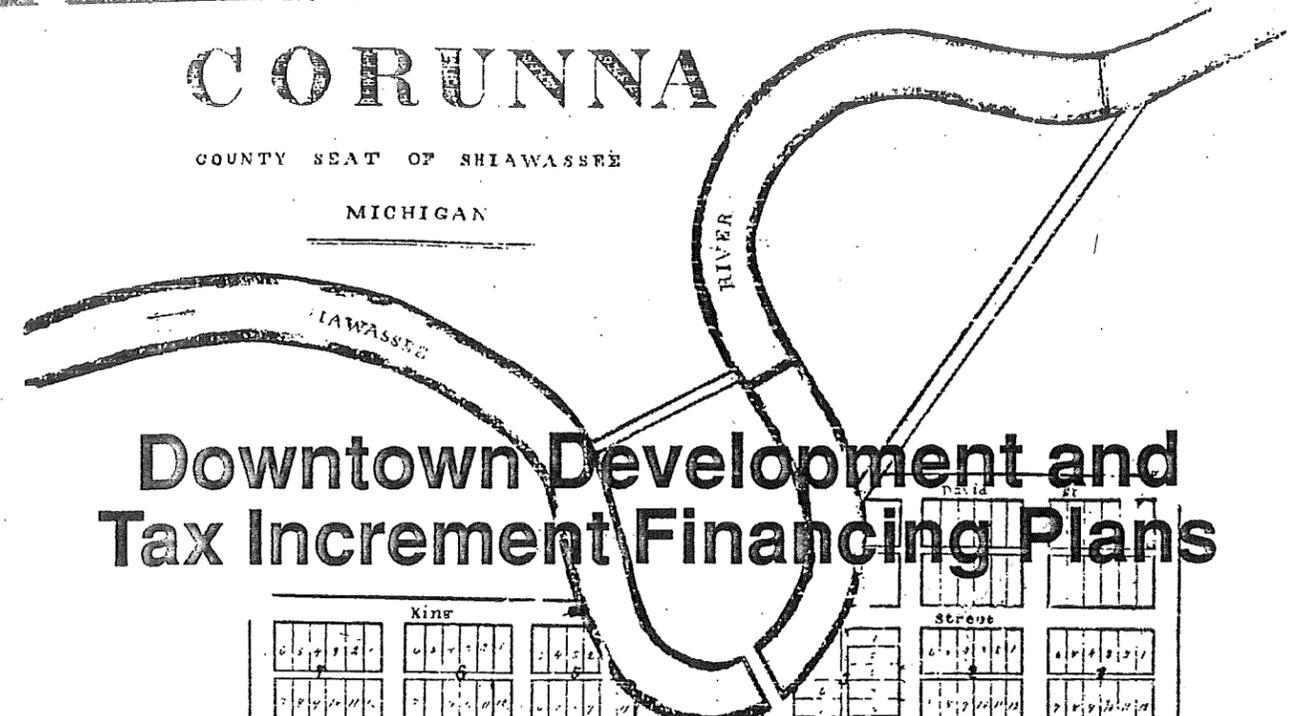


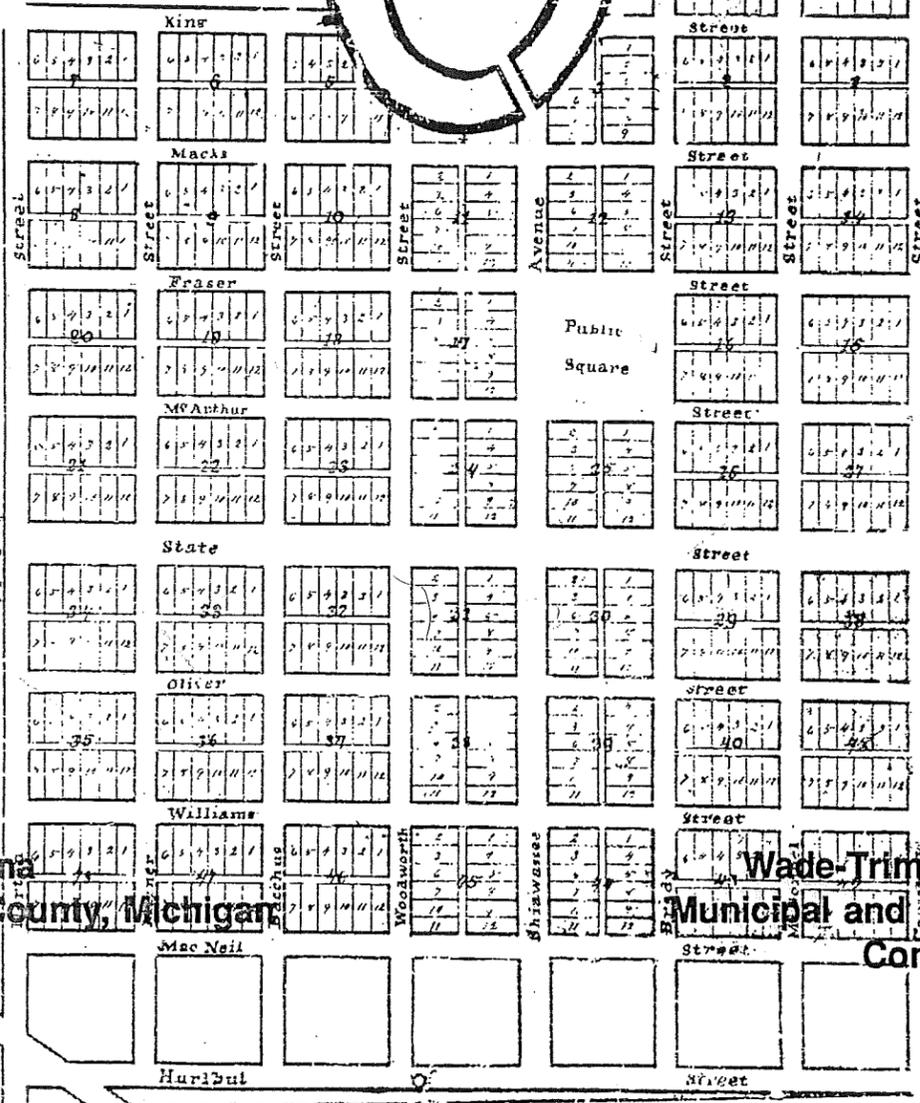
# CORUNNA

COUNTY SEAT OF SHIAWASSEE

MICHIGAN



## Downtown Development and Tax Increment Financing Plans



### Note

State Street 100 feet wide  
Shiawassee Avenue is 80 feet wide  
All other streets are 30 feet wide  
The Alleys are 20 feet wide  
All residential lots are 30 feet wide by 120 feet deep making the blocks 300 feet square

Scale 200 feet to an inch

City of Corunna  
Shiawassee County, Michigan

Wade-Trim IMPACT  
Municipal and Planning  
Consultants



CITY OF CORUNNA  
DOWNTOWN DEVELOPMENT AUTHORITY

DOWNTOWN DEVELOPMENT PLAN  
AND  
TAX INCREMENT FINANCING PLAN

Prepared by:

Wade-Trim/IMPACT  
25185 Goddard Road  
Taylor, MI 48180

May 21, 1990  
ZZZ 6290-01

TABLE OF CONTENTS

Introduction -----	1
1.0 DDA Boundaries -----	3
2.0 Location and Extent and Character of Streets, Public Facilities, Land Use, and Legal Description of Development Area -----	3
3.0 Description of Improvements and Time Required for Completion -----	10
4.0 Location, Extent, Character, and Estimated Cost of Improvements -----	11
5.0 Open Space -----	12
6.0 Land Transactions -----	12
7.0 Changes in Zoning, Streets and Utilities -----	12
8.0 Cost estimates of Development, Methods of Financing and the Ability of the Authority to Arrange Financing -----	12
9.0 Sale, Lease or Conveyance of Development -----	18
10.0 Conveyance Procedures -----	18
11.0 Socio-Economic Status of DDA -----	18
12.0 Relocation of Persons Displaced -----	19
13.0 Costs of Relocating Displaced Persons -----	19
14.0 Relocation Compliance -----	19
15.0 Additional Material -----	19
16.0 Detailed Description of Tax Increment Procedure -----	20
17.0 Amount of Bonded Indebtness -----	21
18.0 Duration of the Program -----	21
19.0 Impact of Taxing Jurisdictions -----	21

LIST OF TABLES AND FIGURES

1 DDA BOUNDARY MAP -----	3
--------------------------	---

LIST OF TABLES AND FIGURES

2	DDA PARCEL IDENTIFICATION -----	3
3	DDA DEVELOPMENT PLAN -----	3

TABLES

1	IMPROVEMENT SCHEDULE -----	13
2	IMPROVEMENT COSTS -----	14
3	ESTIMATE OF TIF REVENUE -----	17
4	TAXING AUTHORITY MILLAGE RATES AND VALUES -----	22

## INTRODUCTION

The City of Corunna Downtown Development Authority (DDA) has been established in accordance with P.A. 197, 1975, as amended, state of Michigan. (See Appendix for bylaws and ordinance of adoption.) The basic purpose of this authority is to re-establish and maintain the vitality of the central business district of the City of Corunna.

The DDA has completed a Development Plan for the downtown area. Its basic components include parking, streetscape, new pedestrian linkages, road resurfacing, and building facade coordination. Implementation for all activities and coordination with facilities organizations has been built into this plan.

The purpose of the document is to establish a Downtown Development and Tax Increment Financing Plans in order to develop improvements within the boundary of the DDA of the City of Corunna. The Tax Increment Financing Plan will be used to implement specific projects of the overall Downtown Development Plan as adopted by the City of Corunna's, Downtown Development Authority.

The governing body shall hold a public hearing before adoption of an ordinance approving the Tax Increment Financing and Development Plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall be not less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the downtown district not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the downtown district not less than 20 days before the hearing.

The notice of the time and place of hearing on a development plan shall contain: a description of the proposed development area in relation to highways, streets, streams, or otherwise, a statement that maps, plats, and a description of the development plan, including the the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the development plan will be open for discussion at the public hearing; and other information that the governing body deems appropriate. At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan.

Before the public hearing on the Tax Increment Financing Plan, the governing body shall provide a reasonable opportunity to the members of the County Board of Commissioners of the county in which the development area is located and to the members of the school board of any school district in which any portion of the development area is located to meet with the governing body. The authority shall fully inform members of the county board of commissioners and of the school board may present their recommendations at the public hearing on the Tax Increment Financing Plan. The authority may enter into agreements the the County Board of Commissioners, the school boards, and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district.

The document contained herein may be amended from time to time in order to reflect expanded project or financing needs in order to carry out the goals and objectives of the Downtown Revitalization Plan. Any such amendments will be in accordance with the requirements of Public Act 197, 1975, as amended.

DOWNTOWN DEVELOPMENT PLAN  
AND  
TAX INCREMENT FINANCING PLAN

- 1.0 Designation of boundaries of the development area in relation to highways, streets, streams, or otherwise. (See Map 1)

The Corunna Downtown Development Authority is bounded by the Shiawassee River on the north, Brady Street on the east, Oliver Street on the south, and Woodworth Street on the west.

The boundaries of this development plan coincide with the boundaries of the DDA.

- 2.0 Location and extent of existing streets and other public facilities within the development area and shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educations, and other uses, and shall include a legal description of the development area. (See Map 2)

- 2.1 Location and extent of existing streets within the development area.

