

CHAPTER 284
Downtown Development Authority

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284.01 DEFINITIONS.

The terms used in this chapter shall have the same meaning given to them in Act 197 or as hereafter provided in this section, unless the context clearly indicates to the contrary. As used in this chapter:

- (a) "Act 197" means Act 197 of the Public Acts of 1975, as amended.
- (b) "Authority" means the Downtown Development Authority established by this chapter.
- (c) "Board" and "Board of Trustees" mean the Board of Trustees of the Authority, the governing body of the Authority.
- (d) "Chief executive officer" means the Mayor.
- (e) "City" means the City of Grand Blanc, Michigan.
- (f) "Council" and "City Council" mean the City Council of Grand Blanc.
- (g) "Downtown development tax" means the tax authorized by this chapter pursuant to Act 197 to be imposed by the Authority in the downtown area.
- (h) "Downtown District" means the Downtown District referred to in this chapter as now existing or hereafter amended.

(Ord. 06-01. Passed 5-17-06.)

284.02 DETERMINATION OF NECESSITY.

The City Council hereby determines that it is necessary for the best interests of the City to halt property value deterioration and increase property tax valuation where possible in the business district of the City, to eliminate the causes of that deterioration and to promote economic growth by establishing

a Downtown Development Authority pursuant to Act 197.

(Ord. 06-01. Passed 5-17-06.)

284.03 ESTABLISHMENT OF AUTHORITY.

There is hereby established, pursuant to Act 197, a Downtown Development Authority in and for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under the title of "Grand Blanc 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 in this chapter and Act 197. The enumeration of a power in this chapter or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

(Ord. 06-01. Passed 5-17-06.)

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284.04 DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT BOUNDARY DESCRIPTION.

Part of the City of Grand Blanc, Genesee County, Michigan, described as beginning at the center lines of Saginaw (M-54) Road and Perry Road; thence northwesterly, along the center line of said Saginaw (M-54) Road, to the south line of lot 22 of "assessor's plat no. 1", extended northeasterly; thence southwesterly to the most southerly corner of said lot 22; thence northwesterly along the easterly line of lot 17 of "Ingleside Addition" to the center line of Sawyer Street; thence northeasterly along the center line of said Sawyer Street to the westerly line of lot 15, extended southeasterly; thence northwesterly to the most northwesterly corner of lot 73 of said "assessor's plat no. 1"; thence northeasterly to the most southerly corner of lot 74 of said plat, thence northwesterly to the intersection of the center line of High Street with the southwesterly line of lot 75 of said "assessor's plat no. 1", extended northwesterly; thence southwesterly, along the center line of said High Street, to the center line of Davis Street; thence northwesterly to the north line of lot 63 of said plat, extended northeasterly to the center line of Davis Street; thence southwesterly to the most westerly corner of said lot 63; thence northwesterly to the most northerly corner of lot 190 of "assessor's plat no. 4"; thence southwesterly along the northerly line of said lot 190 to the northwesterly corner of said lot 190; thence southeasterly to the most southerly corner of said lot 190 thence southwesterly, southeasterly and southerly, along the east line of lot 195 of "assessor's plat no. 4", to the southeast corner of said lot 195; thence westerly, along the south line of said lot 195 and said south line extended westerly to the center line of the Chesapeake and Ohio Railroad; thence southeasterly along said center line to the east-west 1/4 line of section 16, T6N-R7E; thence west along said east-west 1/4 line 143 feet more or less; thence southeasterly 143.0 feet southwesterly of and parallel with the center line of said railroad to the north plat line of "Stone Hollow," extended easterly; thence westerly along said plat line, also being the south property line of the "Proclean strip commercial center" to the southwest corner of said "Proclean strip commercial center" property; thence northwesterly along the west line of said parcel to the center line of Grand Blanc Road; thence southwesterly along said center line to the east line of lot 53 of "Grand Oak," extended southerly; thence northerly along the east line of said plat to the southwest corner of "Davis western addition"; thence easterly along the south line of said plat to the center line of Seward Street; thence northerly along said center line to the center line of Church Street; thence northeasterly along said center line to the center line of the Chesapeake and Ohio Railroad; thence northwesterly along said center line to the north line of lot 188 of "assessor's plat no. 3," extended northeasterly; thence southwesterly to the most southerly corner of lot 189 of said plat; thence northwesterly, southwesterly, northwesterly, southwesterly,

southeasterly and southwesterly along the southerly line of said lot 189 and said southerly line extended southwesterly to the westerly line of said "assessor's plat no. 3"; thence southerly along said west line to the center line of Reid Road; thence westerly to the west line of the City limits; thence northerly along the City limits line to the center line of Saginaw (M-54) Road; thence southeasterly along said center line to the northerly line of lot 2 of "Woodward Acres," extended southwesterly; thence northeasterly to the most northerly corner of said lot 2; thence southeasterly to the most easterly corner of lot 1 of said plat; thence northeasterly along the east line of said plat to the City limits line, also being the east-west 1/4 line of section 9, T6N-R7E; thence easterly along said east-west 1/4 line to the center line of the Chesapeake and Ohio Railroad; thence southeasterly along said center line to the center line of Center Road, extended southeasterly as platted in "Rust's Subdivision"; thence northeasterly along said centerline of

