

APPROVING AMENDMENTS TO THE BOUNDARIES

WHEREAS, on March 23, 1989, the Board of the Charter Township of Monitor (the "Township") adopted Ordinance No. 34 establishing the Charter Township of Monitor Downtown Development Authority (the "Authority"), and such Ordinance was amended by Ordinance No. 34-A on September 27, 2004; and

WHEREAS, the Township Board has decided to expand the boundaries of the Downtown District of the Authority (the “Downtown District”); and

WHEREAS, on March 23, 2026, the Township Board held a public hearing on the expansion of the boundaries of the Downtown District pursuant to Act 57, Public Acts of Michigan, 2018, as amended ("Act 57"); and

WHEREAS, more than 60 days have elapsed since the public hearing, and after consideration the Township Board has determined to approve the expanded boundaries of the Downtown District; and

WHEREAS, the Bay Metropolitan Transportation Authority has exercised its right under Act 57 to exempt its taxes from capture by the Authority, in the proposed expansion area only, by filing a resolution with the Township Clerk within 60 days after the public hearing.

NOW, THEREFORE, THE TOWNSHIP OF
MONITOR ORDAINS:

1. Determination of Necessity. The Township Board hereby determines that it is in the best interests of the Township to amend the boundaries of the Downtown District in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote economic growth in the proposed Downtown District, and to accomplish the purposes of Act 57. The Township Board hereby finds that such conditions exist within the proposed amended boundaries of the Downtown District and such benefits will be achieved by expanding the boundaries of the Downtown District and further finds that the proposed amendment to the boundaries of the Downtown District meets the requirements of Act 57.

2. Designation of Boundaries of Downtown District. The boundaries of the Downtown District in which the Authority shall exercise its powers as provided in Act 57 shall consist of the territory of the Township 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 57.

Amendment of Ordinance No. 34 and Ordinance No. 34-A: Conflict and Severability. Ordinance No. 34, as amended by Ordinance No. 34-A, is hereby further amended to incorporate the amended boundaries of the Downtown District as stated above and is otherwise ratified and confirmed as being in full force and effect. All other ordinances, resolutions and orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed, and each section of the 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 invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.

4. 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.

Publication and Recordation; Filing. This Ordinance shall be published in full promptly after its adoption in the Pinconning Journal, a newspaper of general circulation in the Township, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the Township, which recording shall be authenticated by the signature of the Township Clerk. The Clerk shall promptly file a copy of this ordinance with the Secretary of State of the State of Michigan.

6. **Effective Date.** This Ordinance is hereby determined by the Township Board to be immediately necessary for the interests of the Township and shall be in full force and effect from and after its passage and publication as required by law.

Introduction and first reading by the Township Board of the Charter Township of Monitor, County of Bay, State of Michigan, on June 8, 2026. Moved by Kloha and seconded by Meier.

AYES: Kloha, Arnold, Bellor, Meier, Meylan, Spencer, Stewart

ABSENT: None

NAYS: None

Second reading and adoption by the Township Board of the Charter Township of Monitor, County of Bay, State of Michigan, on July 13, 2026 approved by the Supervisor on July 13, 2026. Moved by Bellor and seconded by Kloha.

AYES: Kloha, Arnold, Bellor, Spencer, Stewart

ABSENT: Meier, Meylan

NAYS: None

ORDINANCE DECLARED ADOPTED.