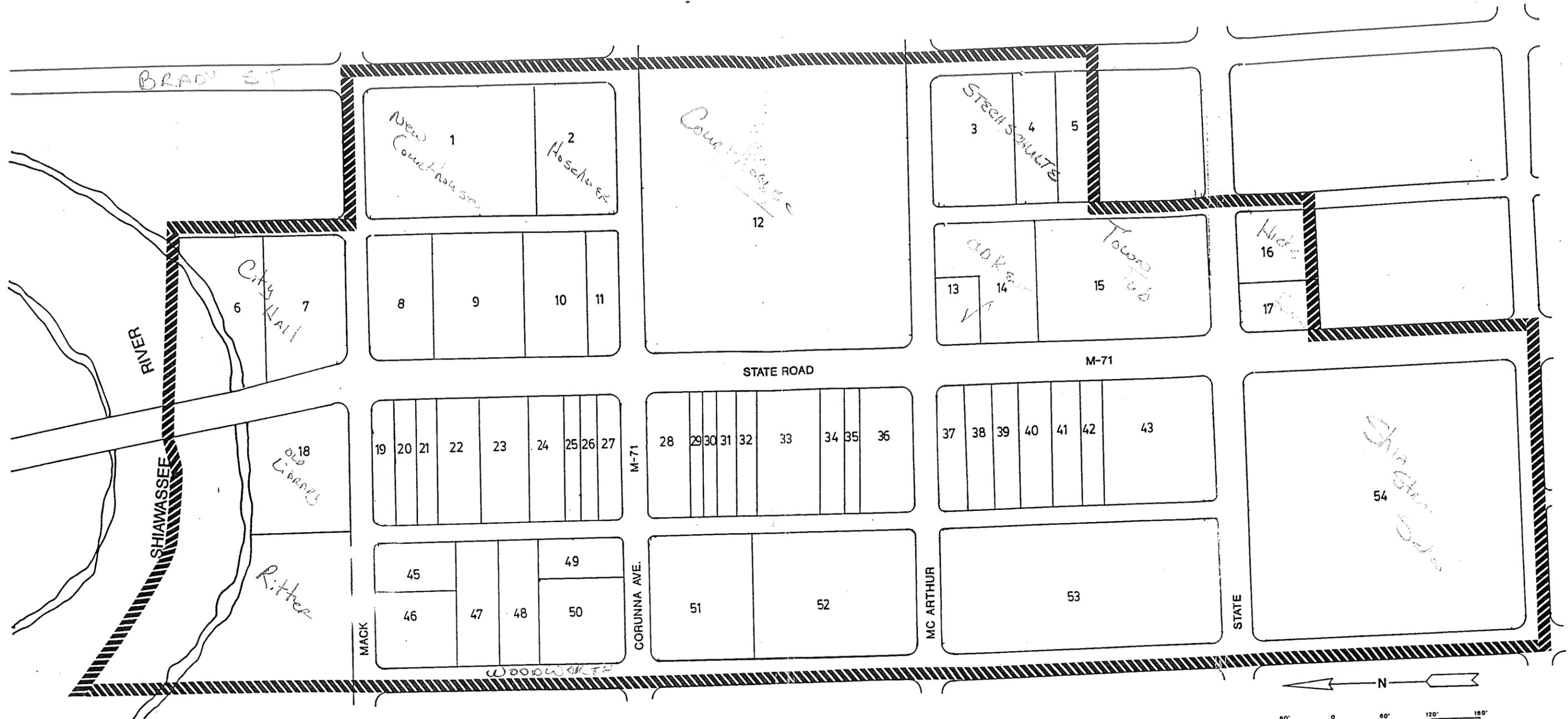
Streets within the development area include Shiawassee Avenue (M-71), Brady Street, and Woodworth Street (all north-south), and Mack Street, Corunna Avenue, McAuthur Street, State Street, and Oliver Street (all east-west).

- 2.2 Location and extent of public facilities within the development area.

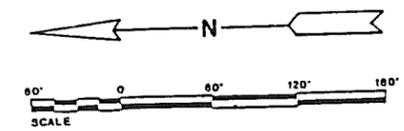
The entire development area is served by the full range of public utilities (water, sanitary sewer, and storm drains). The development area includes: City municipal buildings, City library, County courthouse, various County administrative buildings, and a school administrative building (see existing land use Section 2.3).

- 2.3 Location, character, and extent of the categories of existing public and private land uses.





DDA BOUNDARY



# DDA EXISTING PROPERTY

CITY OF CORUNNA, SHIAWASSEE COUNTY, MICHIGAN

<u>PARCEL NUMBER</u>	<u>USE</u>	<u>OWNER</u>	<u>1990 SEV</u>
1	Shiawassee County	County of Shiawassee 208 N. Shiawassee Corunna, MI 48817	0
2	Office	Hoschner, Robert and Mary 149 E. Corunna Avenue Corunna, MI 48817	78,700
3	Shiawassee County	Shiawassee County Road Commission 112 E. McArthur Street Corunna, MI 48817	0
4	Shiawassee County	Shiawassee County 208 N. Shiawassee Corunna, MI 48817	0
5	Shiawassee County	Shiawassee County Road Commission 208 N. Shiawassee Corunna, MI 48817	0
6	City of Corunna	Corunna, City of 402 N. Shiawassee Corunna, MI 48817	0
7	City of Corunna	Corunna, City of 402 N. Shiawassee Corunna, MI 48817	0
8	Retail/Post Office	Omer, Lee L. 215 E. Exchange S7 Owosso, MI 48867	40,300
9	Shiawassee County	County of Shiawassee 200 State Street Corunna, MI 48817	0
10	Shiawassee County	County of Shiawassee 208 N. State Street Corunna, MI 48817	0
11	Vacant	Dunchock, Arnold 233 N. Shiawassee Corunna, MI 48817	4,200
12	Shiawassee County	County of Shiawassee 208 N. State Street Corunna, MI 48817	0

<u>PARCEL NUMBER</u>	<u>USE</u>	<u>OWNER</u>	<u>1990 SEV</u>
25	Office	Griffen Insurance Agency 305 N. Shiawassee Corunna, MI 48817	5,500
26	Retail	Hunt, Donald H. and Jane E. 303 N. Shiawassee Corunna, MI 48817	10,500
27	Shiawassee County	Jan-Lin Development 4843 Mohican Trail Owosso, MI 48867	14,900
28	Retail	Stewart, Ken 231 N. Shiawassee Corunna, MI 48817	33,200
29	Retail	Spaniola, Angeline 612 Crestview Drive Corunna, MI 48817	4,200
30	Retail	Spaniola, Angeline 612 Crestview Crive Corunna, MI 48817	6,300
31	Office	Dunchock, Arnold 223 N. Shiawassee Corunna, MI 48817	7,600
32	Office	Dunchock, Diane 223 N. Shiawassee Corunna, MI 48817	7,100
33	Vacant	Corunna Industrial Corp. 270 N. Bachus Street Corunna, MI 48817	18,000
34	Vacant	Corunna Industrial Corp. 270 N. Bachus Street Corunna, MI 48817	9,250
35	Vacant	Corunna Industrial Corp. 270 N. Bachus Street Corunna, MI 48817	3,000
36	Shiawassee County	County of Shiawassee 208 N. Shiawassee Corunna, MI 48817	0

<u>PARCEL NUMBER</u>	<u>USE</u>	<u>OWNER</u>	<u>1990 SEV</u>
37	Bar	Cavilier Bar 127 N. Shiawassee Corunna, MI 48817	16,400
38	Office	Underwood, Ted 4921 N. M-52 Owosso, MI 48867	25,800
39	Retail	Fairway Discount Store 119 N. Shiawassee Corunna, MI 48817	22,600
40	Doctor's Office	Brady, Donald 115 W. McArthur Street	32,400
41	Chiro- practor's Office	Lajewski, Richard and E. Page 113 1/2 N. Shiawassee Corunna, MI 48817	14,300
42	Retail	Bornemann, Jerry and WF 109 N. Shiawassee Corunna, MI 48817	10,200
43	Retail	Town Tub P.O. Box 134 Corunna, MI 48817	12,000
44	Residential	Ritter, Jane 118 W. Mack Street	27,200
45	Utility	General Telephone Co. 1312 E. Empire Street Bloomington, IL 61701	0
46	Residential	Winkler, Robert L. and Cecelia A. 316 N. Woodworth Street Corunna, MI 48817	23,500
47	Residential	Stevenson, Genie 314 N. Woodworth Street Corunna, MI 48817	20,900
48	Residential	Bulemore, Gary and Kathy 1604 W. Hibbard Road Owosso, MI 48867	10,000

2.5 Legal description of the development area

LAND LOCATED IN THE CITY OF CORUNNA, TOWN 7 NORTH, RANGE 3 EAST, SHIAWASSEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WOODWORTH STREET (60 FEET WIDE) AND THE SOUTH RIGHT-OF-WAY LINE OF OLIVER STREET (60 FEET WIDE), SAID POINT OF INTERSECTION ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 37, "CITY OF CORUNNA" - ORIGINAL PLAT; PROCEEDING THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OLIVER STREET APPROXIMATELY 440 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHIAWASSEE AVENUE (80 FEET WIDE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 39, SAID "CITY OF CORUNNA" - ORIGINAL PLAT; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF SHIAWASSEE AVENUE APPROXIMATELY 260 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF SHIAWASSEE AVENUE AND THE SOUTH LINE OF LOT 3, BLOCK 30, "CITY OF CORUNNA" - ORIGINAL PLAT (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 30); THENCE EASTERLY APPROXIMATELY 160 FEET TO A POINT ON THE EAST LINE OF A 20-FOOT WIDE ALLEY RUNNING NORTH AND SOUTH (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 30, SAID "CITY OF CORUNNA" - ORIGINAL PLAT); THENCE NORTHERLY ALONG THE EAST LINE OF SAID 20-FOOT WIDE ALLEY (SAID LINE ALSO BEING THE WEST LINE OF LOTS 1 AND 4, BLOCK 30, AND LOTS 9 AND 12, BLOCK 25, SAID "CITY OF CORUNNA" - ORIGINAL PLAT), APPROXIMATELY 300 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 25; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 9, BLOCK 25, APPROXIMATELY 200 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRADY STREET (60 FEET WIDE), SAID POINT ALSO BEING ON THE WEST LINE OF LOT 7, BLOCK 26, SAID "CITY OF CORUNNA" - ORIGINAL PLAT, APPROXIMATELY 100 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 26; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF BRADY STREET (ALSO BEING THE WEST LINE OF BLOCKS 13, 16, AND 26, SAID "CITY OF CORUNNA" - ORIGINAL PLAT, APPROXIMATELY 980 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF BRADY STREET AND THE NORTH RIGHT-OF-WAY LINE OF MACKS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 2, SAID "CITY OF CORUNNA" - ORIGINAL PLAT; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MACKS STREET APPROXIMATELY 200 FEET TO A POINT ON THE EAST LINE OF A 20-FOOT WIDE ALLEY RUNNING TO THE NORTH; THENCE NORTHERLY ALONG THE EAST LINE OF SAID 20-FOOT

WIDE ALLEY (ALSO BEING THE WEST LINE OF LOTS 5, 8, AND 9, BLOCK 3, SAID "CITY OF CORUNNA" - ORIGINAL PLAT), APPROXIMATELY 150 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 3; THENCE WESTERLY ALONG THE NORTH LINE EXTENDED OF SAID LOT 6, BLOCK 3, TO THE INTERSECTION OF THE NORTH LINE OF LOT 6, BLOCK 3, AND THE EXISTING CENTERLINE OF THE SHIAWASSEE RIVER; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE EXISTING CENTERLINE OF THE SHIAWASSEE RIVER TO THE INTERSECTION OF SAID EXISTING CENTERLINE OF THE SHIAWASSEE RIVER AND THE WEST RIGHT-OF-WAY LINE OF WOODWORTH STREET (60 FEET WIDE) EXTENDED; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF WOODWORTH STREET TO THE POINT OF BEGINNING.

3.0 A description of improvements to be made in the development area, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements. (see Map 3)

