

CITY OF MARINE CITY

City Commission Meeting Agenda

Special Meeting: Tuesday, December 29, 2015; 7:00 pm
Marine City Fire Hall: 200 South Parker Street, Marine City

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE ~ Mayor Skotarczyk**
3. **ROLL CALL:** Mayor Raymond Skotarczyk; Commissioners Terrance Avery, Elizabeth Hendrick, Dianne M. Lovett, Raymond Meli, David L. Simpson, James L. Turner; and, City Manager Elaine Leven
4. **COMMUNICATIONS**
 - A. Janet DeMist
 - B. C. Smith
5. **PUBLIC COMMENT** *Residents are welcome to address the City Commission. Please state name and address. Limit comments to five (5) minutes.*
6. **APPROVE AGENDA (Additions / Deletions)**
7. **PUBLIC HEARING**
 - A. Resolution to extend the Development Plans and Tax Increment Financing Plans of the City of Marine City Tax Increment Finance Authority
8. **NEW BUSINESS**
 - A. Resolution #035-2015 ~ Extend duration of TIFA #2 & TIFA #3 Plans to December 15, 2018
9. **ADJOURNMENT**

Concerning the Duffa -

My thoughts are that the monies go back into the General Fund.

Janet DeWitt

RECEIVED
DEC 09 2015

City of Marine City

Why conduct a meeting when most of the people of Marine City vote on items such as the TIFA and then the commission just passes the item and goes ahead regardless.

Do you realize there is no raise on Social Security or any pensions and you've already raised the water bills

We the people of Social Security need you to think of us. Not the looks of a vacant building

Think it over — we need some relief

C. Smith

Next they will be wanting money for new furniture — they threw all in the City Hall away in a dump truck shortly after move out.

RECEIVED
DEC 14 2015

City of Marine City

CITY OF MARINE CITY
ST. CLAIR COUNTY, MICHIGAN

RESOLUTION NO. 035-2015

RESOLUTION APPROVING AMENDMENTS TO THE DEVELOPMENT PLANS AND
TAX INCREMENT FINANCING PLANS OF THE
CITY OF MARINE CITY TAX INCREMENT FINANCE AUTHORITY

Minutes of a special meeting of the City Commission of the City of Marine City, County of St. Clair, Michigan, held in the City of Marine City, on the 29th day of December, 2015, at 7:00 pm, prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, pursuant to Act 450, Public Acts of Michigan, 1980, as amended (“Act 450”), the City Commission of the City of Marine City (the “City”) duly established the City of Marine City Tax Increment Finance Authority (the “Authority”) which exercises its powers within the Authority District designated by the City Commission; and

WHEREAS, a Development Plan and Tax Increment Financing Plan for the Authority’s Riverside Road (M-29) Tax Increment Finance Authority Area No. 2 (the “TIFA 2 Development Area”) was originally adopted in January 1986 and has been amended since that date (as amended, the “TIFA 2 Plan”); and

WHEREAS, a Development Plan and Tax Increment Financing Plan for the Authority’s Parker Road (M-29) Tax Increment Finance Authority Area No. 3 (the “TIFA 3 Development Area”, and together with the TIFA 2 Development Area, the “Development Areas”) was originally adopted in January 1986 and has been amended since that date (as amended, the “TIFA 3 Plan”, and together with the TIFA 2 Plan, the “Plans”); and

WHEREAS, the Authority has prepared and recommended for approval amendments to the Plans (the “Plan Amendments”) to extend the duration of the Plans to December 15, 2018; and

WHEREAS, the Authority’s resolution approving the Plan Amendments was adopted on December 7, 2015; and

WHEREAS, on December 29, 2015, the City Commission held a public hearing on the Plan Amendments pursuant to and in accordance with the requirements of Act 450; and

WHEREAS, the City Commission has given the taxing jurisdictions in which the Development Areas are located an opportunity to meet with the City Commission and to express their views and recommendations regarding the Plan Amendments, as required by Act 450; and

