

ORDINANCE NO. 99-326

AN ORDINANCE CREATING A DOWNTOWN DEVELOPMENT AUTHORITY FOR THE CITY OF TAYLOR, DESIGNATING BOUNDARIES OF THE DOWNTOWN DISTRICT AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

THE CITY OF TAYLOR ORDAINS:

Section 1. Title. This ordinance shall be known as the "Downtown Development Authority Ordinance" of the City of Taylor.

Section 2. Determination of Necessity; Purpose. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the City, and promote economic growth, pursuant to Act 197 of the Public Acts of Michigan, 1975, as amended.

Section 3. Definitions. The terms used in this ordinance shall have the same meaning as given to them in Act 197 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this ordinance:

"Authority" means the Taylor Downtown Development Authority created by this ordinance.

"Act 197" means Act No. 197 of the Public Acts of Michigan of 1975, as amended.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City.

"City" means the City of Taylor, Michigan.

"Council" or "City Council" means the City Council of the City.

"Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

Section 4. Creation of Authority. There is hereby created pursuant to Act 197 a downtown development Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the "TAYLOR DOWNTOWN DEVELOPMENT AUTHORITY". The Authority may adopt a seal, may sue and be sued in any

court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this ordinance and Act 197. The enumeration of a power in this ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

Section 5. Termination. Upon completion of its purposes, the Authority may be dissolved by the Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

Section 6. Description of Downtown District. The Downtown District shall consist of the territory in the City described in Exhibit A, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this ordinance and Act 197.

Section 7. Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Chief Executive Officer and 12 members. Members shall be appointed by the Chief Executive Officer, subject to approval by the Council. Not less than a majority of the members shall be persons having an interest in property located in the Downtown District. Not less than 1 of the members shall be a resident of the Downtown District, if the Downtown District has 100 or more persons residing within it. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed and qualified. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. An appointment to fill a vacancy shall be made by the Chief Executive Officer for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt Bylaws governing its procedures subject to the approval of the Council. In the event that the Board determines to employ a Director of the Authority, such Director shall furnish a bond in the penal sum of One Hundred Dollars (\$100.00) payable to the Authority for use and benefit of the Authority and shall file the same with the City Clerk of the City.

Section 8. Powers of Authority. Except as specifically otherwise provided in this ordinance, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

Section 9. Fiscal Year; Adoption of Budget.

(a) The fiscal year of the Authority shall begin on July 1st of each year and end on June 30 of the following year, or such other fiscal year as may hereafter be adopted by the Council.

(b) The Board shall prepare annually a budget and shall submit it to the Council for approval in the manner and at the time, and which budget shall contain the information, required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the Council. The Board may, however, temporarily adopt a budget

in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bonds.

(c) The Authority shall submit financial reports to the Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City and copies of the audit report shall be filed with the Council.

Section 10. Section Headings; Severability; Repealer. Section headings are provided for convenience only and are not intended to be part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 11. Publication, Recording and Filing. This ordinance shall be published once after its adoption in full in The News-Herald, a newspaper of general circulation in the City of Taylor and the City Clerk shall file a certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.

Section 12. Effective Date. This ordinance shall take effect immediately upon its publication.

CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance No. 99-326 duly adopted by the City Council of the City of Taylor, County of Wayne, State of Michigan, at a regular meeting held on April 6, 1999, 1999, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such Act.

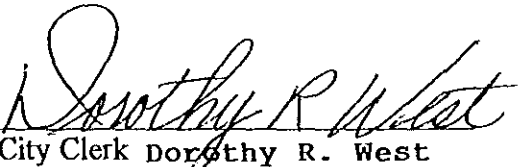
I further certify that the following Members were present at said meeting Rilley, McDermott, Geiss, Chorkaluk, Bzura and that the following Members were absent Molner, Ettore.

I further certify that Member Rilley moved adoption of said Ordinance and Member Chorkaluk supported said motion.

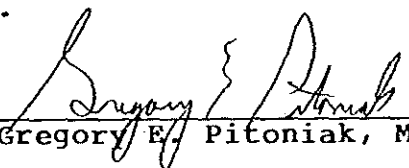
I further certify that the following Members voted for adoption of said Ordinance Bzura, Rilley, McDermott, Geiss, Chorkaluk, and that the following Members voted against adoption of said Ordinance None.

Unanimously adopted.