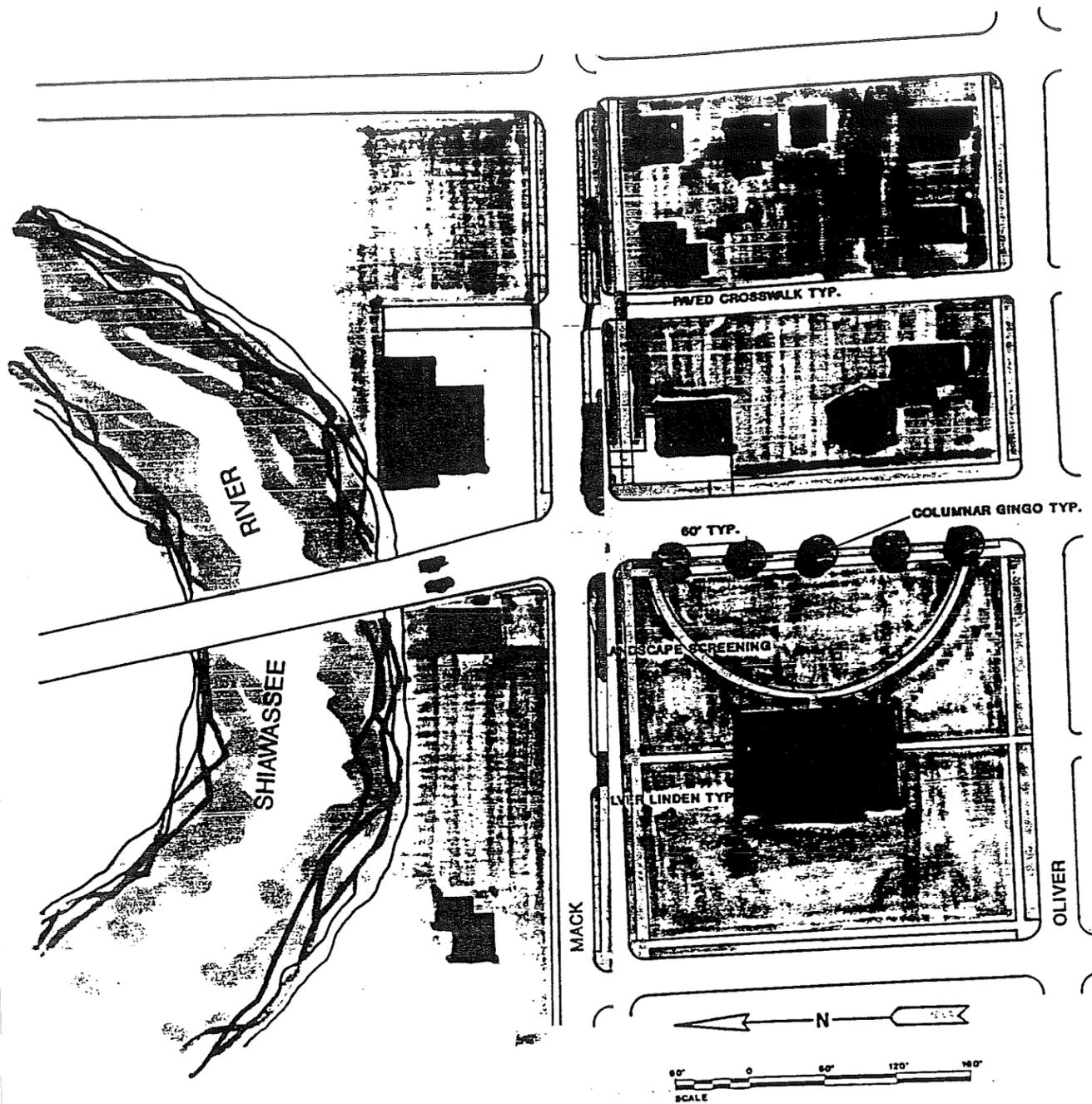
3.1 A description of improvements to be made in the development area.

Public improvements in the development area include:

- a. Streets - An alley, running through the three blocks on the west side of Shiawassee Street, from Mack to State Streets is to be repaved to make it suitable for increased traffic flow.
- b. Parking - The shortage of off-street parking has proven to be a major problem in the downtown area. Excess rear lot frontage of existing businesses, as well as two existing church lots will be leased by the DDA, paved and landscaped to provide additional needed parking.
- c. Streetscape - Streetscape improvements are planned to provide a pleasing atmosphere and comfortable pedestrian linkages. Improvements include: paving details, benches, trash containers, lighting, street trees, landscaping, and additional pedestrian walks.
- d. Architecture - A facade study will be undertaken in order to coordinate the architectural resources of the downtown area, with the new improvements being planned.

3.2 A description of repairs and alterations necessary to make improvements.

- a. Sidewalk repairs will be made, as needed, concurrent with the addition of paving.



- b. Existing street trees (Little-leaf Lindens) will be removed and replaced with trees that provide greater storefront and traffic visibility.

3.3 An estimate of the time required for completion.

See Section 4.2 (Development Schedule)

4.0 The location, extent, character, and estimated cost of the improvements, including rehabilitation contemplated for the development area and an estimate of time required for completion, including a statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

4.1 The extent and character of improvements contemplated for the development area.

15  
4.11 Alley Improvements - The alley, running north-south through the blocks west of Shiawassee Street from Mack to State Streets, is to be repaved with bituminous paving material to allow for the alley to handle an increased traffic flow.

0  
4.12 Alley Pedestrian Linkage - Running along the east side of the above-mentioned alley, a four foot wide, paved sidewalk will be installed to provide increased pedestrian access to the building rears. Lighting will also be added to provide for the public safety.

5  
4.13 Parking - The DDA will lease all unbuilt lot frontage from businesses bordering the improved alley. The newly leased DDA property will be paved and landscaped to provide needed off-street parking. In addition, two church parking lots, located between Corunna Avenue and McArthur Street, will be leased by the DDA and paved and landscaped as needed to provide additional parking.

8  
4.14 Streetscape Improvements - Street trees, benches, trash containers, paving, lighting, and additional landscaping (shrubs, groundcover, flowers) are planned for both sides of Shiawassee Street, and the alley west of Shiawassee Street. Paved crosswalks are planned for all areas where sidewalks cross alleys and sidewalks will be repaired, as needed, throughout the DDA.

9  
4.15 Signage - The DDA will purchase and install signage as needed to assure efficient traffic flow, provide for public safety, or other such needs as identified by the DDA and not excluded by P.A. 197 of 1975, as amended.

4.2 Construction stages and the time of completion of each stage.

See Table 1

5.0 A description of any parts of the Downtown Development Area left as open space and the use contemplated for the space.

Open space within the downtown development area is limited by the small size of the DDA and the need for space for commercial and parking uses. Open space for public use is available around both the County courthouse and City library with the latter space being adjacent to the Shiawassee River. New planned public amenities (benches, lighting, paving, landscaping, etc.,) will also allow for the public to make maximum utilization of public rights-of-way around streets and alleys.

6.0 Description of any portions of the Development Area which the Authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The DDA does not plan to sell, donate, exchange, or lease any land in the development area to or from the municipality.

7.0 A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

The DDA does not anticipate any changes in zoning, streets, street levels, intersections, or utilities.

8.0 An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the Authority to arrange the financing.

8.1 An estimate of the cost of the development

The public improvements being proposed in the Downtown Development Plan have an anticipated construction cost of \$811,500 (see Table 2).

TABLE 1  
 IMPROVEMENT SCHEDULE  
 CITY OF CORUNNA DOWNTOWN DEVELOPMENT AUTHORITY\*

<u>PHASE</u> <sup>a</sup>	<u>REVENUE</u>	<u>IMPROVEMENT</u>
<u>Development Scenario 1</u>		
Phase I (1991-92 est.)	300,000 <sup>b</sup>	Pave alley and alley parking, stripe lots, pave church lot, install brick paving along alley and Shiawassee Avenue, engineering fees.
Phase II (1993 est.)	118,083 (1991-1993 TIF Funds)	Install trees along Shiawassee Avenue and alley, install additional landscaping throughout DDA, install benches and trash containers, engineering and administration expenses.
Phase III (1994 est.)	30,000 (1994 TIF Funds 25,000 balance)	Architectural facade study, administration.
Phase IV (1997 est.)	278,413 (Balance of 1994 TIF Revenue, 1995-1997 TIF Funds)	Street and alley lights, engineering fees administration costs.
Phase V (1994-2006 est.)	1,364,054 (1998-2005 TIF Funds)	Contingencies/inflation, administration costs, excess funds to be handled as per Section 8.2(e)(5).
<u>Development Scenario 2</u>		
Phase I (1992 est.)	700,000 <sup>c</sup>	Pave alley and all parking, install all brick paving, install all landscaping and street trees, install all street furniture and street/alley lights, architectural facade study, engineering fees, and administration costs.
Phase II (1993-2006 est.)	1,854,037 (1991-2006 TIF Funds)	Repayment of principal and interest on \$700,000. Administration costs and contingencies. Excess funds to be handled as per Section 8.2(e)(5).

Analysis by Wade-Trim/IMPACT

Dates given are estimates and may vary with actual revenues.

State of Michigan, Downtown Development Grant.

Borrowed amount either bonded or through private sources.

TABLE 2  
 CITY OF CORUNNA  
 CAPITAL IMPROVEMENTS SCHEDULE  
 DDA 1991-2006

<u>ITEM</u>	<u>COST</u>
Brick Paving (Total)	\$128,000
Trees Along Shiawassee Avenue	24,000
Trees Along Alley	24,000
Bituminous Paving of Alley	25,000
Bituminous Paving for Church Lot	11,000
Paving of Alley Parking	95,000
Stripe Lots	8,000
Miscellaneous Landscaping	20,000
Benches	12,500
Trash Containers	7,500
Lease Parking/Improvement Areas	1,500
Administration (15 Years)	75,000
Street and Alley Lights	180,000
Architectural Study	25,000
Engineering Fees	75,000
Contingencies/Inflation	<u>100,000</u>
 TOTAL	 \$811,500

8.2 A statement of the proposed method of financing the development

The activities of the Authority and the development of public improvements shall be financed from one or more of the following sources. Where receipt of specific funds are indicated as being anticipated by the Authority methods of repayment will be established as necessary. Where repayment is not necessary, funds shall be credited to the general fund of the Authority for the purpose of financing only those activities, as indicated in this plan or otherwise appropriate as provided in P.A. 197 of 1975, as amended.

- a. Donations from foundations, corporations, groups, individuals, or others.
- b. Ad Valorem Tax on the real and tangible personal property in the Downtown District of not more than two mills.
- c. Money borrow from a bank, savings and loan, or any other type of approved lender.
- d. Revenues from any property, building or facility, or a revenue bond secured by said revenues or by the full faith and credit of the municipality.
- e. Proceeds of Tax Increment Plan - As captured assessed value exceeds initial assessed value, tax increment revenues will accrue in significant enough amounts to provide meaningful working capital. It will be possible to use these annual revenues to help finance subsequent phases of the scheduled public improvements. The authority may use tax increment proceeds on an annual basis, spending or obligating only as much revenues as is generated, or it may decide that the revenue is substantial enough to warrant the sale of tax increment bonds, or it may use that revenue to repay general obligations bonds sold by the municipality.
  1. Purpose - The purpose of this Tax Increment Financing Plan is to produce revenues sufficient to fund the Downtown Development Plan on a phase by phase basis.
  2. Initial Assessed Value - The initial assessed value shall be based on the 1990 SEV for all property within the DDA boundaries.

3. Portion of "Captured Assessed Value" to be used - In recognition of the declining tax base within the DDA boundaries, as well as the small size (relatively) of the total DDA SEV it is proposed that the DDA use all taxes levied on the captured assessed value, with the exception of a four mil City of Corunna debt assessment.
4. Duration of the Program - The duration of this Tax Increment Financing Plan shall be sixteen (16) years or until any incurred indebtedness is retired.
5. Projection of Captured Assessed Value and Revenue - A projection of revenue generated by the Tax Increment Financing Plan is presented in Table 3.

Based on this projection, an estimated millage rate for all taxing units of 64.377 mills may be applied to the captured assessed value to estimate potential tax revenue available to the City of Corunna's DDA.

From the information presented in Table 2, it can be seen that the projected revenue in the early years of the Tax Increment Financing Plan are insufficient to complete the work as phased. It is, therefore, recommended that the City of Corunna apply for a Downtown Development Grant from the state of Michigan to supply the DDA with the initial monies to initiate the Downtown Development Plan (see 8.2 (f)). If this grant does not become available within the first two years of the development program, it is the intention of the DDA to arrange financing to complete the development plan as per Scenario 2, shown in Table 1.

While construction costs tend to increase through inflation in any phased development program, it may be that revenues in the latter years of the Downtown Development and Tax Increment Financing Plans, exceeds that needed by the DDA to complete the Downtown Development Plan. In that case, the DDA may chose to amend the Downtown Development Plan to include an increased scope of projects, rebate back to the taxing authorities the excess captured taxes, or a combination of increased improvements and tax rebates.

TABLE 3  
ESTIMATE OF TIF REVENUES  
CITY OF CORUNNA DOWNTOWN DEVELOPMENT AUTHORITY\*

YEAR	(1) SEV BASE	(2) NEW DEVELOPMENT	(3) INFLATION	(4) CAPTURED SEV	(5) TIF REVENUE
1990	949,250	500,000 (a)	0	500,000	32,189
1991	1,449,250	0 (b)	108,694	608,694	39,186
1992	1,557,944	0	116,846	725,540	46,708
1993	1,674,790	0	125,609	851,149	54,794
1994	1,800,399	0	135,030	986,179	63,487
1995	1,935,429	0	145,157	1,131,336	72,832
1996	2,080,586	20,806 (c)	156,044	1,308,186	84,217
1997	2,257,436	22,574	169,308	1,500,068	96,570
1998	2,449,318	24,493	183,699	1,708,260	109,973
1999	2,657,510	26,575	199,313	1,934,148	124,515
2000	2,883,398	28,834	216,255	2,179,237	140,293
2001	3,128,487	31,285	234,637	2,445,158	157,412
2002	3,394,408	33,944	254,581	2,733,683	175,986
2003	3,682,933	36,829	276,220	3,046,732	196,139
2004	3,995,982	39,960	299,699	3,386,391	218,006
2005	4,335,641	43,356	325,173	3,754,920	241,730
TOTAL TIF REVENUE . . . . .					1,854,037

\*Compiled by Wade-Trim/IMPACT, May, 1990.