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Center Road to the center line of Center Road as relocated; thence southeasterly along said center line as relocated to the northerly line of lot 24 of said "rust subdivision," extended southwesterly; thence northeasterly to the center line of walker Street; thence southeasterly along said center line to the southerly line of lot 8, extended southwesterly; thence southwesterly to the northwesterly corner of lot 3 of "Rust's Subdivision"; thence southeasterly to the southwest corner of said lot 3; thence northeasterly to the most northerly corner of lot 152 of "assessor's plat no. 1"; thence southerly to the section corner common to sections 9, 10, 15, and 16, T6N-R7E, City of Grand Blanc; thence southeasterly, along the east line of "assessor's plat no. 1," to the most easterly corner of lot 161 of said plat; thence southwesterly to the most westerly corner of lot 15 of "Indian Hill Colony"; thence southeasterly and northeasterly, along the westerly and southerly line of said "Indian Hill Colony" to the northwest corner of lot 25 of "Maplegrove Subdivision"; thence southeasterly to the most southerly corner of lot 23 of said plat; thence southwesterly 138.5 feet more or less; thence southeasterly 101.7 feet more or less; thence southwesterly 92 feet more or less; thence southeasterly 101.7 feet more or less, to the northerly line of lot 12 of said "Maplegrove Subdivision"; thence southwesterly to the most westerly corner of said lot 12; thence southeasterly, along the southwesterly line of said lot 12 to the center line of Bush Avenue; thence northeasterly along said center line to a point which is southwesterly 15.0 feet, along the southerly line of said Bush Avenue, and northerly 25.0 feet at right angles to said southerly street line from the most westerly corner of lot 31 of said plat; thence southeasterly, 15.0 feet southwesterly of and parallel to the southwesterly line of said lot 31 of "Maplegrove Subdivision" to the southeasterly line of said plat; thence southwesterly along the southeasterly line of lots 30, 29, and 28 of said plat to a point northeasterly 215.69 from the southerly corner of lot 10 of said plat; thence southeasterly, northeasterly and southeasterly along the southwesterly line of tax parcel 25-56-15-100-021 to the center line of Grant Street; thence southwesterly, along said center line, to a point which is 173.0 feet from the center line of Saginaw (M-54) Road; thence southeasterly, parallel with the southwest line of lot 17 of "Cheney Addition" to the southeasterly line of said lot 17; thence southwesterly 20.00 feet to the most easterly corner of lot 1 of said plat; thence southeasterly along the northeasterly line of lots 2 through 8, inclusive, and said line extended, to the center line of Perry Road; thence northeasterly along said center line to the north-south 1/4 line of section 15, T6N-R7E; thence southerly along said north-south 1/4 line, 343.5 feet more or less to the northerly line of tax parcel 25-56-300-001; thence southwesterly along said northerly line to the center line of Saginaw (M-54) Road; thence northwesterly to the place of beginning, also being the intersection of Saginaw (M-54) Road and Perry Road center lines, as described.

(Ord. 06-01. Passed 5-17-06.)

284.05 BOARD OF TRUSTEES.

The Authority shall be under supervision and control of a Board of Trustees consisting of the chief executive officer of the City and ten members as provided in Act 197. The members shall be appointed by the chief executive officer subject to approval by the Council and shall hold office for the terms provided in Act 197. Every member shall hold office until the member's successor is appointed.

(Ord. 06-01. Passed 5-17-06.)

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284.06 POWERS OF AUTHORITY.

Except as specifically otherwise provided in this chapter, the Authority shall have all powers provided by law subject to the limitations established by law and herein contained.

(Ord. 06-01. Passed 5-17-06.)

284.07 FISCAL YEAR; ADOPTION OF BUDGET.

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

(b) The Board of Trustees shall annually prepare a budget and shall submit it to the Council on the same date that the proposed budget for the City is required by the City Charter to be submitted to the Council. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City 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.

(Ord. 06-01. Passed 5-17-06.)

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