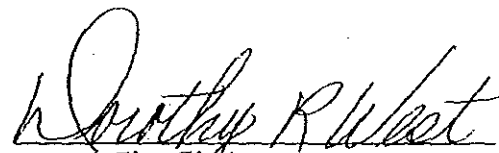
Resolution No. 4.271-99


City Clerk Dorothy R. West
City of Taylor

I hereby approve the foregoing Ordinance.


Gregory E. Pitoniak, Mayor

I hereby certify that the foregoing ordinance received legal publication in The News-Herald on _____ and April 11, 1999 and that a certified copy of the foregoing ordinance was filed with the Michigan Secretary of State on April 20, 1999.


City Clerk

Dorothy R. West
City of Taylor

EXHIBIT A

The boundaries for the proposed downtown district within which the downtown development authority shall exercise its powers are properties adjoining Goddard Road between Telegraph and Allen Roads with ID#'s as follows:

033990017000	033990018000	035010208000	035010209000
035010210000	035010211000	035010212005	035010213004
035010214005	035010215005	035010267000	035010270002
035010273001	035020001001	035020002002	035020031300
035020033000	035020034000	035020035000	035020036000
035020037000	035020038000	035020039000	035020040000
035020068302	035020069000	035020070000	035020071000
035020072000	035990006000	035990007000	036010001000
036010003000	036010004000	036010005000	036010006000
036010007000	036010008000	036010010000	036010011302
036010016300	036990001001	036990001002	039020001000
039020003300	039020004002	039020005002	039020036303
039020037004	039020038000	039020040000	039020041000
039020042000	039020043000	039020044003	039990001000
039990003000	039990004000	039990005000	039990006000
039990009000	039990013000	039990014002	039990015000
040010041001	040010042001	040010043001	040010044001
040010045001	040010046001	040010047001	040010048003
040010048004	040010054003	040990013000	040990014000
040990016000	040990017000	040990018000	040990019000
040990020000	040990021000	040990022000	040990023000
040990024002	040990025000	040990026000	040990048000
040990049000	057020001000	057020003000	057020005000
057020006000	057020008000	057020009300	057020011000
057020012000	057020013000	057020014000	057020015000
057030001000	057030003000	057030004300	057030006000
057040021000	057040022000	057040066000	057040067000
057990001000	057990002000	057990005000	058010001001
058010015001	058010020001	058010023001	058010024001
058010026001	058010029001	058010031001	058010032001
058010035302	058010041001	058010042001	058010043301
058010049302	058010050303	058010053001	058010054301
058010058001	058010305000	058030001300	058030003000
058030004000	058030005000	058030006000	058030007000

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058990001000	058990020000	058990022000	058990030000
061010132000	061010140001	061010254001	061010255001
061010256001	061010257001	061010258001	061010259001
061010261001	061020396000	061020397000	061020398000
061020399000	061020460004	061020460005	061020462005
061020464001	061020498002	061020499002	061020500306
061020500307	061020502001	061020503000	061020504001
061020504002	061020540006	061020541307	061020542004
061020543000	061990001003	061990002000	062010001000
062010002000	062010003000	062010068000	062010069000
062010072300	062020068000	062020069000	062020099000
062990001000			

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declare its intention to create and provide for the operation of an authority.

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

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

Alteration or amendment of boundaries.] (4) The governing body of the municipality may alter or amend the boundaries of the downtown district to include or exclude lands from the downtown district in accordance with the same requirements prescribed for adopting the ordinance creating the authority. (MCL § 125.1653.)

§ 5.3010(3a) Downtown district; managing authority; obligations; bonds; effectivity.] Sec. 3a. If a downtown district is part of an area annexed to or consolidated with another municipality, the authority managing that district shall become an authority of the annexing or consolidated municipality. Obligations of that authority incurred under a development or tax increment plan, agreements

related to a development or tax increment plan, and bonds issued under this act shall remain in effect following the annexation or consolidation. (MCL § 125.1653a.)

History. Added by Pub Acts 1985, No. 159, imd eff November 15.

§ 5.3010(4) Board, membership; qualifications; terms; vacancy; compensation and expenses; chairperson.] Sec. 4. (1) [Except as provided in subsections (7) and (8),] an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality and not less than 8 or more than 12 members as determined by the governing body of the municipality. *

* Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an interest in property located in the downtown district. Not less than 1 of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Of the members first appointed, an equal number of the members, as near as is 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. The chairperson of the board shall be elected by the board.