- (1) State Equalized Valuation (SEV) base year figure represents district value as of tax day (December 31) of the previous calendar year.
- (2) SEV values represent new construction or renovation of existing structures. Except for 1990 figures, personal property values were excluded from the analysis due to the offsetting affect created by depreciation allowances.
- (3) Inflation factor of 7.5 percent (.075) applied to SEV base, for respective years.
- (4) Figures represent the diffence between the base year SEV (\$949,250) and the yearly sum of columns 1-3.
- (5) Figures calculated by applying a total millage of 64.377 mills to the captured SEV.
- (a) SEV value of the proposed new downtown development.
- (b) No new value from new construction or renovation is estimated for the years 1991-1995.
- (c) For the years 1996-2005, new value due primarily to building renovation is figured at the yearly rate of one percent (.01) of the year's SEV base.

f. Anticipated Funding Sources - To provide initial funding, it is recommended that the City of Corunna apply for a \$300,000 Downtown Development Grant through the state of Michigan's Community Development Block Grant Program. This money will enable the City of Corunna's DDA to begin immediate improvements while TIF revenues build up to a level that will allow further development phases to be implemented.

g. Money provided from any other sources approved by the governing body or the municipality or received by the authority in any other way shall be deposited to the credit of the Authority, subject to disbursement in accordance with this Plan.

8.3 A statement of the ability of the Authority to arrange the financing

It is the consensus among DDA members that the Finance Plan set forth in this document is reasonable and should allow completion of the Downtown Development Plan.

9.0 Designation of the person or persons, natural or corporate to whom all or a portion of the development is to be sold, leased, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

Not applicable

10.0 The procedures for bidding, for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the Authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

Not applicable

11.0 Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the Authority, a development plan shall include a survey of the families and individuals to be displaced including their income and racial composition, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

- 1 An estimate of the number of persons residing in the development area.  
There are approximately 40 residents within the DDA boundaries.
- 11.2 An estimate of the number of families and individuals to be displaced.  
No families or individuals will be displaced.
- 11.3 A survey of the income and racial composition of the families and individuals to be displaced.  
Not applicable
- 11.4 A statistical description of the housing supply in the community.  
Not applicable
- 0 A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.  
Not applicable
- 3.0 Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title in accordance with the Standards and Provisions of the Federal Uniform Relocation Act, 1970, being Public Law 91-646, 42 (S.C. Sections 4601, et. seq.  
Not applicable
- 14.0 A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.  
Not applicable
- 15.0 Other material which the authority, local public agency, or governing body deems pertinent.  
Not applicable

and explanation of the tax increment procedure.

increment financing procedure is new to Michigan law DDA statute, but has been effectively used by a development authority as a method of financing a development plan. It then may be adopted by a city following consultation with the taxing units and a public hearing as required by statute. The nature of the tax increment financing procedure is as follows:

The public makes an investment in public improvements, and also potentially in facilities to be leased or sold to private owners, for the purpose of stimulating private investment in a specific downtown commercial area (the Downtown Development District). The investment may be made in response to a declining business climate and commercial tax base, or in response to a stable business climate and tax base which the public wishes to protect and develop.

Bonds may be issued to finance the improvements. This is not mandatory, as tax increments received may be used in any manner the authority desires, provided those uses are described in this plan. Should increments be sufficient to warrant the selling of bonds (tax increment bonds) these bonds are retired in a manner prescribed by the authority.

3. Taxes generated from the subsequent growth in the tax base of the Downtown Development District are retained and utilized by the authority. This tax base growth is called the "captured assessed value" (CAV). Specifically it is the difference between the State Equalized Value (SEV) of the Downtown Development District at any point in time, and the SEV of the District in existence at the time of the adoption of the Downtown Development Plan.

4. The taxes which are potentially available to the authority include all of the taxes normally levied by all the taxing units on the captured assessed value of the Downtown Development District. The plan may provide for the use of part or all of the captured assessed value. If the Downtown Development Authority chooses it may enter into agreements with each of the taxing units to share a portion of the captured assessed value of the district. Should the authority find it necessary to use all of the captured assessed value, it shall be clearly stated in this plan.

5. When the specified development/financing plan is accomplished, the captured assessed value is released and the taxing units receive all the taxes levied on it from that point on.
6. Since only the growth in tax base (the captured assessed value) in the Downtown Development District is used to finance the development plan, the taxing units continue to receive their full tax levy on the District tax base in existence at the adoption of the development plan.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the "captured assessed value" which is created, following implementation of a Downtown Development Plan, would not have occurred without the stimulation of the public investment involved in the plan implementation; and therefore; the short-term investment made by the taxing units in foregoing part of the initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger commercial tax base.

17.0 The amount of bonded indebtedness to be incurred.

18.0 The duration of the program.

This program shall run through the Year 2006 or until any incurred indebtedness is retired.

See Table 3

19.0 A statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the DDA is located (see Table 4).

It can be seen from the data presented in Table 4 that the City of Corunna's DDA constitutes a very minor portion (less than one percent) of all of the affect taxing bodies, with the exception of the City of Corunna. The impact of this program is, therefore, expected to be minimal with the taxing bodies continuing to annually receive the revenues shown in Table 4. While the impact may be slightly greater for the City of Corunna, the City does not feel that this program will put an undue strain on its budget.

TABLE 4  
 TAXING AUTHORITY MILLAGE RATES AND VALUES\*

<u>TAXING AUTHORITY</u>	<u>MILLAGE RATE</u>	<u>1990 SEV</u>	<u>DDA % OF SEV</u>	<u>TAXES FROM DDA</u>
Shiawassee County	6.680	\$704,505,685	0.1	\$ 6,341
Intermediate School District	4.078	662,305,953	0.1	3,871
Corunna School Dist.	39.200	120,476,423	0.8	37,210
City of Corunna	14.4190	25,883,484	3.7	13,687

\*Analysis by Wade-Trim/IMPACT  
 1990 DDA SEV = \$949,250

# APPENDIX A

BY-LAWS  
OF  
THE DOWNTOWN DEVELOPMENT AUTHORITY  
OF THE CITY OF CORUNNA

(A Public Authority and Governmental Subdivision formed pursuant to Act 197 of the Public Acts of 1975, as amended)

ARTICLE I

ORGANIZATION NAME

The Name of this Organization is the Corunna Downtown Development Authority (established and provided for by and ordinance of the City of Corunna as on file with the Michigan Secretary of State).

ARTICLE II

PUBLIC AUTHORITY

The Authority is established pursuant to Act 197, Public Acts of Michigan, 1975 as amended (MCL 125.1651-125.1680). The Authority shall be a public body corporate. Any net earnings of the Authority beyond that necessary for the retirement of indebtedness or to implement the public purposes or program of the City of Corunna may not inure to the benefit of a person other than the City of Corunna and, upon dissolution of the Authority shall belong to the City. Upon dissolution of the Authority title of all property owned by the Authority, subject to existing rights in other parties, shall vest in the City of Corunna.

ARTICLE III

PURPOSE

The purpose for which the Authority is created is to correct and prevent urban deterioration and encourage economic development and activity and to encourage neighborhood revitalization and historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to provide for the creation and implementation of development plans; to provide for the creation of a board to govern the Authority and to prescribe its powers and duties; to permit the issuance of bonds and other evidences of indebtedness by the Authority; and to permit the use of tax increment financing.

ARTICLE IV

GENERAL

(a) The Authority may sue and be sued in any court of this State.

(b) The Authority possesses all the powers necessary to carry out the purposes of its incorporation.

(c) The powers granted to the Authority may be exercised even if bonds are not issued by the Authority.

(d) The Authority shall be under the supervision and control of a board chosen by the governing body.

As used in these by-laws:

(1) "Authority" means a Downtown Development Authority.

(2) "Board" means the governing body of an Authority.

(3) "Development plan" means that information and those requirements for development.

(4) "Governing body" means the elected body of a municipality having legislative powers.

(5) "Tax increment financing plan" means that information and those requirements necessary for tax increment financing to occur.

ARTICLE V

POWERS AND DUTIES OF THE BOARD

Section 5.0 Activities. For the purpose of fulfilling the objectives of the authority, the board may:

(1) Prepare an analysis of economic changes taking place in the downtown district.

(2) Study and analyze the impact of metropolitan growth upon the downtown district.

(3) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the revitalization and growth of the downtown district.

(4) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the decline of property values and to promote the growth of the downtown district, and take such steps as may be necessary to implement the plans to the fullest extent possible.

(5) Implement any plan of development in a downtown district necessary to achieve the purposes of the formation of this Authority, in accordance with the powers of the Authority as granted by Act 197.

(6) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(7) Acquire by purchase or otherwise, on terms and conditions and in a manner the Authority considers proper, own, convey, demolish, relocate, rehabilitate, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the Authority determines is reasonably necessary to achieve its purposes and to grant or acquire licenses, easements and options with respect thereto.

(8) Improve land, prepare sites for buildings, including the demolition of existing structures and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including any type of housing, and any necessary or desirable appurtenances thereto, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(9) Fix, charge, and collect fees, rents and charges for the use of any building or property or any part of a building or property under its control, or a facility in the building or on the property, and pledge the fees, rents and charges for the payment of revenue bonds issued by the Authority.

(10) Lease any building or property or part of a building or property under its control.

(11) Accept grants and donations of property, labor, or other things of value from a public or private source.

(12) Acquire and construct public facilities.

(13) Incur costs in connection with the performance of its authorized functions, including but not limited to, administrative costs, and architects, engineers, legal and accounting fees.

(14) Accept land which was taken by the municipality under Act No. 149 of the Public Acts of 1911, being section 213.21 to 213.41 of the Michigan Compiled Laws, for the use as authorized in the development program. The taking, transfer and use shall be considered necessary for public purposes and for the benefit of the public.

(15) The board may employ and fix the compensation of an executive director subject to the approval of the governing body of the municipality.

(16) The board may employ and fix the compensation of a treasurer, who shall keep the financial records of the Authority and who, together with another officer, shall approve all vouchers for the expenditure of funds of the Authority.

(17) The board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and or records, books, documents or other papers not required to be maintained by the treasurer.

(18) The board may retain legal counsel to advise the board in proper performance of its duties.

(19) The board may employ other personnel deemed necessary by the board.

Section 5.1 Tax Increment Plan. When the Authority determines that it is necessary for the achievement of its purpose, the Authority shall prepare and submit a tax increment financing plan to the governing body.

Section 5.2 Development Plan. When a board decides to finance a project in a development area, it shall prepare and adopt a development plan.

## ARTICLE VI

### BOARD OF DIRECTORS

Section 6.0 Qualifications. A member of the Authority shall have one of the following qualifications: 1) resident of Municipality, 2) registered voter in the Municipality and 3) have an interest in property in the DDA District. With the exception of the Chief Executive Officer, a member of the Authority may not simultaneously serve as an elected member of the municipality wherein the district is located, or a member of the County Board of Commissioners of the county wherein the district is located, or a member of the County Board of Commissioners of the county wherein the district is located, or a member of the school board of a school district which extends into the

development area. A majority of the Board shall qualify under Item 3 above as having an interest in property in the DDA District.

Section 6.1 General Powers. The business and affairs of the Authority shall be managed by its board of directors except as otherwise provided by statute or by these by-laws.

Section 6.2 Appointment. The Authority shall be under the supervision and control of a board designated by the governing body, as provided for in Act 197. It shall consist of the Chief Executive Officer of the municipality and not less than 8 or more than 12 members as determined by the governing body. Members shall be appointed by the chief executive officer, at any time during the year, subject to approval by the governing body of the municipality. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only.

Section 6.3 Term of Office. A member shall hold office until the member's successor is appointed. Of the members appointed, an equal number, as near as practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. Thereafter, each member shall serve for a term of 4 years. Terms of office shall begin on the first day of the fiscal year in the year of the appointment as provided in Section 6.2 above.

Section 6.4 Oath of Office. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

Section 6.5 Compensation. Board members shall serve without compensation but be reimbursed their actual expenses incurred in the performance of their official duties. However, nothing herein contained shall be construed to preclude any board member from serving the Authority in any other capacity and receiving compensation, therefore, except in the capacity of executive director of the Authority.

Section 6.6 Proxy. If a member of the board is unable to attend a meeting at which a vote on a specific issue is to be rendered, he/she may render a vote by proxy in order to further the progress of the business before the board. Said vote by proxy shall be written in such manner as to clearly state the question as it will be presented to the other members of the board, and the vote of the absent member in the same manner (yea, nay or abstained) as would be voiced by the members present at the meeting. The vote must contain the signature of the absent member. The proxy vote shall be submitted in a sealed envelope to any officer

of the board. The sealed envelope shall be opened by the chair of the meeting and recorded in the same manner when the vote is taken on the particular issue addressed on the outside of the envelope. The secretary shall enter the vote of the absent member into the minutes and clearly designate said vote as being by proxy.

