

CHARTER TOWNSHIP OF UNION  
NOTICE OF PUBLICATION BY POSTING A SUMMARY OF THE PROPOSED WEST DDA  
DEVELOPMENT PLAN AND TAX INCREMENT FINANCE PLAN AMENDATORY ORDINANCE

Notice is hereby given that the first reading of the proposed West DDA Development Plan and Tax Increment Financing Plan Amendatory Ordinance was held during the October 13, 2021 regular meeting of the Charter Township of Union Board of Trustees held in the Township Hall Board Room at 2010 S. Lincoln Road, Mt. Pleasant, MI 48858.

The ordinance will be considered for a second reading and adoption at the regular Board of Trustees meeting on October 27, 2021, which will also be held in the Township Hall Board Room at 2010 S. Lincoln Road, Mt. Pleasant, MI 48858.

A true copy of the proposed ordinance may be inspected or obtained upon request during business hours at the Charter Township of Union office, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, or on the Township's website under Announcements. The following is a summary of the proposed ordinance:

**Section 1.0 (Review and Determination of Public Purpose)** confirms the Board of Trustees determinations that the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District meet the Recodified Tax Increment Financing Act (Public Act 57 of 2018, as amended) standards and that adoption and implementation of the updated plans constitute a public purpose.

**Section 2.0 (Approval of the updated West DDA Plans)** confirms approval of the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District consistent with Act 57 requirements.

**Section 3.0 (Repealer)** confirms the repeal of Township ordinances or parts thereof that conflict with provisions of this Ordinance.

**Section 4.0 (Severability)** confirms that the elements of this ordinance are severable as provided by law.

**Section 5.0 (Publication)** confirms that state law publication requirements will be met.

**Section 6.0 (Effective Date)** establishes the effective date of the ordinance, based on adoption and publication requirements.

Publication of the ordinance was made by this notice and posting of the true copy of the proposed ordinance at the Charter Township of Union office and on the Township's website pursuant to the requirements of the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL42.34).

**CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN**

**WEST DDA DEVELOPMENT PLAN AND TAX INCREMENT FINANCE PLAN AMENDATORY ORDINANCE**

**ORDINANCE NO. \_\_\_\_\_**

[An ordinance adopted under the provisions of the Recodified Tax Increment Financing Act (Public Act 57 of 2018, as amended, being MCL 125.4101 et seq.) and the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL42.34) to adopt updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District, and to provide for publication and an effective date.]

**WHEREAS**, the Township’s Economic Development Authority Board has prepared and recommended for adoption of the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District; and

**WHEREAS**, the Board of Trustees has held a public hearing on the updated plans after required notices were posted, published, and mailed in accordance with the requirements of the Recodified Tax Increment Financing Act (Public Act 57 of 2018, as amended, being MCL 125.4101 et seq.).

**NOW, THEREFORE, THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN HEREBY ORDAINS:**

**Section 1.0      Review and Determination of Public Purpose.**

Following a duly noticed public hearing on the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District, which were recommended to the Board of Trustees on August 17, 2021 by the Economic Development Authority (EDA) Board, which was established by Board of Trustees resolution for the purpose of governing the West DDA District in accordance with requirements of the Recodified Tax Increment Financing Act (Public Act 57 of 2018, as amended). The Board of Trustees has reviewed and found the plans to meet the following standards and criteria, as set forth in Act 57:

- (a) The Development Plan meets the requirements set forth in Section 125.4217 of Act 57, and the Tax Increment Financing Plan meets the requirements set forth in Section 125.4214 14 of Act 57.
- (b) The scope of proposed activities listed in the Development Plan is reasonable and necessary to carry out the purposes of Act 57.
- (c) The Development Plan is consistent with the Township’s Master Plan.
- (d) Public services, such as fire and police protection and utilities, are or will be adequate to serve the development area.
- (e) The proposed method of financing the development is feasible and the West DDA has the ability to arrange financing if needed.
- (f) Any land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plans and of Act 57 in an efficient and economically satisfactory manner.
- (g) Potential changes to zoning, roads, intersections, and utilities are reasonably necessary for the project and for the Township.

In deliberations toward the adoption of this Ordinance, the Board of Trustees has determined that the adoption and implementation of the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District constitutes a public purpose.

**Section 2.0 Approval of the updated West DDA Plans.**

Premised upon the determination made in Section 1.0 of this Ordinance and upon further finding that the execution of the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District appear to be in the best interest of the Township, the updated plans are hereby approved and adopted by reference. No additional amendments to the plans shall be effective unless and until submitted to and approved by the Board of Trustees in accordance with the procedures established by Act 57.

**Section 3.0 Repealer.**

This Ordinance hereby repeals any ordinances or parts thereof in conflict herewith.

**Section 4.0 Severability.**

The provisions, sections, sentences and phrases of this Ordinance are declared to be severable and if any such portion is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, such finding shall in no way affect or invalidate the remainder of this Ordinance.

**Section 5.0 Publication.**

The Clerk for the Township shall cause this Ordinance to be published in the manner required by law.

**Section 6.0 Effective Date.**

This Ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on \_\_\_\_\_, after a first reading by the Board of Trustees on \_\_\_\_\_, and publication after the first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall become effective immediately upon publication of a summary of the ordinance and notice of adoption in a newspaper of general circulation in the Township, following adoption by the Township Board of Trustees.