Linda K. Stewart, MIPMC, Township Clerk

EXHIBIT A

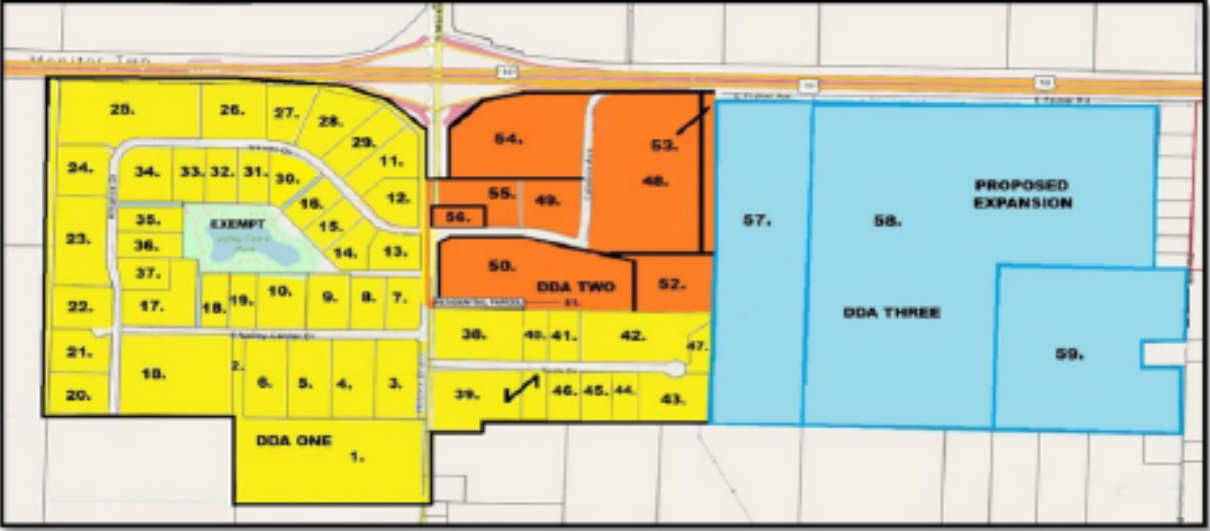
The property to be added to the District of the Charter Township of Monitor Downtown Development Authority:

ORDINANCE NO. 73

LEGAL DESCRIPTION:

parcel of land in part of the North 1/2 of Section 27 and in part of the East 1/2 of Section 28, T.14 N., R.4 E., Monitor Township, Bay County, Michigan, described as follows: Beginning at a point on the West line of said Section 27 and the East line of said Section 28 at a point which is 736.10 feet, S.00°-52'-10"W. of the Northwest Corner of said Section 27 and the Northeast Corner of said Section 28; thence S.89°-07'-50"E., perpendicular to said West line of Section 27, 90.00 feet to the East line of the MDOT Limited Access Right of Way line; thence N.00°-52'-10"E., on said East Limited Access line, 321.80 feet; thence N.15°-27'-42"E., continuing on said East Limited Access Line, 155.00 feet; thence N.41°-16'-44"E., continuing on said East Limited Access Line, 85.02 feet; thence N.65°-41'-25"E., continuing on said East Limited Access Line, 184.89 feet; thence N.75°-36'-03"E., continuing on said East Limited Access Line, 513.91 feet to the North line of said Section 27; thence N.89°-53'-37"E., on the North line of said Section 27, 1793.63 feet to the North 1/4 corner of said Section 27; thence S.89°-57'-20"E., continuing on said North line of Section 27, 2390.11 feet; thence S.01°-03'-43"W., parallel with the East line of said Section 27, 1321.70 feet; thence S.89°-50'-38"E., 250.00 feet to said East line of Section 27; thence S.01°-03'-43"W., on said East line of Section 27, 605.12 feet; thence N.89°-43'-57"W., 302.03 feet; thence S.01°-03'-43"W. parallel with said East line of Section 27, 180.02 feet; thence S.89°-43'-57"E., 302.03 feet to said East line of Section 27; thence S.01°-03'-43"W., on said East line of Section 27, 537.05 feet to the East 1/4 corner of said Section 27; thence N.89°-43'-57"W., on the East and West 1/4 line of said Section 27, 4881.87 feet; thence S.01°-16'-48"W., parallel with the West line of said Section 27, 100.00 feet; thence N.89°-43'-57"W., parallel with said East and West 1/4 line, 347.00 feet; thence N.01°-16'-48"E., parallel with and 43.00 feet, measured at right angle, to said East and West line of Section 27, 100.00 feet to said East and West 1/4 line; thence N.89°-43'-57"W., on said East and West 1/4 line, 43.00 feet to the West 1/4 corner of said Section 27 and the East 1/4 corner of said Section 28; thence S.01°-16'-48"W., on the East line of said Section 28, 648.58 feet; thence N.89°-31'-11"W., 1320.95 feet; thence N.01°-09'-15"E., 643.18 feet to the East and West 1/4 line of said Section 28; thence N.89°-45'-10"W., on said East and West 1/4 line of Section 28, 1322.04 feet to the Center Post of said Section 28; thence N.01°-02'-04"E., on the North and South 1/4 line of said Section 28, 2619.50 feet to the South Limited Access line of Highway US-10 and the North 1/4 corner of said Section 28; thence S.89°-42'-22"E., on said South Limited Access Line and the North line of said Section 28, 1825.58 feet to a point on a 2789.79 foot radius curve to the right; thence Southeasterly on the arc of said curve and continuing on said South Limited Access Line, 402.87 feet, said arc being subtended by a chord bearing and distance of S.76°-48'-45"E., 402.52 feet; thence S.72°-40'-31"E., continuing on said Limited Access Line, 23.64 feet; thence S.44°-07'-50"E., continuing on said Limited Access Line, 417.73 feet; thence S.00°-52'-10"W., continuing on said Limited Access Line and parallel with said East line of said Section 28, 350.00 feet; thence S.89°-07'-50"E., perpendicular to said East Section line of Section 28, 100.00 feet to said East Section line; thence N.00°-52'-10"E., on said East Section line and said West line of Section 27, 9.50 feet to the point of beginning, containing 481.8 acres of land.

