

**14.0100 DOWNTOWN DEVELOPMENT AUTHORITY ORDINANCE
TOWNSHIP OF GRAND HAVEN, MICHIGAN
ord. no. 297 eff. July 30, 1998**

An Ordinance to establish a Downtown Development Authority in the Charter Township of Grand Haven pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended; to define the boundaries of the Downtown District constituting the Downtown Development Authority; and to provide for other matters necessary and related thereto.

THE TOWNSHIP OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN,
ORDAINS:

14.0101 Sec. 1 TITLE

This Ordinance shall be known and may be cited as the “Downtown Development Authority Ordinance”.

14.0102 Sec. 2 DEFINITIONS

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

1. “Authority” - means the Downtown Development Authority of Grand Haven Charter Township created by this Ordinance.
2. “Act 197” - means Act No. 197 of the Public Acts of Michigan of 1975 as now in effect or hereafter amended.
3. “Board or Board of Directors” - means the Board of Directors of the Authority.
4. “Township” - means the Charter Township of Grand Haven.
5. “Township Board” - means the Township Board of Grand Haven Charter Township.
6. “Downtown District” - means the downtown district designated herein or as hereafter amended.
7. “Supervisor” - means the Supervisor of the Township.
8. “Superintendent” - means the Superintendent of the Township.

14.0103 Sec. 3 PURPOSE AND FINDINGS

The Township Board of the Charter Township of Grand Haven hereby determines and finds that it is necessary for the best interests of the Township to create a public body corporate in order to halt the property value deterioration, and increase property tax valuation where possible in the Downtown District, to eliminate the causes of the deterioration and to promote economic growth pursuant to Act 197.

14.0104 Sec. 4 CREATION OF AUTHORITY

There is hereby created pursuant to Act 197 a Downtown Development Authority for the Township. The Authority shall be a public body corporate and shall be known and exercise the powers under title of “Downtown Development Authority of Grand Haven Charter Township”. 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 purpose of its incorporation as provided herein and in Act 197. The enumeration of a power herein or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

14.0105 Sec. 5 DESCRIPTION OF DOWNTOWN DISTRICT

The Downtown District in which the Authority shall exercise its power as provided by Act 197 shall consist of the property in the Township described on 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.

14.0106 Sec. 6 BOARD OF DIRECTORS

The Authority shall be under the supervision and control of the Board of Directors consisting of the Supervisor and eight members. The members shall be appointed by the Supervisor subject to approval by the Township Board. Eligibility for membership of the Board of Directors and terms of office shall be as provided by Act 197. Each member shall hold office until the member’s successor is appointed. (ord. no. 416 eff. March. 11, 2006)

14.0107 Sec. 7 POWERS OF THE AUTHORITY

The Authority shall possess all of the powers necessary to carry out the purposes of its incorporation and shall have all the powers provided by Act 197.

14.0108 Sec. 8 FISCAL YEAR; ADOPTION OF BUDGET; REPORTS; AUDITS

1. The fiscal year of the Authority shall begin on January 1 of each year and end on December 31 of the same year, or such other fiscal year as may hereafter

be adopted by the Township.

2. The Board of Directors shall annually prepare a budget and shall submit it to the Township for consideration by the Township Board. The Board of Directors shall not finally adopt a budget for any fiscal year until the budget has been approved by the Township Board. The Boards of Directors 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.
3. The Authority shall be audited annually by the same independent auditors auditing the Township and copies of the audit report shall be filed with the Township Board.

14.0109 Sec. 9 TERMINATION

Upon completion of its purposes the Authority may be dissolved by an Ordinance duly adopted by the Township Board. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the Township.

14.0110 Sec. 10 SECTION HEADINGS; SEVERABILITY; REPEALER

Section headings are provided for convenience only and are not intended to be a 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.

14.0111 Sec. 11 PUBLICATION; RECORDING; FILING

After its adoption, this Ordinance shall be published once in full in a newspaper of general circulation in the Township, and the Township Clerk shall file a certified copy of the Ordinance with the Michigan Secretary of State promptly after its adoption.

14.0112 Sec. 12 EFFECTIVE DATE

This Ordinance shall become effective seven (7) days after publication in a newspaper of general circulation within Grand Haven Township.

ADOPTED: May 11, 1998
PUBLISHED: July 13, 1998
EFFECTIVE DATE: July 30, 1998
(Notice of ordinance adoption published July 17th) (ordinance published July 22nd)

