VILLAGE OF ALMONT
DOWNTOWN DEVELOPMENT AUTHORITY

Ordinance No. 139

An ordinance to establish a Downtown Development Authority pursuant to Act 197 of the Public Acts of 1975 as amended; to describe the boundaries of the downtown district; to provide for the appointment of a board to govern the Authority; and to provide for all other matters necessary and related thereto.

THE VILLAGE OF ALMONT ORDAINS:

Section 1. DETERMINATION OF NECESSITY. The Almont Village Council hereby ratifies its earlier determination that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the cause of the deterioration, and to promote economic growth by establishing a Downtown Development Authority.

Section 2. CREATION OF AUTHORITY. There is hereby created a Downtown Development Authority for the Village of Almont. The Authority shall be a public body corporate and shall be known and exercise its powers under the name of the "Almont Downtown Development Authority".

Section 3. POWERS AND DUTIES. The Authority shall develop whatever plans are appropriate, in the opinion of the Almont Village Council, to aid in the economic growth of the Downtown District. Once the plans are approved by the Almont Village Council, the Authority shall implement the plans for development in the Downtown district so as to best achieve the goals set by the Almont Village Council consistent with the purposes of the enabling act. The Authority shall also have powers and duties as set forth in Act 197 of 1975 as amended.

Section 4. BOUNDARIES. The Almont Downtown Development Authority shall exercise its powers and duties within the Downtown district described as follows:

At a point beginning at the Southwest corner of said lot 1 of "Barnes Acres" Plat; thence S. 89°17' E. 300 feet to the Southeast corner of said lot 1; thence N. 34°17' W. 1181.60 feet along the Easterly line of said "Barnes Acres" Plat; thence on a curve to the right whose radius is 2814.78 feet and whose chord bearing and distance are N. 31°14'47" W. 298.20 feet to the Southeast corner of lot 6 of said "Barnes Acres" Plat; thence S. 89°17' E. 48.50 feet; thence N. 00°43' E. 466.87 feet thence N. 89°17' W. 553.81 feet to the Easterly right of way line of M-53 Highway; thence on a curve to the right along said M-53 right of way whose radius is 2814.78 feet and whose chord bearing and distance are N. 12°38'44" W. 507.07 feet to the North line of Section 21; thence S. 88°55' E. 2557.60 feet along the North line to the Northeast ¼ corner of said Section 21 to the point which is located at the intersection of Tubspring Road and Howland Road Centerlines; thence S. 01°19' W. 1427.37 feet along the East

line of said Section 21; thence N. 89°17' W. 249.02 feet along the South line of lot 16 of "Barnes Acres No. 2" Subdivision to the Southwest corner of said lot 16; thence S. 01°19' W. 216.95 feet along the West line of said Subdivision to the Southwest corner of lot 17; thence N. 86°15' E. 216.88 feet to the Southeast corner of said lot 17; thence S. 1°19' W. 200.0 feet along the East line of said "Barnes Acres No. 2" Subdivision to the Southeast corner of lot 18; thence S. 86°15' W.216.88 feet along the South line of lot 18 to the Southwest corner of said lot 18; thence S. 01°19' W. 320.55 feet to the Southwest corner of lot 20; thece N. 89°17' W. 230.98 feet; thence Southerly 374.78 feet to a point on the E-W ¼ line of Section 21 that is Westerly 451.14 feet from the East ¼ corner of Section 21; thence Easterly along the E-W ¼ line 451.14 feet to the East ¼ corner of Section 21 which is also the West ¼ corner of Section 22 and which is located in the Centerline of Howland Road thence S 824 feet in the center of Howland Road; thence E 185 feet; thence S 382 feet; thence E 513 feet; thence S 66 feet; thence W 315 feet; thence S 2382 feet; thence W 97 feet; thence S 22 feet; thence W 163 feet; thence N 88 feet; thence W 364 feet; thence N 614 feet along the eastern boundary of Branch Street; thence E 119 feet; thence N 381 feet; thence W 125 feet; thence N 314 feet along the eastern boundary of Johnson Street; thence E 343 feet; thence N 1272 feet along the eastern boundary of M-53 highway; thence NW 1790 feet continued along the eastern boundary of M-53 highway to the point of beginning.