Section 6.7 Removal. Any member of the board of directors may be removed from office for cause by majority vote of the Governing Body of the municipality.

Section 6.8 Conflict of Interest. A director who has a direct interest in any matter before the Authority shall disclose his/her interest prior to the Authority taking any action with respect to the matter, which disclosure shall become a part of record of the Authority's official proceedings, and the interested director shall further refrain from participation in the Authority's proceedings relating to the matter.

## ARTICLE VII

### OFFICERS

Section 7.0 Officers. The officers of the Authority shall consist of a Chairperson, Secretary, Treasurer and, if desired, one or more vice-chairpersons and such other officers as may from time to time be determined by the board of directors, each of whom shall be elected from among the Board of Directors by the affirmative vote of a quorum. Any two offices other than chairperson, secretary, and treasurer may be held by the same person but an officer shall not execute, acknowledge or verify an instrument in more than one capacity if the instrument is required by law or the by-laws to be executed, acknowledged or verified by two or more officers.

Section 7.1 Election and Term of Office. The officers of the Authority shall be elected annually by the board of directors at the first meeting of each new fiscal year. If the election of officers shall not be held or made at such meeting, such election shall be held or made as soon thereafter as is convenient. Each officer so elected shall hold office for the term of which he/she is elected and until his/her successor is elected and qualified, or until his/her resignation or removal.

Section 7.2 Removal. Any officer elected by the board of directors may be removed by the board of directors with or without cause whenever in its judgment the best interests of the Authority would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Section 7.3 Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled at any meeting of the board of directors for the unexpired portion of the term of such office.

Section 7.4 Chairperson. The chairperson shall be the chief executive officer of the Authority, but he/she may from time to time delegate all or part of his/her duties to an executive vice-chairperson, if one is elected, or to any vice-chairperson. He/She shall preside at all meetings of the directors as chairperson of the board. He/She shall have general and active management of the business of the Authority, and shall see that all orders and resolutions of the board are carried into effect. He/She shall execute all bonds, mortgages, conveyances, and other instruments entered into pursuant to the powers of the Authority as set forth in these by-laws with the approval and authority of the board of directors. He/She shall be ex-officio member of all standing committees.

Section 7.5 Executive Director of the Board. An executive director may be employed and shall serve at the pleasure of the board in accordance with Section 5(1) of Act 197, shall attend all meetings of the board of directors, and shall have and exercise such other authority as specifically granted to him/her from time to time by an ordinance of the board of directors. If an executive director is employed he/she shall post bond in the penal sum of \$2,000.00 as required by said Section of said statutes. An executive director may be removed from office for cause by majority vote of the Governing Body of the municipality.

Section 7.6 Vice-Chairperson. The vice-chairperson shall perform such duties as are delegated to him/her by the chairperson, and shall, in the absence or in the event of the disability of the chairperson, perform the duties and exercise the powers of the chairperson, and shall perform such other duties as the board of directors shall prescribe.

Section 7.7 Secretary. The secretary shall attend all meetings of the board and record all votes and the minutes of all proceedings in a book to be kept for that purpose; and shall perform like duties for the standing committees when required. He/She shall give, or cause to be given, notice of all meetings of the board of directors, and shall perform such other duties as prescribed by the board of directors under whose supervision he/she shall be. He/She shall keep in safe custody the seal of the Authority, and when authorized by the board, affix the same to any instrument requiring it, and when so affixed it shall be attested by his/her signature or by the signature of the

treasurer. He/She shall be sworn to the faithful discharge of his/her duties. The assistant secretary, if one is elected, shall perform the duties and exercise the power of the secretary in his/her absence or in the event of his/her disability. The Board may contract the services of a suitable individual to assist in the duties and functions of the secretary of the Authority.

Section 7.8 Treasurer. The treasurer shall have the custody of the corporate funds and securities and shall keep or cause to be kept, full and accurate accounts of receipts and disbursements in books belonging to the Authority and shall deposit all moneys, and other valuable effects in the name and to the credit of the Authority in such depositories as may be designated by the board of directors. He/She shall disburse the funds of the Authority as may be ordered by the board, taking proper vouchers for such disbursements, and shall render to the chairperson and directors, at the regular meetings of the board, or whenever they may require an account of all his/her transactions as treasurer and of the financial condition of the Authority. He/She shall give the Authority a bond if required by the board of directors in a sum, and with one or more sureties satisfactory to the board, for the faithful performance of the duties of his/her office, and for the restoration to the Authority, in case of his/her death, resignation, retirement or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his/her possession or under his/her control belonging to the Authority. The assistant treasurer, if one is elected, shall perform the duties and exercise the power of the treasurer in his/her absence or in the event of his/her disability. The Board may contract the services of a suitable individual to assist in the duties and functions of the treasurer of the Authority.

Section 7.9 Delegation of Duties of Officers. In the absence of any officer of the Authority, or for any other reason that the board may deem sufficient, the board may delegate, from time to time and for such time as it may deem appropriate, the powers or duties, of any of them, of such officer to any other officer, or to any director, provided a majority of the board then in office concurs therein.

## ARTICLE VIII

### MEETINGS

Section 8.0 Meetings. The meetings of the board of directors shall be public, and public notice of such meetings shall be given in accordance with Act 267, Public Acts of Michigan, 1976, as amended. The meetings, as of this date, shall be held on the second Tuesday of each month at 7:00 p.m. at the Corunna City Hall.

15

Section 8.1 Registered Office. The initial registered office of the Authority is the Corunna City Hall, City of Corunna, Michigan.

Section 8.2 Principal Office. The authority shall have its principal office at the location of the Registered Office, and it may also maintain offices at such other place or places as the board of directors may designate.

Section 8.3 Special Meetings. Special meetings shall be called at the request of the chair, or at the written request (to the secretary) of the majority of the members of the board. Notice of special meetings shall be given in writing by the secretary to the members of the board and to the public at least 18 hours prior to the time of the meeting and shall state the place, date, purpose and time of the meeting.

Section 8.4 Rules of Order. Parliamentary procedure in board meetings shall be governed by Robert's Rules of Order, except where state statute or local ordinance direct otherwise. The secretary shall prepare an agenda for each meeting and the order of business therein shall be as follows:

- (1) Meeting Called to Order by the Chair
- (2) Approval of the Minutes
- (3) Call to the Public
- (4) Business Session
  - Unfinished business
  - Other communications
  - Reports
  - New business
  - Adjournment

Section 8.5 Quorum. A majority of the members of the board of directors constitute a quorum for the transaction of business at any meeting of the board of directors. The vote of the majority of members present at a meeting at which a quorum is present constitutes the action of the board of directors, unless the vote of a larger number is required by statutes or these by-laws.

Section 8.6 Public Comments. Comments on matters before the Board will be accepted from the public during those portions set aside for such purpose. Said comments will be accepted for a period not to exceed seven (7) minutes. Extension beyond the seven minute period will be allowed by general consent of the Board. The Chairperson has the right to interrupt any person or persons who are giving testimony that is considered to be slanderous or injurious to any member of the board. Formal presentations

will be accepted upon the approval of the Chairperson and inclusion into the agenda for said meeting at which the presentation is to be made. All persons making formal presentations are required to submit sufficient written material so as to give Board Members an opportunity to familiarize themselves with the material in advance of the scheduled presentation.

Section 8.7 Committees. The board of directors may, by resolution adopted by a majority of the members, establish one or more committees, each committee to consist of one or more of the directors of the Authority. The Chairperson of the Board, with the advice and consent of a quorum at any meeting, shall appoint the members of each committee so established. Each member appointed to a committee shall serve until replaced by action of the Chairperson with the advice and consent of a quorum of the board.

#### ARTICLE IX

##### CONTRACTS, LOANS, CHECKS AND DEPOSITS

Section 9.0 Contracts. The board of directors may authorize the chairperson or vice chairperson or if not available, another board member as designated by resolution to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Authority, and such authority may be general or confined to specific instances.

Section 9.1 Loans. No loan shall be contracted on behalf of the Authority and no evidence of indebtedness shall be issued in its name unless authorized by a resolution of the board of directors. Such authority may be general or confined to specific instances.

Section 9.2 Checks, Drafts, Etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Authority shall be signed by the treasurer of the Authority and one other such board member as directed in these by-laws or as from time to time may be determined by resolution of the board of directors.

Section 9.3 Deposits. All funds of the Authority not otherwise employed shall be deposited to the credit of the Authority in such banks, trust companies or other depositories as the board of directors may select as long as such depositories are federally insured.

ARTICLE X

FISCAL YEAR

The fiscal year of the Authority shall begin on the 1st day of January in each year and end on the last day of December in each year.

ARTICLE XI

INDEMNIFICATION

Section 11.0 Indemnification, Judgment, Settlement, Etc. The Authority shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he/she is or was a director or officer of the Authority and with respect to any criminal action or proceeding, had no reasonable cause to believe his/her conduct was unlawful. The termination of the action, suit or proceeding by judgment, order settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he/she reasonably believed to be in or not opposed to the best interests of the Authority and, with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was unlawful.

Section 11.1 Reimbursement. To the extent that a director or officer of the Authority has been successful on the merits or otherwise in defense of any claim, issue, or matter therein, he/she shall be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him/her in connection therewith.

Section 11.2 Advancement of Expenses. Expenses incurred in defending a civil or criminal action, suit or proceeding described in Section 11.0 may be paid by the Authority in advance of the final disposition of such action, suit or proceeding as authorized in the manner provided in Section 11.1 upon receipt of and undertaking by or on behalf of the director or officer to repay such amount unless it shall ultimately be determined that he/she is entitled to be indemnified by the Authority.

Section 11.3 Limitations. The Authority shall make no provision to indemnify directors or officers in any action, suit or proceeding referred to in Section 11.0 which shall be in conflict with the provisions of this article.

Section 11.4 Insurance. The board of directors may, in the exercise of its discretion, from time to time authorize by resolution duly adopted, purchase and maintain insurance on behalf of any person who is or was a director or officer of the Authority, against any liability asserted against him/her and incurred by him/her in any such capacity or arising out of his/her status as such, whether or not the Authority would have power to indemnify him/her against such liability under Section 11.0 of this article.

Section 11.5 Merger and Reorganization. For the purposes of Section 11.0 - 11.4 of this article, references to the Authority include all constituent Authorities absorbed in a consolidation reorganization or merger and the resulting or surviving Authority, so that a person who is or was a director or officer of such constituent Authority shall stand in the same position under the provisions of this section with respect to the resulting or surviving Authority in the same capacity.

## ARTICLE XII

### FINANCIAL REPORTS AND AUDIT

Section 12.0 Annual Financial Report. The Authority shall submit annually at the July regular meeting of the governing body or as soon thereafter as practicable a report on the financial status and activities of the Authority. A minimum of two Board members shall be present at that meeting. The report shall be publicized in a newspaper of general circulation in the municipality and shall include:

- (a) The amount and source of revenue in the account.
- (b) The amount and purpose of expenditures from the account.
- (c) The amount of principal and interest on any outstanding bonded indebtedness.
- (d) The initial assessed value of the project area.
- (e) The captured assessed value retained by the Authority.
- (f) Any additional information the governing body considers necessary.

Section 12.1 Expense Report. Once each month the Authority shall prepare a report on all expenditures for the preceding month. This report shall be publicized monthly and shall include at a minimum the following:

(a) Debt service (principal and interest) on existing outstanding bond issues.

(b) Administrative costs.

(c) Fees paid to outside consultants such as legal council, architects, engineers, planners, and accountants.

(d) Cost of annual audit.

(e) Costs of implementing the Development Plan.

Section 12.2 Annual Budget. The Authority shall prepare and submit a budget for approval by the governing body at the same regular meeting required of municipal departments of the governing body. The budget shall be for the operation of the Authority for the ensuing fiscal year and be prepared in the manner and contain the information required of other departments or similar entities of the municipality. Following the approval of the budget by the governing body, the budget shall be adopted by the Board of the Authority.

Section 12.3 Audit. An independent audit of the Authority's financial records shall be conducted at the same time and in the same manner as that conducted for the municipality. The audit may be conducted separately or in combination with the municipal audit. If the audit is conducted in combination with that of the municipality, the governing body may assess a reasonable pro rata share against the funds of the Authority to cover the costs of handling and auditing. Accordingly, the Authority shall budget each year an amount necessary to cover such costs of the audit.

