

ORDINANCE NO. 11-906

ORDINANCE
AMENDING THE BOUNDARIES
FOR THE
ISHPEMING DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the Ishpeming Downtown Development Authority (the "Authority") previously prepared and approved a Tax Increment Financing (TIF) and Development Plan of 2015 (the "Development Plan"), which was approved by the City Council (the "City Council") of the City of Ishpeming (the "City") pursuant to Ordinance No. 11-905, adopted on December 7, 2015; and

WHEREAS, within the boundaries for this district the map contained several parcels that were not intended to be included to the Downtown Development District; and

WHEREAS, on September 13 and 14, 2016, the City published a notice in the Mining Journal, regarding the areas to be removed from the TIF and Development Plan, requesting public comment on the same; and

WHEREAS, the City Council held a public hearing on October 5, 2016, on the above Plan Amendment pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act"); and

NOW, THEREFORE, THE CITY OF ISHPEMING ORDAINS:

1. Findings.

(a) The corrected map and parcel list meets the requirements as set forth in Section 17(2) of the Act.

(b) All other conditions of the TIF and Development Plan remain unchanged.

(c) The TIF and Development Plan is reasonable and necessary to carry out the purposes of the Act.

(d) The TIF and Development Plan is in reasonable accord with the Master Plan of the City.

(e) Public services, such as firefighting, police protection, street maintenance, and utilities, are adequate to service the Development Area.

(f) The City's and Authority's focus on the downtown areas is appropriate and necessary for the revitalization of the community.

2. Public Purpose. The City Council hereby determines that the TIF and Development Plan, dated October 26, 2015, constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that the TIF and Development Plan is in the best interests of the public to help halt property value deterioration, stabilize property tax valuations, eliminate the causes of the deterioration in property values, and to promote growth and revitalization in the Downtown District.

4. Approval and Adoption of Plan Amendment. The TIF and Development Plan is hereby approved and adopted. A paper copy of the TIF and Development Plan shall be maintained in the City Clerk's office and also at the Carnegie Public Library—available to the general public for review--and also available on the City's website (www.ishpemingcity.org).

5. Boundaries Amended. The boundary corrections are necessary to continue the integrity of the district.

6. Amendment to Ordinances. Ordinance No. 11-901, Ordinance No. 11-903, Ordinance No. 11-904, and Ordinance No. 11-905 are hereby amended by this Ordinance.

7. Conflict and Severability. Each section of this Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be found invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this Ordinance.

8. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

9. Publication and Recording. This Ordinance shall be published in full (promptly after its adoption) in The Mining Journal, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.

Passed and adopted by the City Council of the City of Ishpeming, County of Marquette, State of Michigan, on January 11, 2017.

AYES: Mayor Joseph Juidici, Council Members Justin Koski, Karl Lehmann, Stuart Skauge and Mike Tonkin (5).

ABSENT: None (0).

NAYS: None (0).

ORDINANCE DECLARED ADOPTED.



Tammie Leece, City Clerk

Approved as of First Reading: December 7, 2016
Adopted: January 11, 2017

I hereby certify that the foregoing is a true and complete copy of an Ordinance No. 11-906 adopted by the City Council of the City of Ishpeming, County of Marquette, Michigan at a regular meeting held on January 11, 2017 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Tammie Leece, City Clerk

FINAL AMENDED TIF DISTRICT LEGAL DESCRIPTION

09-13-2016

Section 3, T47N R27W, That part lying North of RR R/W and West of Hickory Street except that part lying NW'LY of Carp River; and except a part commencing at the SE corner of the NW ¼ of NE ¼, thence N 275.6' to POB; thence S 81deg 35'W 333.6'; thence N 130.4'; thence N 84deg E 337.4'; thence S 149.6' to POB; and

Section 4, T47N R27W, That part of the S ½ of Section lying North of the South RR R/W except the Plat of Ishpeming Hills and the S ½ of NE ¼ lying North of the South RR R/W, and also that part of the NE ¼ of the NE ¼ lying Southeasterly of Carp River; and

Section 34, T48N R27W, the South 530' of SW ¼ of SW ¼ lying East of Carp River, and also that part of Cliffs Eighth Addition in the SW ¼ of SE ¼ lying South of Mather Avenue and West of Lot 7, Block 10; and

Also the following described parcel being part of the South ¼ of Section 3, the SE ¼ of Section 4, the NE ¼ of Section 9, and the North ½ of Section 10, all in T47N R27W; Beginning at a point on the South R/W line of Soo Line RR 200 feet NE'ly of Lakeshore Drive, then S27deg48'E to Northeast Corner of Lot 1 of Cliffs Commercial Subdivision; then SE'ly along E'ly line of Subdivision to C/L of Euclid Street, then E'ly on C/L of Euclid Street to C/L of Spruce Street, then S'ly on C/L of Spruce Street to C/L of Canda Street; then NE'ly on C/L of Canda Street to C/L of Pine Street, then NW'ly on C/L of Pine Street to C/L of Barnum Street; then NE'ly on C/L of Barnum Street to C/L of Euclid Street; then E'ly on C/L of Euclid Street to C/L of Second Street; then N'ly on C/L of Second Street to C/L of Ely Street; then E'ly on C/L of Ely Street to C/L of Third Street; then S'ly on C/L of Third Street to C/L of Pearl Street; then Westerly on C/L Pearl Street to C/L of Second Street; then Southerly on C/L of Second Street to the intersection with the C/L of the first public alley lying South of Division Street; thence W'ly along the C/L of said alley to the East R/W line of Main Street; thence SW'ly to the intersection of the West R/W line of Main Street with the C/L of the first public alley lying South of Division Street; thence W'ly along the C/L of said alley to the East R/W line of Pine Street; thence SW'ly to the SE corner of Lot 87 of the US Steel Corporation Assessor's Plat No. 1 of the Hard Ore Extension; thence N88deg10'25"W 121.45 feet to the SW corner of Lot 87 of said Plat; thence NW'ly 100' M/L to the SE corner of Lot 85 of said Plat; thence S56deg31'00"W 46.65 feet; thence N88degW 19.65 feet to the SW corner of said Lot 85; thence SW'ly a distance of 67 feet M/L to the intersection of the East line of Lot 17 of said Plat produced S'ly to the intersection with the C/L of the first public alley lying south of Division Street; thence W'ly along the C/L and the extended C/L of said public alley to the South ROW line of the abandoned railroad ROW; thence SW'ly along S R/W of abandoned RR R/W to a point due South of the West ROW line of Tamarack Street; thence North to the C/L of Greenwood Street, then NE'ly on C/L of Greenwood Street to the extended C/L of Graham Street; thence North on the extended and C/L of Graham Street to C/L of Division Street; thence East to a point 400 feet West of Lake Shore Drive, then NW'ly 400' West of and parallel with Lakeshore Drive a distance of 3600 feet M/L to the South line of the Soo Line RR R/W; thence NE'ly along the South line of the Soo Line RR ROW a distance of 850 feet M/L to the Point of Beginning.

DDA TIF District 5-2-2016



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