Section 5. GOVERNING BOARD. The Authority shall be under the supervision and control of a board as provided for in Act 197 of 1975 as amended. The board shall consist of ten members, which shall include the Village President. The other nine members of the board shall be appointed by the Village President with the approval of the Village Council. Three members of the board shall be initially appointed for terms of one year, two members for terms of two years, two members for terms of three years; and two members for terms of four years. Upon expiration of the initial terms, all reappointments shall be for terms of four years. Any person appointed to fill a vacancy shall be appointed for the remainder of the term of the person previously appointed to that position. Not less than five of the members shall be persons having an interest in property located in the Downtown district.

Section 6. TERMINATION. The Downtown Authority, upon completion of the purposes for which it has been organized may be dissolved by ordinance of the Village Council. In the event of dissolution, any assets of the Authority shall become divided among taxing jurisdictions in accordance with Act 197 of 1975.

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Section 7. SEVERABILITY. If any provision of this ordinance shall be held to be invalid, the invalidity of such provision shall not affect any other provision, and for this purpose, the provisions of this ordinance are severable.

The undersigned President and Clerk of the Village of Almont hereby certify that this ordinance was duly adopted by the Almont Village Council at a meeting held on the 7th day of November, 1984 and was published in the Tri-City Times on the 21st day of November, 1984. This ordinance shall bave immediate effect upon said date of publication.

William R. Fitzwilson, Sr.