#### ARTICLE XIII

##### MISCELLANEOUS

Section 13.0 Seal. The board of directors may provide an official seal which, if authorized, shall have inscribed thereon the name of the Authority and the year 1986.

Section 13.1 Waiver of Notice. When the board of directors or a committee thereof must take action after notice to any person or after lapse of a prescribed period of time, the action may be taken without notice and without lapse of the period of time, if at any time before or after the action is completed the person entitled to notice or to participate in the action taken or to be taken submits a signed waiver of such requirements.

Section 13.2 Amendments. These by-laws may be altered, amended or repealed by the affirmative vote of a majority of the board of directors at any regular or special meeting called for that purpose, subject to the approval of the City Council.

Section 13.3 Participation by Communication Equipment. A member of the board of directors or of a committee designated by the board may participate in a meeting by means of conference, telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in a meeting pursuant to this provision constitutes presence in person at the meeting.

BY THE BOARD:

_____ Wilma Bowen	_____ Charles Miros
_____ Don Brady	_____ Thomas E. <del>Peterson</del> PETERSEN
_____ Arnold D. Dunchock	_____ George Ruttman
_____ Steve Figg	_____ David Stechschulte, Sr.
_____ Larry Frank	_____ Robert L. Striggow
	_____ William C. Striggow

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

AN ORDINANCE TO AMEND THE CODE AND ORDINANCES OF THE CITY OF CORUNNA, MICHIGAN, AND MADE TO ESTABLISH A DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO MICHIGAN PUBLIC ACT 197 OF 1975, AS AMENDED; TO DEFINE THE BOUNDARIES OF THE DOWNTOWN DISTRICT CONSTITUTING THE DOWNTOWN DEVELOPMENT AUTHORITY; TO PROVIDE FOR THE ESTABLISHMENT OF A BOARD OF DIRECTORS FOR THE AUTHORITY; AND TO PROVIDE FOR ALL OTHER MATTERS NECESSARY AND RELATED THERETO.

WHEREAS, Act 197 of the Public Acts of the State of Michigan of 1975, as amended, authorizes a municipality to establish a Downtown Development Authority; and

WHEREAS, the City Council of the City of Corunna recognizes that the establishment of a "Corunna Downtown Development Authority" will serve to assist the City Council in correcting and preventing deterioration in the development area, to encourage historic preservation in the development area, and to promote economic growth in the development area;

NOW, THEREFORE, THE CITY OF CORUNNA ORDAINS:

SECTION I. TITLE

This ordinance shall be known and may be cited as the "Downtown Development Authority Ordinance".

SECTION II. 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:

- A. "Authority" means the Downtown Development Authority of the City of Corunna created by this ordinance.
- B. "Act 197" means Act No. 197 of the Public Acts of Michigan of 1975 as now in effect or hereafter amended.
- C. "Board" or "Board of Directors" means the Board of Directors of the Authority.
- D. "City" means the City of Corunna.
- E. "Council" or "City Council" means the City Council of the City.
- F. "Downtown District" means the downtown district designated herein or as hereafter amended.
- G. "Mayor" means the Mayor of the City.

SECTION III. PURPOSE

The City Council of the City hereby determines that it is in the best interest of the City to create a public body corporate to halt property value deterioration, increase property tax valuation where possible in the business district of the City, eliminate the causes of that deterioration, and to

SECTION V. DESCRIPTION OF DOWNTOWN DISTRICT

The Downtown District in which the Authority shall exercise its powers as provided by Act 197 shall consist of the property in the City 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.

SECTION VI. BOARD OF DIRECTORS

The Authority shall be under the supervision and control of a Board consisting of the Mayor of the City and 10 members. The members shall be appointed by the Mayor subject to approval by the Council. Eligibility for membership on the Board and terms of office shall be as provided in Act 197. All members shall hold office until the member's successor is appointed.

SECTION VII. 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 powers provided by Act 197.

SECTION VIII. FISCAL YEAR; ADOPTION OF BUDGET; REPORTS; AUDITS

- A. The fiscal year of the Authority shall begin on July 1st of each year and end on June 30th of the following year, or such other fiscal year as may hereafter be adopted by the City.
- B. The Board shall annually prepare a budget and shall submit it to the City Council. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the 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 be audited annually by the same independent auditors auditing the City and copies of the audit report shall be filed with the Council.

SECTION IX. TERMINATION

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

SECTION X. SECTION HEADINGS; SEVERABILITY; REPEALER

Section headings are provided for convenience only and are not intended to be 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 that conflict herewith are hereby repealed.

SECTION XI. PUBLICATION, RECORDING AND FILING

When this ordinance shall be published once in full

SECTION XII. EFFECTIVE DATE

This Ordinance as adopted will be in effect in the governmental unit within twenty (20) days after its passage. The foregoing Ordinance was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

PUBLISHED: \_\_\_\_\_

EFFECTIVE DATE: \_\_\_\_\_

CITY OF CORUNNA, MICHIGAN

BY: \_\_\_\_\_  
Otis Little, Mayor

\_\_\_\_\_  
Linda Johnson, Clerk

STATE OF MICHIGAN)  
COUNTY OF SHIAWASSEE) ss.

I, Linda Johnson, being the Clerk of the City of Corunna, Michigan, do hereby certify that the foregoing is a true and accurate copy of the City of Corunna Ordinance No. \_\_\_\_\_, passed on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1988. Further, I do certify that I did cause the same to be published in the Owosso Argus Press, Owosso, Michigan, within seven days after adoption by the City Council of the City of Corunna.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of \_\_\_\_\_, A.D., 1988.

CITY OF CORUNNA  
PROPOSED DOWNTOWN DEVELOPMENT  
AUTHORITY DISTRICT

LAND LOCATED IN THE CITY OF CORUNNA, SHIAWASSEE COUNTY, MICHIGAN,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WOODWORTH STREET (60 FEET WIDE) AND THE SOUTH RIGHT-OF-WAY LINE OF OLIVER STREET (60 FEET WIDE), SAID POINT OF INTERSECTION ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 37, "CITY OF CORUNNA" - ORIGINAL PLAT; PROCEEDING THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OLIVER STREET APPROXIMATELY 440 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHIAWASSEE AVENUE (80 FEET WIDE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 39, SAID "CITY OF CORUNNA" - ORIGINAL PLAT; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF SHIAWASSEE AVENUE APPROXIMATELY 260 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF SHIAWASSEE AVENUE AND THE SOUTH LINE OF LOT 3, BLOCK 30, "CITY OF CORUNNA" - ORIGINAL PLAT (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 30); THENCE EASTERLY APPROXIMATELY 160 FEET TO A POINT ON THE EAST LINE OF A 20-FOOT WIDE ALLEY RUNNING NORTH AND SOUTH (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 30, SAID "CITY OF CORUNNA" - ORIGINAL PLAT); THENCE NORTHERLY ALONG THE EAST LINE OF SAID 20-FOOT WIDE ALLEY (SAID LINE ALSO BEING THE WEST LINE OF LOTS 1 AND 4, BLOCK 30, AND LOTS 9 AND 12, BLOCK 25, SAID "CITY OF CORUNNA" - ORIGINAL PLAT), APPROXIMATELY 300 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 25; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 9, BLOCK 25, APPROXIMATELY 200 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRADY STREET (60 FEET WIDE), SAID POINT ALSO BEING ON THE WEST LINE OF LOT 7, BLOCK 26, SAID "CITY OF CORUNNA" - ORIGINAL PLAT, APPROXIMATELY 100 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 26; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF BRADY STREET (ALSO BEING THE WEST LINE OF BLOCKS 13, 16, AND 26, SAID "CITY OF CORUNNA" - ORIGINAL PLAT, APPROXIMATELY 980 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF BRADY STREET AND THE NORTH RIGHT-OF-WAY LINE OF MACKS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 2, SAID "CITY OF CORUNNA" - ORIGINAL PLAT; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MACKS STREET APPROXIMATELY 220 FEET TO A POINT ON THE WEST LINE OF A 20-FOOT WIDE ALLEY RUNNING TO THE NORTH; THENCE NORTHERLY ALONG THE WEST LINE OF SAID 20-FOOT WIDE ALLEY (ALSO BEING THE EAST LINE OF LOTS 6, 7, AND 10, BLOCK 3, SAID "CITY OF CORUNNA" - ORIGINAL PLAT), APPROXIMATELY 150 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 3; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 3, TO THE INTERSECTION OF THE NORTH LINE OF SAID LOT 6, BLOCK 3, AND THE EXISTING CENTERLINE OF THE SHIAWASSEE RIVER; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE EXISTING CENTERLINE OF THE SHIAWASSEE RIVER TO THE INTERSECTION OF SAID EXISTING CENTERLINE OF THE SHIAWASSEE RIVER AND THE WEST RIGHT-OF-WAY LINE OF WOODWORTH STREET (60 FEET WIDE) EXTENDED; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF WOODWORTH STREET TO THE POINT OF BEGINNING.

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

AN ORDINANCE TO ADOPT AND APPROVE  
A DEVELOPMENT PLAN AND A TAX INCREMENT FINANCING PLAN  
PERTAINING TO THE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT  
PROJECT PURSUANT TO THE PROVISIONS OF ACT 197  
PUBLIC ACTS OF MICHIGAN OF 1975, AS AMENDED  
AND TO PROVIDE FOR MATTERS RELATED THERETO

CITY OF CORUNNA  
SHIAWASSEE COUNTY, MICHIGAN

CITY OF CORUNNA, SHIAWASSEE COUNTY HEREBY ORDAINS:

Section 1. Definitions. The terms used in this Ordinance shall have the following meaning unless the context clearly requires otherwise:

"Act 197" means the Downtown Development Authority Act, Act No. 197 of Public Acts of Michigan of 1975, as may be amended.

"Captured Assessed Value" means the amount in any one year by which the current assessed value as finally equalized of all taxable property in the Development Area exceeds the initial Assessed Value, as more fully described in the Development Plan and Tax Increment Financing Plan.

"Development Area" shall mean the area within the boundaries of the City of Corunna Downtown Development Authority District, as described in Exhibit A of the Downtown Development Authority Ordinance, Ordinance No. \_\_\_\_\_ and as illustrated in the Downtown Development Authority Development Plan and Tax Increment Financing Plan.

"Development Plan" means the Development Plan for the Downtown Development Authority District, illustrated in the Downtown Development Authority Development Plan and Tax Increment Financing Plan.

"Initial Assessed Value" means the most recently assessed value, as finally equalized by the State Board of Equalization, of all taxable property within the boundaries of the Downtown Development Authority District at the time of adoption of this Ordinance, as more fully described in the Downtown Authority Development Plan and Tax Increment Financing Plan.

"Tax Increment" shall be that portion of the tax levy of all taxing jurisdictions paid each year on real and personal property in the Downtown Development Authority District on the captured assessed value, as more fully described in the Downtown Development Authority Development Plan and Tax Increment Financing Plan.

"Downtown Development Authority" means the City of Corunna Downtown Development Authority as established by Ordinance No. \_\_\_\_.

"Tax Increment Financing Plan" means the "Tax Increment Financing Plan for the City of Corunna Downtown Development Authority District," including the Development Plan, as transmitted to the City Council by the Downtown Development Authority for public hearing, and as confirmed by this Ordinance, copies of which are on file in the office of the City Clerk.

"Taxing Jurisdiction" shall mean each unit of government levying an ad valorem property tax on property in the Downtown Development Authority District.

All other undefined terms, unless the context of this Ordinance specifically required otherwise, shall have the meanings attributed to them by current usage.

Section 2. Approval and Adoption of the Downtown Development Authority Development Plan and Tax Increment Financing Plan. Pursuant to Section 19(1) Act 197, the City Council of the City of Corunna, Shiawassee County hereby finds and determines in accordance with Section 19,(1) of Act 197 as follows:

- (a) That the Development Plan and Tax Increment Financing Plan constitutes and embodies a public purpose of the City;
- (b) That the Development Plan and Tax Increment Financing Plan meets the requirements set forth in Sections 14(2) and 17(2) of Act 197;
- (c) That the proposed method of financing the development activities described in the Development Plan and Tax Increment Financing Plan is feasible, and that the Downtown Development Authority has the ability to arrange the financing;
- (d) That the development activities described in the Development Plan and Tax Increment Financing Plan are reasonable and necessary to carry out the purposes of Act 197;
- (e) That the land to be acquired within the Downtown Development Authority District is reasonably necessary to carry out the purposes of the Development Plan and Tax Increment Financing Plan and the purposes of Act 197;

- (f) That the Development Plan and Tax Increment Financing Plan is in reasonable accord with the approved Master Plan of the City of Corunna;
- (g) That public services, such as fire and police protection and utilities are, or will be, adequate to service the Downtown Development Authority District; and
- (h) That such changes in zoning, streets, street levels, intersections, and utilities as are contemplated by the Development Plan and Tax Increment Financing Plan are reasonably necessary for the Project.

