partnership	Parking lot	30,200	--	30,200
60628600	Health Facilities Partnership	(Vacant)	16,000	--	16,000
60629400	Health Facilities Partnership	Office	31,800	--	31,800
60629300	Health Facilities Partnership	Apartment	98,200	--	98,200
36003000	Health Facilities Partnership	Burns Clinic	2,876,600	--	2,876,600
36001400	Petoskey Hospital Finance Authority	Northern Michigan Hospitals	(Exempt)	(Exempt)	(Exempt)
60630000	Elma Larsen	Summer Cottage	12,500	--	12,500
60630400	Robert W. Baker	Summer Home	43,700	--	43,700
60630500	John O. Buick	(Vacant)	15,000	--	15,000
60630300	Petoskey Mid-Town Associates	(Vacant)	20,000	--	20,000
60630310	Petoskey Mid-Town Associates	(Vacant)	20,000	--	20,000
60630320	Petoskey Mid-Town Associates	(Vacant)	20,000	--	20,000
60630330	Ronald W. Powers	(Vacant)	20,000	--	20,000
60630340	Petoskey Mid-Town Associates	(Vacant)	20,000	--	20,000
60630350	Petoskey Mid-Town Associates	(Vacant)	20,000	--	20,000
60630360	Richard W. Wulff	(Vacant)	20,000	--	20,000
60630370	Petoskey Mid-Town Associates	(Vacant)	20,000	--	20,000

Parcel Number	Owner	Occupant-Useage	1984 State Equalized Value (SEV)		
			Real	Personal	Total
34000100	Sunset Shores Limited Partnership	Construction Office	\$ 5,000	\$ --	\$ 5,000
34000150	Sunset Shores Limited Partnership	Condominiums (construction site)	150,000	--	150,000
90003000	American Fletcher Leasing Corp.	Burns Clinic (leasee)	--	375,825	375,825
90004050	Burns Clinic	Burns Clinic	--	383,730	383,730
60623800	City of Petoskey	Former Petrolane site	60,000	--	60,000
34006100	City of Petoskey	Utility Building and Diesel Plant	(Exempt)	(Exempt)	(Exempt)
11000100	Salvation Army	Church	(Exempt)	(Exempt)	(Exempt)
11000200	Salvation Army	(Vacant)	(Exempt)	(Exempt)	(Exempt)
11000300	Mollering and Cormican	(Building)	45,500	--	45,500
90026300	Mollering and Cormican	Photography by Luciano	--	5,475	5,475
90017230	Mollering and Cormican	Memory Lane Systems	--	3,650	3,650
11000400	James Behan and Wife	(Building)	46,000	--	46,000
90009700	James Behan and Wife	Forest Realty	--	270	270
53200500	City of Petoskey	Partial Bayfront Park - Well #2	(Exempt)	(Exempt)	(Exempt)
53200600	Craig and Budd Tallberg	Tallberg's Chevrolet-Oldsmobile	31,000	--	31,000
53200100	Tallberg's Chevrolet-Oldsmobile	Tallberg's Chevrolet-Oldsmobile	182,700	--	182,700
90005000	Tallberg's Chevrolet-Oldsmobile	Tallberg's Chevrolet-Oldsmobile	--	55,990	55,990
53200200	G.D.O. Investment	Crago Shopping Center	480,000	--	480,000
90017600	G.D.O. Investment	Little Ceasar's Pizza	--	45,000	45,000
90034600	G.D.O. Investment	Vic's Clip Shop	--	480	480
90021300	G.D.O. Investment	Viccarol's	--	4,470	4,470
90007000	G.D.O. Investment	Oleson's Foods #5, Inc.	--	160,485	160,485
90015210	G.D.O. Investment	Chuck's TV	--	--	--
90004750	G.D.O. Investment	Find Us	--	100	100
34006100	City of Petoskey	Bear River Valley	(Exempt)	(Exempt)	(Exempt)
60615100	City of Petoskey	Central Garage and Warehouse	(Exempt)	(Exempt)	(Exempt)
29007300	City of Petoskey	Material Storage Yard	(Exempt)	(Exempt)	(Exempt)
29006100	City of Petoskey	(Vacant)	(Exempt)	(Exempt)	(Exempt)
60704500	City of Petoskey	Bicycle track	(Exempt)	(Exempt)	(Exempt)
TOTAL			\$4,437,300	\$1,049,950	\$5,487,250