Downtown Development Authority Description of Boundaries

Starting at the intersection of Robbins Road and 172nd Avenue and proceeding southerly following the boundary line between the City of Grand Haven and Grand Haven Charter Township approximately 983.63' along 172nd Avenue, then easterly following the boundary of the city and township approximately 569.22', then northerly following the boundary of the city and township approximately 983.74' to Robbins Road, then easterly along Robbins Road following the boundary of the city and township to the intersection of Robbins Road and 168th Avenue, then southerly following the boundary of the city and township along 168th Avenue to the intersection of Comstock Street and 168th Avenue, then westerly following the boundary of the city and township along Comstock Street approximately 1,320', then southerly following the boundary of the city and township approximately 1,935.13', then easterly following the boundary of the city and township approximately 991.18', then southerly following the boundary of the city and township approximately 645' feet to Hayes Street, then easterly following the boundary of the city and township along Hayes Street to the intersection of Hayes Street and 168th Avenue, then northerly following the boundary of the city and township approximately 670.25', then easterly following the boundary of the city and township approximately 661.25', then southerly following the boundary of the city and township 669.25' to Hayes Street, then easterly following the boundary of the city and township along Hayes Street approximately 130', then southerly following the boundary of the city and township approximately 677.31' feet, then westerly approximately 357.22' to 168th Avenue, then northerly approximately 350.65' along 168th Avenue, then westerly following the rear lot lines of the industrial properties abutting Hayes Street approximately 1,294.73', then southerly following the rear lot lines of industrial properties abutting 172nd Avenue approximately 2,347.14', then easterly following the northern lot line of an industrial property approximately 95.04', then southerly following the rear lot lines of industrial properties abutting 172nd Avenue approximately 783.96', then easterly following the northern property line of an industrial property approximately 400', then southerly following the rear lot lines of industrial properties abutting 172nd Avenue approximately 1,173.59', then easterly approximately 199.5', then southerly approximately 725' to the centerline to Johnson Street, then easterly approximately 370' along the centerline of Johnson Street to the intersection of Johnson Street and 168th Avenue, then easterly along Johnson Street approximately 856.36' to the Van Doorne Drain, then southerly along the Van Doorne drain to Ferris Street, then easterly along Ferris Street approximately 669.44', then southerly along the lot lines of properties abutting US-31 approximately 2,688.55' to Lincoln Street, then easterly along Lincoln Street approximately 1,342.47' feet, then southerly following the side yard lot line of a property abutting US-31 approximately 1027.51', then easterly approximately 923.51', then northerly approximately 420', then easterly to US-31 approximately 392.88', then southwestwardly across US-31 and the railroad to the northeast corner of the township cemetery, then westerly along the northern property line of the township cemetery approximately 1,034.9', then northerly approximately 893', then westerly approximately 246' to 168th Avenue, then northerly along 168th Avenue to the intersection of Lincoln Street and 168th Avenue, then northerly along 168th Avenue approximately 1,330.67', then easterly approximately 727.26', then northerly approximately 409.2', then westerly approximately 6.99', then northerly approximately 550', then westerly approximately 400', then northerly approximately 550' to

Ferris Street, then westerly along Ferris Street to the southwest property corner of the Grand Haven Area Public School high school, then northerly along the western lot line of the Grand Haven Area Public School high school approximately 1,320.86', then westerly along the lot line of the Grand Haven Area Public School high school approximately 366', then northerly along the lot line of the Grand Haven Area Public School high school approximately 1,320' to the northwest corner of the Grand Haven Area Public School high school property, then northerly approximately 667.59', then westerly approximately 1,297.56' to Lakeshore Avenue, then northerly along Lakeshore Avenue approximately 33', then easterly approximately 150', then northerly along the rear lot line of residential lots abutting Lakeshore Avenue approximately 292', then westerly approximately 1.59', then northerly along the rear lot line of residential lots abutting Lakeshore Avenue approximately 500.27', then westerly approximately 200' to Lakeshore Avenue, then northerly along Lakeshore Avenue to the intersection of Hayes Street and Lakeshore Avenue, then easterly approximately 421.1', then northerly along the western lot line of industrial property abutting Hayes Street approximately 452.1', then easterly approximately 262.5' to the C & O Railroad right-of-way, then northerly along the western right-of-way line of the C & O railroad approximately 2,230.59', then westerly along the southern section line of the northwest 1/4 of section 33 T. 8 N., R. 16 W. approximately 781.4', then northerly approximately 270', then westerly approximately 127' to Lakeshore Drive, then northerly along Lakeshore Drive approximately 200', then easterly approximately 344', then northerly approximately 240', then westerly approximately 60', then northerly approximately 190', then easterly following the boundary of the city and township approximately 521.38 feet to the C & O Railroad right-of-way, then northerly along the C & O railroad and following the boundary of the city and township approximately 510', then easterly crossing the C & O Railroad right-of-way and following the boundary of the city approximately 509', then northerly along US-31 following the boundary of the city and township to the intersection of Robbins Road and US-31, then easterly following the boundary of the city and township along Robbins Road approximately 357.11', then southerly following the boundary of the city and township approximately 380', then easterly following the boundary of the city and township approximately 236.5', then northerly following the boundary of the city and township approximately 243', then easterly following the boundary of the city and township approximately 45', then northerly following the boundary of the city and township approximately 137' to Robbins Road, then easterly following the boundary of the city and township along Robbins Road approximately 301.5', then southerly following the boundary of the city and township approximately 214', then easterly following the boundary of the city and township approximately 122', then northerly following the boundary of the city and township approximately 214' to Robbins Road, then easterly following the boundary of the city and township along Robbins Road to the intersection of Robbins Road and 172nd Avenue approximately 173', the point of beginning.