In accordance with the foregoing considerations, the Downtown Development Authority Development Plan and Tax Increment Financing Plan, are hereby approved and adopted for all purposes of Act 197 consistent with said plans, with the following additions, modifications and/or conditions:

- 1.
- 2.
- 3.

A copy of the Development Plan and Tax Increment Financing Plan, and all respective amendments thereto, shall be maintained on file in the City Clerk's office and cross-indexed to this Ordinance.

Section 3. Boundaries of Development Area. The boundaries of the Development Area are hereby adopted and confirmed.

Section 4. Preparation of Base Year Assessment Roll.

- (a) Within 90 days of the effective date of this Ordinance, the City Assessor shall prepare the initial base year assessment roll. The base year assessment roll shall list each taxing jurisdiction in which the Downtown Development Authority District is located, the initial assessed value of the Development District on the effective date of this Ordinance, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on the property in the Development District.

- (b) The City Assessor shall transmit copies of the base year assessment roll to the City Treasurer, the County Treasurer, the Downtown Development Authority, and each taxing jurisdiction, together with a notice that the assessment roll has been prepared in accordance with this Ordinance and the Development Plan and Tax Increment Financing Plan approved by this Ordinance.

Section 5. Preparation of Annual Assessment Roll. Each year within 15 days following the final equalization of property in the Development District, the City Assessor shall prepare an updated annual assessment roll. The annual assessment roll shall show the information required in the base year assessment roll and, in addition, the captured assessed value for that year. Copies of the annual assessment roll shall be transmitted by the Assessor to the same persons as the base year assessment roll, together with a notice that it has been prepared in accordance with this Ordinance and the Development Plan and Tax Increment Financing Plan.

Section 6. Account Status Report. Annually, the authority shall submit to the governing body of the municipality and the State Tax Commission a report on the status of the Tax Increment Financing account. The report shall include: the amount and source of revenue in the account; the amount and purpose of expenditures from the account; the amount and interest on any outstanding bonded indebtedness; the initial assessed value of the project area; the captured assessed value retained by the authority; the tax increments received; and any additional information the governing body or the State Tax Commission considers necessary. The report shall be published in a newspaper of general circulation in the municipality.

Section 7. Implementation. All tax increments shall be transmitted by the City Treasurer into an account of the Downtown Development Authority at the earliest practicable date. All tax increments, so received by the Downtown Development Authority shall be disbursed in accordance with the provisions of the Development Plan and Tax Increment Financing Plan and the requisitions of the Downtown Development Authority. Surplus funds shall revert proportionately to the respective taxing bodies. For the purpose of segregation and transfer of such funds, the City Treasurer shall maintain a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the City Council, to be designated Downtown Development Authority project fund. All amounts payable to the Downtown Development Authority shall, subject to the foregoing, be deposited directly in the Downtown Development Authority project fund.

Section 8. Duration of Tax Increment Financing Plan. The Tax Increment Financing Plan will continue in effect until all purposes of the Development Plan and Tax Increment Financing Plan have been fulfilled.

Section 9. Ordinance Effective Date. This Ordinance shall be effective upon adoption and publication in accordance with the statues of the State of Michigan.

This Ordinance shall be immediately recorded by the City Clerk in the City Ordinance book as soon as it is adopted, which record shall be authenticated by the signatures of the Mayor and City Clerk.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Corunna, County of Shiawassee, State of Michigan, at a \_\_\_\_\_ Meeting, called and held on \_\_\_\_\_ day of \_\_\_\_\_, 1990.

YEAS:  
NAYS:  
ABSENT:

\_\_\_\_\_  
Ms. Linda Johnson,  
City Clerk

I hereby approve the foregoing Ordinance.

\_\_\_\_\_  
Honorable William Striggow,  
Mayor

ADOPTED:  
PUBLISHED:  
EFFECTIVE:

ZZZ 6290-01

# **APPENDIX B**

UNIT-SEC-BLK-PAR-SP CLASS SCHOOL ACRES LIBER-FAGE PREVIOUS-YR VALUATION CHG-IN VALUATION CURRENT VALUATION YR-ASSESSED

026-10-005-001 \*\*\*\*\* 401 78100 13,500 0 13,500 89 \*\*\*\*\*

OWNER\* JOHNSON, CONSTANCE CORUNNA MI 48817

CITY OF CORUNNA-ORIG PLAT SALE LAND- BLDG-  
ALL OF LOTS 1-10-11 EX N 106 FT OF LOT

J. BLK 5.

026-10-005-002 \*\*\*\*\* 401 78100 0 0 0 87 \*\*\*\*\*

OWNER\* DELETED-PART OF 10-005-002-01 00000

SALE LAND- BLDG-  
026-10-005-002-01 \*\*\*\*\* 401 78100 648-38 94,200 0 94,200 \*\*\*\*\*

OWNER\* SCHULTZ, MARVIN J. TRUST #1 CORUNNA MI 48817

CITY OF CORUNNA-ORIG PLAT-PT OF BLK 5 & SALE LAND- BLDG-  
PT OF TH SW ERL 1/4 OF SEC 21 DESC AS:

BEG AT TH SW COR OF LOT 8 OF BLK 5 TH

N ON W LN OF LOT 8 & 3 OF BLK 5 223 FT

TH S89\*54'00"W PARL WH S LN OF BLK 5

100 FT TO W LN OF BLK 5 TH N ON W LN

20 FT TH N89\*54'00"E 100 FT TO W LN OF

LOT 3 OF BLK 5 TH N ON W LN 85 FT TO

C/LN OF KING ST TH S89\*54'00"W 100 FT

TO W LN OF BLK 5 EXTENDED N TH N ON

EXTENDED LN 378.98 FT TO SWLY BNK OF

RIV TH S16\*26'45"E 264.92 FT & S35\*48'

05"E 41.73 FT & S28\*53'47"E 82.77 FT

TO A LN WH IS 194 FT N OF & PARL WH S

LN OF BLK 5 TH S89\*54'00"W 40 FT TO E

LN OF LOT 2 TH S 194 FT TO SE COR OF LOT

9 TH S89\*54'00"W 100 FT TO P.O.B. INCLUD

LAND RTWN 18AV LN & RIV. SURJ TO ESKNIS

& R/WYS.

026-10-005-004 \*\*\*\*\* 401 78100 23,500 0 23,500 89 \*\*\*\*\*

OWNER\* EMERY, CHARLENE CORUNNA MI 48817

218 W. MACK STREET SALE LAND- BLDG-  
CITY OF CORUNNA-ORIG PLAT

LOTS 4-5-6-7. EX N 75 FT OF LOTS

4 & 5 BLK 5



UNI-SEC-BLK-PAR-SP CLASS SCHOOL ACRES LIBER-PAGE PREVIOUS-YR VALUATION CHG-IN VALUATION CURRENT VALUATION YR-ASSESSED

026-10-005-005 \*\*\*\*\* 401 78100 6,800 \*\*\*\*\* 0 0 6,800 89

OWNER\* RAFFAELLI, TERILLEE

401 N. RACHUS ST.

CORUNNA MI 48817

CITY OF CORUNNA-ORIG PLAT N 55 FT OF LOTS 4 & 5. BLK 5 ALSO S 1/2 DE VACATED KING ST.

SALE

LAND-

BLDG-

026-10-005-009 \*\*\*\*\* 401 78100 0 \*\*\*\*\* 0 0 0 89

OWNER\* DELETED-PART DE 10-005-002-01

00000

SALE

LAND-

BLDG-

12  
11  
10  
9  
8  
7  
6  
5  
4  
3

DATE: 05/07/90 UNIT: 026 CITY OF CORUNNA

1990 CORUNNA

SELECTED

PER

CURRENT

VALUATION

YR-ASSESSED

PREVIOUS-YR

VALUATION

YR-ASSESSED

LIBER-PAGE

ACRES

SCHOOL

CLASS

BLK-PAR-SP

UNI-SEC

PREV-CLS

026-10-011-007 401 78100 10,000 10,000 89

OWNER\* BULMORE, GARY & KATHY 1604 W. HIBBARD RD DWOSSO MI 48867

CITY OF CORUNNA-ORIG PLAT LOT 7 BLK 11 SALE LAND- BLDG-

026-10-011-008 201 78100 40,400 40,400 89

OWNER\* FREMONT MUTUAL INS. CO. 533 E. MAIN ST FREMONT MI 49412

CITY OF CORUNNA-ORIG PLAT N 35 FT OF LOT 8 & S 24 FT OF LOT 5, BLK 11 SALE LAND- BLDG-

026-10-011-009 201 78100 638 -184 10,600 10,600 89

OWNER\* SIERLETON, BETTY 5227 8TH AVE MECOSTA MI 49332

CITY OF CORUNNA-ORIG PLAT COR AT NE COR OF LOT 4 TH S, 21 FT 8 IN, W 140 FT, N 21 FT 8 IN TO N LN DE SD LOT, TH E 140 FT TO REG, BLK 11 SALE LAND- BLDG-

026-10-011-010 201 78100 449 -533 10,600 10,600 89

OWNER\* DAVIS, WILLIAM E & MIEKO 521 PINE ST DWOSSO MI 48867

CITY OF CORUNNA-ORIG PLAT S 15 FT OF LOT 8 & N 30 FT OF LOT 9, BLK 11 SALE LAND- BLDG-

026-10-011-011 201 78100 5,500 5,500 89

OWNER\* BRIEFEN INSURANCE AGENCY 305 N. SHIWAASSEE CORUNNA MI 48817

CITY OF CORUNNA-ORIG PLAT S 20 FT DE LOT 9, BLK 11 SALE LAND- BLDG-

026-10-011-012 201 78100 8,100 8,100 89

OWNER\* WEIGEL, IOM 2611 E. M-21 CORUNNA MI 48867

CITY OF CORUNNA-ORIG PLAT E 50 FT DE LOTS 10-11, BLK 11 SALE LAND- BLDG-

12 11 10 9 8 7 6 5 4 3

UNIT-SEC-BLK-PAR-SF CLASS SCHOOL ACRES LIBER-PAGE PREVIOUS-YR VALUATION CHG-IN VALUATION CURRENT VALUATION YR-ASSESSED

UNIT-SEC-BLK-PAR-SF	CLASS	SCHOOL	ACRES	LIBER-PAGE	PREVIOUS-YR VALUATION	CHG-IN VALUATION	CURRENT VALUATION	YR-ASSESSED
026-10-011-013	*	201 78100			22,000	20,400	42,400	90
OWNER* STECHSCHULTE, DAVID								
BOX 134 CORUNNA MI 48817								
CITY OF CORUNNA-ORIG PLAT								
LOTS 10-11, EX E 50 FT. BLK 11								
026-10-011-014	*	201 78100		666-640	8,800	1,700	10,500	90
OWNER* HUNT, DONALD H. & JANE E.								
303 N. SHIawassee CORUNNA MI 48817								
CITY OF CORUNNA-ORIG PLAT								
N 21 FT OF LOT 12. BLK 11								
026-10-011-015	*	201 78100			14,900	0	14,900	89
OWNER* JAN-LIN DEVELOPMENT								
5843 MORGAN TR. OWosso MI 48867								
CITY OF CORUNNA-ORIG PLAT								
S 29 FT OF LOT 12. BLK 11								
026-10-012-001	*	090 78100			0	0	0	
OWNER* COUNTY OF SHIA.								
208 N. SHIawassee CORUNNA MI 48817								
CITY OF CORUNNA-ORIG PLAT								
LOTS 1-4, 5 & 8 BLK 12								
026-10-012-002	*	201 78100			40,300	0	40,300	89
OWNER* OMER, LEE L.								
215 E. EXCHANGE ST. OWosso MI 48867								
CITY OF CORUNNA-ORIG PLAT								
COM AT NW COR OF LOT 2 BLK 12 TH S								
78.70 FT E. 140 FT N 78.70 FT								
TH W 140 FT TO BEG.								
026-10-012-003	*	090 78100			0	0	0	
OWNER* COUNTY OF SHIA.								
200 STATE ST. CORUNNA MI 48817								
CITY OF CORUNNA-ORIG PLAT								
COM ON E LN OF SHIA ST 78.80 FT								
S OF NW COR. OF LOT 2 BLK 12 TH E								
140 FT S 101.30 FT W 140 FT N								
101.30 FT TO BEG.								