William Fitzwilson, Sr.
Almont Village President

Farel K. Hinton

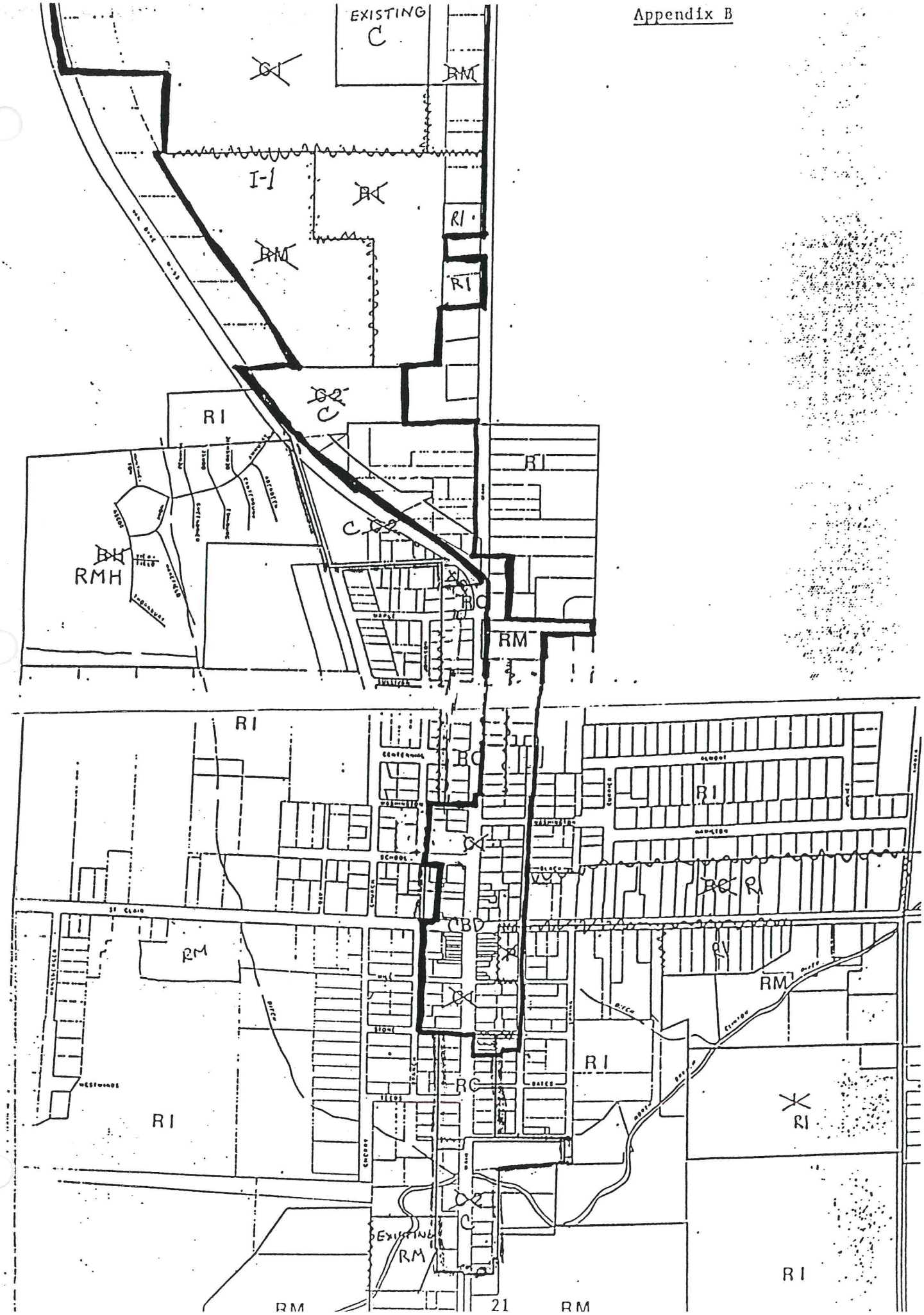
Farel K. Hinton
Almont Village Clerk

Ordinance No. 139

LEGAL DESCRIPTION (INCLUDING INDUSTRIAL PROPERTY AND EAST SIDE OF M-53)

At a point beginning at the Southwest corner of said lot 1 of Barnes Acres" Plat; thence S. 89°17'E. 300 feet to the Southeast corner of said lot 1; thence N. 34°17' W. 1181.60 feet along the Easterly line of said "Barnes Acres" Plat; thence on a curve to the right whose radius is 2814.78 feet and whose chord bearing and distance are N. 31°14'47" W. 298.20 feet to the Southeast corner of lot 6 of said "Barnes Acres" Plat; thence S. 89°17' E. 48.50 feet; thence N. 00°43' E. 466.87 feet thence N. 89°17' W. 553.81 feet to the Easterly right of way line of M-53 Highway; thence on a curve to the right along said M-53 right of way whose radius is 2814.78 feet and whose chord bearing and distance are N.12°38'44"W.507.07 feet to the North line of Section 21; thence S.88°55'E.2557.60 feet along the North line to the Northeast ¼ corner of said Section 21 to the point which is located at the intersection of Tubspring Road and Howland Road Centerlines; thence S. 01°19'W. 1427.37 feet along the East line of said Section 21; thence N. 89° 17'W. 249.02 feet along the South line of lot 16 of "Barnes Acres No. 2" Subdivision to the Southwest corner of said lot 16; thence S. 01°19'W. 216.95 feet along the West line of said Subdivision to the Southwest corner of lot 17; thence N. 86°15'E. 216.88 feet to the Southeast corner of said lot 17; thence S. 1°19' W. 200.0 feet along the East line of said "Barnes Acres No. 2" Subdivision to the Southeast corner of lot 18; thence S. 86°15'W. 216.88 feet along the South line of lot 18 to the Southwest corner of said lot 18; thence S. 01°19'W. 320.55 feet to the Southwest corner of lot 20; thence N. 89°17'W. 230.98 feet; thence Southerly 374.78 feet to a point on the E-W ¼ line of Section 21 that is Westerly 451.14 feet from the East ¼ corner of Section 21; thence Easterly along the E-W ¼ line 451.14 feet to the East ¼ corner of Section 21 which is also the West ¼ corner of Section 22 and which is located in the Centerline of Howland Road thence S 824 feet in the center of Howland Road; thence E 185 feet; thence S 382 feet; thence E 513 feet; thence S 66 feet; thence W 315 feet; thence S 2382 feet; thence W 97 feet; thence S 22 feet; thence W 163 feet; thence N 88 feet; thence W 364 feet; thence N 614 feet along the eastern boundary of Branch Street; thence E 119 feet; thence N 381 feet; thence W 125 feet; thence N 314 feet along the eastern boundary of Johnson Street; thence E 343 feet; thence N 1272 feet along the eastern boundary of M-53 highway; thence NW 1790 feet continued along the eastern boundary of M-53 highway to the point of beginning.

Appendix B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