MAP:



The District, as expanded, hereby includes the following parcels:

MAP#	DDA ONE	WEST SIDE #1 - #37	EAST SIDE #38-#47
	PARCEL ID	NAME	ADDRESS
1	09-100-028-400-050-01	5300 MACKINAW ROAD LLC	5300 S MACKINAW RD
2	09-100-028-200-010-02	5300 MACKIANW ROAD LLC	S VALLEY CENTER DR
3	09-100-V05-000-001-00	CC VIII OPERATION LLC (CHARTER)	1480 S VALLEY CENTER DR
4	09-100-V05-000-002-00	DICE PROPERTIES LLC	1410 S VALLEY CENTER DR
5	09-100-V05-000-003-00	CENTRAL MICHIGAN RAILWAY CO	S VALLEY CENTER DR-VAC
6	09-100-V05-000-004-00	WEIDNER ENT LLC (SUPREME)	1392 S VALLEY CENTER DR
7	09-100-V05-000-005-00	BAY CITY EDUCATION ASSOC	1483 S VALLEY CENTER DR
8	09-100-V05-000-006-00	MICHIGAN SUGAR CO	1459 S VALLEY CENTER DR
9	09-100-V05-000-007-00	AMSA INC	1433 S VALLEY CENTER DR
10	09-100-V05-000-008-00	WADE TRIM GROUP INC	1403 S VALLEY CENTER DR
11	09-100-V06-000-001-00	MONITOR TOWNSHIP DDA	STRAITS DR-VAC
12	09-100-V06-000-002-00	ELGA CREDIT UNION	1479 STRAITS DR
13	09-100-V06-000-003-01	MACKINAW COMMERCE CENTER LLC	1484 STRAITS DR
14	09-100-V06-000-004-01	MACKINAW COMMERCE CENTER LLC	STRAITS DR-VAC
15	09-100-V06-000-005-00	ADNIC PROPERTIES LLC	STRAITS DR-VAC
16	09-100-V06-000-006-00	ADNIC PROPERTIES LLC	1426 STRAITS DR
17	09-100-V06-000-008-01	BALDAUF ENT INC (KERKAU)	1321 S VALLEY CENTER DR
18	09-100-V06-000-009-00	BALDAUF ENT INC (KERKAU)	S VALLEY CENTER DR-VAC
19	09-100-V06-000-010-00	KERKAU MFG CO	S VALLEY CENTER DR-VAC
20	09-100-V07-000-016-00	KEWEENAW INVESTMENTS	ALLIANCE DR-VAC
21	09-100-V07-000-017-00	KEWEENAW INVESTMENTS	ALLIANCE DR-VAC
22	09-100-V07-000-018-00	CF MGMT LLC (NBS)	5160 ALLIANCE DR
23	09-100-V07-000-019-00	O'BRIEN INVESTMENT LLC (EMCOR)	5160 ALLIANCE DR
24	09-100-V07-000-020-01	SK SILTRON CSS LLC	5100 ALLIANCE DR
25	09-100-V07-000-020-00	SK SILTRON CSS LLC	1311 STRAITS DR
26	09-100-V07-000-023-00	SK SILTRON CSS LLC	STRAITS DR-VAC
27	09-100-V07-000-024-00	SK SILTRON CSS LLC	STRAITS DR-VAC
28	09-100-V07-000-025-00	CORRIGAN WORLDWIDE INC	1411 STRAITS DR
29	09-100-V07-000-026-00	CORRIGAN WORLDWIDE INC	1411 STRAITS DR
30	09-100-V07-000-027-00	CATS HOLDING LLC (AURORA LABS)	1424 STRAITS DR