UNI-SEC-DLK-PAR-SP CLASS SCHOOL PREV-DLS	ACRES	LIBER-PAGE	PREVIOUS-YR VALUATION	CHG-IN VALUATION	CURRENT VALUATION	OR RESERVE
026-10-012-009 HOSCHNER, ROBERT & MARY 149 E. CORUNNA AVE. CORUNNA MI 48817	201 78100 5.31	140	78,700	0	78,700	BY
CITY OF CORUNNA-ORIG PLAT LOTS 9 & 12 BLK 12						
026-10-012-010 COUNTY OF SHIA. 208 N. SHIAMSSEE CORUNNA MI 48817	050 78100		0	0		
CITY OF CORUNNA-ORIG PLAT LOT 10 & S 20 FT OF LOT 7 & N 10 FT OF LOT 11. BLK 12						
026-10-012-011 DUNCHOCK, ARNOLD 223 N. SHIAMSSEE ST. CORUNNA MI 48817	201 78100		4,200	0	4,200	B9
CITY OF CORUNNA-ORIG PLAT S 40 FT OF LOT 11 BLK 12						

12  
11  
10  
9  
8  
7  
6  
5  
4  
3



UNI-SEC-BLK-PAR-SP CLASS SCHOOL ACRES LIBER-PAGE PREVIOUS-YR CHG-IN CURRENT VALUATION VALUATION

026-10-017-007 090 78100 0 0 0 0

OWNER\* METHODIST CHURCH CORUNNA MI 48817

CITY OF CORUNNA-ORIG PLAT SALE LAND- BLDG-  
S 35 FT OF LOT 6 & ALL OF LOT 7. BLK 17

026-10-017-008 201 78100 664-471 11,300 6,700 18,000 90

OWNER\* CORUNNA INDUSTRIAL IMPR. CORP. CORUNNA MI 48817  
270 N. BACHUS ST.

CITY OF CORUNNA-ORIG PLAT SALE LAND- BLDG-  
S 1/2 OF LOT 5 ALSO S 6 INCHES OF E 30 FT OF N 1/2 OF LOT 5 & ALL OF LOT 6 BLK 17

026-10-017-009 201 78100 664-472 4,500 4,750 9,250 90

OWNER\* CORUNNA INDUSTRIAL IMPR. CORP. CORUNNA MI 48817  
270 N. BACHUS ST.

CITY OF CORUNNA-ORIG PLAT SALE LAND- BLDG-  
N 30 FT OF LOT 9 BLK 17

026-10-017-010 201 78100 654 -813 3,000 0 3,000 89

OWNER\* CORUNNA INDUSTRIAL IMPROV CORP. CORUNNA MI 48817  
270 N. BACHUS

CITY OF CORUNNA-ORIG PLAT SALE LAND- BLDG-  
S 20 FT OF LOT 9 BLK 17

026-10-017-011 090 78100 0 0 0 0

OWNER\* TRUSTEES OF M E CHURCH CORUNNA MI 48817

CITY OF CORUNNA-ORIG PLAT SALE LAND- BLDG-  
LOTS 10-11 BLK 17

026-10-017-012 201 78100 654 -812 0 0 0 89

OWNER\* COUNTY OF SHAWASSEE CORUNNA MI 48817  
COURT HOUSE

CITY OF CORUNNA-ORIG PLAT SALE LAND- BLDG-  
N 19 FT OF LOT 12, EX THIRD FLOOR OF SD LOT BLK 17

12  
11  
10  
9  
8  
7  
6  
5  
4  
3



DATE	06/02/70	UNIT	026 CITY OF CORUNNA	1770	CORUNNA	SELECTED	ROLL	SHIRASSEE	000001
UNI-SEC-BLK-PAR-SF	CLASS	SCHOOL	ACRES	LIBER-PAGE	PREVIOUS-YR	CHG-IN	CURRENT	VALUATION	IR-63CISEE1
PREV-DLS				VALUATION	VALUATION	VALUATION	VALUATION		
026-10-024-001					16,400	0	16,400	89	
OWNER*	CAVALIER BAR								
	201 78100								
	127 N. SHIRASSEE ST.	CORUNNA		MI 48817					
	CITY OF CORUNNA-ORIG PLAT	SALE							
	N 33 1/4 FT OF LOT 1.	BLK 24							
026-10-024-002					25,800	0	25,800	89	
OWNER*	UNDERWOOD, TED								
	4921 N. R-52	DWOSSO		MI 48867					
	CITY OF CORUNNA-ORIG PLAT	SALE							
	S 16 3/4 FT OF LOT 1 ALSO N 17.5 FT OF								
	LOT 4	BLK 24							
026-10-024-004					22,600	0	22,600	89	
OWNER*	201 78100								
	FAIRWAY DISCOUNT STORE	CORUNNA		MI 48817					
	119 N SHIRASSEE ST								
	CITY OF CORUNNA-ORIG PLAT	SALE							
	S 32 FT 6 IN OF LOT 4.	BLK 24							
026-10-024-005					32,400	0	32,400	89	
OWNER*	BRADY, DONALD								
	201 78100								
	115 W. MC ARTHUR ST.	CORUNNA		MI 48817					
	CITY OF CORUNNA-ORIG PLAT	SALE							
	N 39 FT 9 IN OF LOT 5.	BLK 24							
026-10-024-006					121,100	30,000	151,100	90	
OWNER*	201 78100								
	BRADYS FOODLAND, INC.	CORUNNA		MI 48817					
	115 W. MC ARTHUR ST.								
	CITY OF CORUNNA-ORIG PLAT	SALE							
	LOTS 2-3-6-7-10-11	BLK 24							
026-10-024-007					14,300	0	14,300	89	
OWNER*	201 78100								
	LAJEWSKI, RICHARD & E PAGE								
	113 1/2 N SHIRASSEE ST	CORUNNA		MI 48817					
	CITY OF CORUNNA-ORIG PLAT	SALE							
	N 1/2 OF LOT 8 AND N 1/2 OF N WALL								
	OF BRICK BLDG ON S PT OF LOT 8 ALSO								
	S 10 FT 3 IN OF LOT 5	BLK 24							

UNI-SEC-BLK-PAR OF	ALRES	LIDER-PAGE	PREVIOUS-YR VALUATION	CHG-IN VALUATION	CURRENT VALUATION	YR-ASSESSED
026-10-024-005	201 78100		10,200	0	10,200	89
OWNER*	FORREMAN, JERRY & WF.					
	102 N. SHIawassee ST.	CORUNNA MI 48817				
	CITY OF CORUNNA-ORIG PLAT	SALE				BLDG-
	S 1/2 OF LOT 8 BLK 24					
026-10-024-009	201 78100		12,000	0	12,000	89
OWNER*	TOWN TUB					
	P.O. BOX 134	CORUNNA MI 48817				
	CITY OF CORUNNA-ORIG PLAT	SALE				BLDG-
	(CFT 026-99-700-001)					
	LOTS 9 & 12 BLK 24					
026-10-025-001	090 78100		0	0	0	
OWNER*	SHIawassee CO ROAD COMM					
	112 E. MC ARTHUR ST	CORUNNA MI 48817				
	CITY OF CORUNNA-ORIG PLAT	SALE				BLDG-
	W 37 FT OF E 85 FT OF LOTS 1 & 4					
	BLK 25					
026-10-025-002	090 78100		0	0	0	
OWNER*	BOARD OF CO ROAD COMM.					
	112 E. MC ARTHUR ST.	CORUNNA MI 48817				
	CITY OF CORUNNA-ORIG PLAT	SALE				BLDG-
	E 48 FT OF LOTS 1 & 4 BLK 25					
026-10-025-003	201 78100		94,300	0	94,300	89
OWNER*	OLD KENT BANK					
	124 SHIawassee ST	CORUNNA MI 48817				
	MAIL TO OLD KENT BANK					
	123 N WASHINGTON ST.	OWosso MI 48867				
	CITY OF CORUNNA-ORIG PLAT	SALE				BLDG-
	LOT 2 EX W 85 FT. ALL OF LOT 3 & N					
	22 FT OF LOT 6. BLK 25					
026-10-025-004	090 78100		0	0	0	
OWNER*	SHIawassee COUNTY					
	208 SHIawassee	CORUNNA MI 48817				
	CITY OF CORUNNA-ORIG PLAT	SALE				BLDG-
	W 55 FT OF LOTS 1-4 BLK 25					

1990 CORUNNA SELECTED ROLL SHIawassee COUNTY

LIBER-FAGE PREVIOUS-YR VALUATION CHG-IN VALUATION CURRENT VALUATION YR-ASSESSED

026-10-025-011 18,900 0 18,900 89

OWNER\* DIANE & ARTHUR & WIFE 401 ZB100

D.E.E. SIGLE SL. CORUNNA MI 48817

CITY OF CORUNNA CRIS FUAT SALE LAND- BLDG-

E 1/2 18 1013 2 10 BK 25

Table with 5 columns: VALUATION, CHG-IN, VALUATION, CURRENT, VALUATION YR-ASSESSED. Contains multiple rows of data.

12  
11  
10  
9  
8  
7  
6  
5  
4  
3

UNI-SEC-PLK-FAR-SF CLASS SCHOOL ACRES LIBER-PAGE PREVIOUS-YR CHG-IN CURRENT  
 PREV-CLS VALUATION VALUATION VALUATION YR-ASSESSED

026-10-030-001 401 78100 14,600 0 14,600 89  
 OWNER\* MARKE, TOM  
 602 RYAN  
 CITY OF CORUNNA-ORIG PLAT  
 E 172 OF LOTS 1 & 4. BLK 30

PREV-CLS	VALUATION	CHG-IN VALUATION	YR-ASSESSED
026-10-030-001	14,600	0	89
026-10-030-002	1,200	0	89
026-10-030-003	61,500	0	89
026-10-030-004	14,900	0	89
026-10-030-005	16,300	0	89
026-10-030-006	0	0	89

026-10-030-001 401 78100 14,600 0 14,600 89  
 OWNER\* MARKE, TOM  
 602 RYAN  
 CITY OF CORUNNA-ORIG PLAT  
 E 172 OF LOTS 1 & 4. BLK 30

026-10-030-002 401 78100 1,200 0 1,200 89  
 OWNER\* HICKS, J. D.  
 10252 CARMER RD.  
 FENTON MI 48430  
 CITY OF CORUNNA-ORIG PLAT  
 LOTS 2-3 EX W 90 FT. BLK 30

026-10-030-003 201 78100 61,500 0 61,500 89  
 OWNER\* HICKS, DAPHNE L-TRUST  
 102 E. STATE ST  
 CORUNNA MI 48817  
 MAIL TO HICKS, DAPHNE L-TRUST  
 10252 CARMER RD  
 FENTON MI 48430  
 CITY OF CORUNNA-ORIG PLAT  
 W 90 FT OF LOTS 2 & 3 BLK 30

026-10-030-004 401 78100 14,900 0 14,900 89  
 OWNER\* NICKOLIC, MIRCO & WF.  
 BOX 162  
 CORUNNA MI 48817  
 CITY OF CORUNNA-ORIG PLAT  
 W 172 OF LOTS 1-4 BLK 30

026-10-030-005 401 78100 16,300 0 16,300 89  
 OWNER\* VIBBERT, DONALD & WF.  
 108 S. BRADY  
 CORUNNA MI 48817  
 CITY OF CORUNNA-ORIG PLAT  
 LOT 5 & 8. EX S 43 FT OF LOT 8.  
 BLK 30

026-10-030-006 \* \* \* \* \*  
 OWNER\* ST. PAULS EPISCOPAL CHURCH  
 111 S SHIRWASSLE  
 CORUNNA MI 48817  
 CITY OF CORUNNA-ORIG PLAT  
 LOTS 6-7-10-11 BLK 30

12  
 11  
 10  
 9  
 8  
 7  
 6  
 5  
 4  
 3

026-10-030-008

OWNER\* 401 78100 MATECHEK, RUBY E. 110 S. BRADY

CITY OF CORUNNA-ORIG FLAT 5 43 FT OF LOT 8. BLK 30

026-10-030-009

OWNER\* 401 78100 COMPTON, ROBERT 218 E STATE

CITY OF CORUNNA-ORIG FLAT E 70 FT OF LOTS 9-12 BLK 30

026-10-030-012

OWNER\* 401 78100 WALLACE, THOMAS & WF. 117 E. OLIVER ST.

CITY OF CORUNNA-ORIG FLAT W 70 FT OF LOTS 9-12 BLK 30

PREVIOUS-YR VALUATION	CHG-IN VALUATION	CURRENT VALUATION	YR-ASSESSED
12,100	0	12,100	89
MI 48817	LAND-	BLDG-	
14,600	0	14,600	89
MI 48817	LAND-	BLDG-	
14,800	0	14,800	87
MI 48817	LAND-	BLDG-	

12  
11  
10  
9  
8  
7  
6  
5  
4  
3