CHARTER TOWNSHIP OF MONITOR
COUNTY OF BAY, MICHIGAN

ORDINANCE NO. 73 A

APPROVING AMENDMENT TO TAX INCREMENT FINANCE AND DEVELOPMENT PLAN OF THE DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, pursuant to the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), the Township Board of the Charter Township of Monitor (the "Township") has previously established the Charter Township of Monitor Downtown Development Authority (the "Authority") which exercises its powers for the Development Area (the "Area") within the Downtown District designated by the Township Board (the "District"); and

WHEREAS, in compliance with the provisions of Act 57, Public Acts of Michigan, 2018, as amended ("Act 57"), the Authority has prepared the Authority's Amendment to Tax Increment Finance and Development Plan (the "Amendment to Plan"); and

WHEREAS on September 14, 2026, the Township Board held a public hearing on the Amendment to Plan pursuant to Act 57; and,

WHEREAS the Township Board has given the taxing jurisdictions in which the District is located an opportunity to meet with the Township Board and to express their views and recommendations regarding the Amendment to Plan, as required by Act 57.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF MONITOR ORDAINS:

1. Findings.

(a) The Tax Increment Finance and Development Plan as amended by the Amendment to Plan meets the requirements set forth in section 17(2) of Act 57, Public Acts of Michigan, 2018, as amended ("Act 57") and the requirements set forth in section 14(2) of Act 57.

(b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

(c) The development is reasonable and necessary to carry out the purposes of Act 57.

(d) Any land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of Act 57 in an efficient and economically satisfactory manner.

(e) The Tax Increment Finance and Development Plan as amended is in reasonable accord with the master plan of the Township.

(f) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

(g) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Amendment to Plan, are reasonably necessary for the Development Plan and for the Township.

2. Public Purpose. The Township Board hereby determines that the Plan as amended by the Amendment to Plan constitutes a public purpose.

3. Best Interest of the Public. The Township Board hereby determines that it is in the best interests of the public to halt property value deterioration, increase property tax valuation, eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District to proceed with the Plan as amended by the Amendment to Plan.

4. Approval and Adoption of Amendment to the Plan. The Amendment to Plan is hereby approved and adopted. A copy of the Plan, the Amendment to Plan and all later amendments thereto shall be maintained on file in the Township Clerk's office.

5. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the 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.

6. 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.

7. Publication and Recordation. 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.

8. 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.

Introduced and adopted by the Township Board of the Charter Township of Monitor, County of Bay, State of Michigan, and approved by the Supervisor on September 14, 2026.

9. Second reading and Final Adoption at the Regular Township Board Meeting of October 19, 2026 at 5:00 p.m., with no changes or alterations from original introduction.

I hereby certify that the foregoing is a true and complete copy of a Ordinance adopted by the Township Board of the Charter Township of Monitor, County of Bay, Michigan, at a special meeting held at 7 p.m. prevailing Eastern Time on September 14, 2026 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 267.

If this meeting was a Special Meeting, I further certify that notice of said Special meeting was given to each member of the Township Board in accordance with the rules of procedure of the Township Board.

I further certify that the following members were present at said meeting: Spencer, Stewart, Kloha, Arnold, Bellor, Meier, Meylan and that the following members were absent: none.

I further certify that member Bellor moved the final adoption of said Ordinance, after the second reading, and that said motion was supported by member Kloha.

I further certify that the following members voted for final adoption of said Ordinance on October 19, 2026: Stewart, Kloha, Arnold, Bellor, Meier, Meylan Spencer and that the following members voted against adoption of said Ordinance: none and that the following members were absent none.

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Linda K. Stewart, Township Clerk, MiPMC