Oath of office.] (2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

Open Meetings Act, compliance; rules; special meetings.] (3) The business which the board may perform shall be conducted at a public meeting of the board held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976. The board shall adopt rules consistent with Act No. 267 of the Public Acts of 1976 governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

Removal of board member for cause; judicial review.] (4) Pursuant to notice and after having been given an opportunity to be heard, a member of the board may be removed for cause by the governing body. Removal of a member is subject to review by the circuit court.

Expenses and financial records; open to public.] (5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

Michigan statute excerpts on downtown development authorities

Additional content from previous item: declared its intention to create and provide for the operation of an authority.

§ 5.3010(3a)

Title 5—Municipalities

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

Adoption of ordinance; subject to applicable statutory or charter provisions; filing and publication. (3) After the public hearing provided for in subsection (2), if the governing body of the municipality intends to proceed with the establishment of the authority, it shall adopt, by majority vote of its members, an ordinance establishing the authority and designating the boundaries of the downtown district within which the authority shall exercise its powers. The adoption of the ordinance is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or mayor, and the adoption of an ordinance over his veto. This ordinance shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

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Housing and Zoning Laws.

related to a development or tax increment plan, and bonds issued under this act shall remain in effect following the annexation or consolidation. (MCL § 125.1653a.)

History. Added by Pub. Act 1985, No. 159, ind. eff. November 15.

§ 5.3010(4)

(Handwritten note: DDA)

Board; membership; qualifications; terms; vacancy; compensation and expenses; chairperson. Sec. 4.

(1) [Except as provided in subsections (7) and (8),] an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality and not less than 8 or more than 12 members as determined by the governing body of the municipality. Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an interest in property located in the downtown district. Not less than 1 of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Of the members first appointed, an equal number of the members, as near as is practical, 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. A member is eligible for reappointment. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Member of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The member shall qualify by taking and subscribing to the constitutional oath of office.

Oath of office. (2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

Open Meetings Act, compliance; rules; special meetings. (3) The business which the board may perform shall be conducted at a public meeting of the board held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976. The board shall adopt rules consistent with Act No. 267 of the Public Acts of 1976 governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

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Expenses and financial records; open to public. (5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

Page 9 is complex and may be difficult to understand. This page is a rotated, small-print attendance table with many columns and a detached subtable whose headers are not fully visible, creating a high risk of transcription or navigation errors for screen reader users. Accessibility was improved by converting the content into structured HTML tables with header cells, row headers, and an explanatory note about the detached grid and uncertain small-text areas. If you need help understanding this page, please use the live assistance options in the sidebar.

Downtown Development Authority Attendance Record

Board members	Appointed	Term	4/8/1999	4/14/1999	7/27/1999	10/14/1999	11/10/1999	1/13/2000	3/9/2000	1
Greg Bzura	4/12/1999	4/6/2004	X	X	X	X	X	X	X	X
Jackie Molner	4/12/1999	4/6/2004	X	X	NO	NO	X	X	X	X
Pauline Ettore	4/12/1999	4/6/2004	NO	NO	X	NO	NO	X	X	X
Board members	Appointed	Term	4/8/1999	4/14/1999	7/27/1999	10/14/1999	11/10/1999	1/13/2000	3/9/2000	
Ron Moran	4/12/1999	4/6/2005	X	X	X	X	X	X	X	X
Fred Voran	4/12/1999	4/6/2006	NO	NO	NO	X	NO	NO	NO	N
Margarita Cabrera	4/12/1999	4/6/2006	X	X	NO	NO	X	NO	X	N
Randy Fishman	4/12/1999	4/6/2006	X	X	X	X	X	X	NO	N
Robert Hunter	9/8/2003	4/6/2007	X	X	X	NO	NO	X	NO	N
James Bowling	4/12/1999	4/6/2005	X	X	NO	NO	X	X	NO	X
Norman Gering	9/8/2003	4/6/2007	X	X	X	X	X	X	NO	X
Sean McGuckin	6/26/2002	4/6/2005								
William Gib	9/8/2003	4/6/2007								

Note: The original page also shows a detached two-row grid beneath the main table. It is transcribed separately below because the visible image does not repeat its left-side headers.

Board member	Visible date	4/8/1999	4/14/1999	7/27/1999	10/14/1999	11/10/1999	1/13/2000	3/9/2000	10/12/2000
Jenny	4/6/2003	X	X	X	NO	X	NO	NO	NO
Coco Nancy	4/6/2005		X	X	X	X	X	X	X
Smith									

Note after affected element: the original supplied PDF page is rotated and includes very small table text; some date and attendance cells may be difficult to distinguish, so this HTML preserves the table structure and all visible marks as clearly as possible.