31	09-100-V07-000-028-00	BALDAUF ENT INC (KERKAU)	STRAITS DR-VAC
32	09-100-V07-000-029-00	BALDAUF ENT INC (KERKAU)	STRAITS DR-VAC
33	09-100-V07-000-030-00	BALDAUF ENT INC (KERKAU)	STRAITS DR-VAC
34	09-100-V07-000-031-00	BALDAUF ENT INC (KERKAU)	1324 STRAITS DR
35	09-100-V07-000-032-00	BALDAUF ENT INC (KERKAU)	ALLIANCE DR-VAC
36	09-100-V07-000-033-00	BALDAUF ENT INC (KERKAU)	ALLIANCE DR-VAC
37	09-100-V07-000-034-00	BALDAUF ENT INC (KERKAU)	ALLIANCE DR
EXEMPT	09-100-V06-000-013-01	MTTP-OUTLOT A	S VALLEY CENTER DR
EXEMPT	09-100-V07-000-034-01	MTTP-OUTLOT B	ALLIANCE DR-VAC
38	09-100-027-100-010-02	METAL SALES MFG CORP	5209 S MACKINAW RD
39	09-100-027-100-010-03	RDM PROP LLC (SERVPRO)	5215 S MACKINAW RD
40	09-100-T02-000-001-00	METAL SALES MFG CORP	TECH DR-PARKING LOT
41	09-100-T02-000-002-00	GRTS LLC (EUCLID IND)	TECH DR
42	09-100-T02-000-003-00	GRTS LLC (EUCLID IND)	1655 TECH DR
43	09-100-T02-000-006-00	METRO FABRICATING INC	1650 TECH DR
44	09-100-T02-000-008-00	V133 LLC (CP LAWNCARE)	1616 TECH DR
45	09-100-T02-000-009-00	1566 TECH DR LLC (MONARCH)	TECH DR
46	09-100-T02-000-010-00	1566 TECH DR LLC (MONARCH)	1566 TECH DR
47	09-100-T02-000-011-00	BAY COUNTY DRIAN COMMISSION	TECH DR-OUTLOT
MAP#	DDA TWO	EAST SIDE #48 - #56	
	PARCEL ID	NAME	ADDRESS
48	09-100-027-100-030-06	NMLI LLC (FABIANO BROS)	1885 BEVANDA DR
49	09-100-027-100-030-07	NMLI LLC (FABIANO BROS)	BEVANDA/CALABRIA-VAC
50	09-100-027-100-030-08	NMLI LLC (FABIANO BROS)	BEVANDA DR-VAC
51	09-100-027-100-020-00	DUANE & SHERY SYLVESTER	5155 S MACKINAW RD
52	09-100-027-100-030-09	NMLI LLC (FABIANO BROS)	BEVANDA DR-STORM DET
53	09-100-027-100-030-10	NMLI LLC (FABIANO BROS)	BEVANDA DR-STORM DET
54	09-100-027-100-030-11	NP BC LOGISTICS CTR LLC	1000 CALABRIA AVE
55	09-100-027-100-040-02	PAXSON OIL CO (MARATHON)	5099 S MACKINAW RD
56	09-100-027-100-040-03	MCDONALDS USA LLC	5111 S MACKINAW RD
MAP#	DDA THREE	EAST SIDE #57 - #59	
	PARCEL ID	NAME	ADDRESS
57	09-100-027-100-060-00	JOHN P BURK	1708 E FISHER RD
58	09-100-027-200-010-01	JOHN P BURK	E FISHER RD-VAC
59	09-100-027-200-050-00	JAY G & CAROLA E SCHLATTER TRUST	S FOUR MILE RD-VAC