WHEREAS, after consideration of the Plan Amendments, the City Commission has determined to approve the Plan Amendments and to ratify, approve and confirm the Plans as amended by the Plan Amendments.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Findings.
 - (a) The Plan Amendments meet the requirements set forth in Act 450.
 - (b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
 - (c) The development is reasonable and necessary to carry out the purposes of Act 450.
 - (d) The amount of captured assessed value estimated to result from adoption of the Plan Amendments is reasonable.
 - (e) The land to be acquired within the Development Areas, if any, is reasonably necessary to carry out the purposes of the Plan Amendments and the purposes of Act 450.
 - (f) The Plans, as amended by the Plan Amendments, are in reasonable accord with the approved master plan of the City.
 - (g) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.
 - (h) Changes in zoning, streets, street levels, intersections, and utilities, are reasonably necessary for the project and for the City.
2. Public Purpose. The City Commission hereby determines that the Plan Amendments constitute a public purpose.
3. Best Interest of the Public. The City Commission hereby determines that it is in the best interests of the public to proceed with the Plan Amendments in order to halt the causes which result in property value deterioration, increase property tax valuation, prevent urban deterioration, encourage economic growth and encourage neighborhood revitalization.
4. Approval and Adoption of Plan Amendments. The Plan Amendments are hereby approved and adopted, ratified and confirmed. A copy of the Plan Amendments, and all later Amendments thereto shall be maintained on file in the City Clerk's office.
5. Amendments of Previous Resolutions; Conflict and Severability. The resolutions approving the Plans and the resolutions approving prior Amendments to the Plans are hereby amended to the extent necessary to incorporate the changes to the Plans as amended by the Plan Amendments, and is otherwise ratified and confirmed as being in full force and effect. All other

ordinances, resolutions and orders or parts thereof in conflict with the provisions of this resolution are to the extent of such conflict hereby repealed, and each section of the resolution and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this resolution.

6. Paragraph Headings. The paragraph headings in this resolution are furnished for convenience of reference only and shall not be considered to be a part of this resolution.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Raymond Skotarczyk, Mayor

Attest:

Kristen Baxter, City Clerk

**CITY OF MARINE CITY
ST. CLAIR COUNTY, MICHIGAN
RESOLUTION NO. 032-2015**

**RESOLUTION APPROVING AMENDMENTS TO
DEVELOPMENT PLANS AND TAX INCREMENT FINANCING PLANS**

**TAX INCREMENT FINANCE AUTHORITY
OF THE CITY OF MARINE CITY**

Minutes of a Special Meeting of the City of Marine City Tax Increment Finance Authority, County of St. Clair, State of Michigan, held in the City on the 7th day of December, 2015, at 4:00 p.m., prevailing Eastern Time.

PRESENT: Board Members Babchek, Lepley, May, Seigneurie, Weisenbaugh

ABSENT: Board Members Bryson and Tisdale

The following preamble and resolution were offered by Board Member Weisenbaugh and supported by Board Member Seigneurie:

WHEREAS, the City Commission of the City of Marine City (the "City") previously created the City of Marine City Tax Increment Finance Authority (the "Authority") pursuant to Act 450, Public Act of Michigan, 1980, as amended ("Act 450"), which exercises its power within the Authority Districts; and

WHEREAS, a Development Plan and Tax Increment Financing Plan for the Authority's Riverside Road (M-29) Tax Increment Finance Authority Area No. 2 (the "TIFA 2 Development Area") was originally adopted in January 1986 and has been amended since that date (as amended, the "TIFA 2 Plan"); and

WHEREAS, a Development Plan and Tax Increment Financing Plan for the Authority's Parker Road (M-29) Tax Increment Finance Authority Area No. 3 (the "TIFA 3 Development Area") was originally adopted in January 1986 and has been amended since that date (as amended, the "TIFA 3 Plan", and together with the TIFA 2 Plan are referred to as the "Plans"); and

WHEREAS, the Authority desires to adopt an amendment to each of the Plans (the "Plan Amendments") to extend the duration of the Plans to December 15, 2018; and

WHEREAS, the the Authority, pursuant to Act 450, is authorized to approve each of the Plan Amendments.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Approval of Plan Amendment. The Authority hereby determines that it is in the best interest of the public and necessary for the achievement of the purposes of Act 450 to approve the Plan

Amendments, attached hereto as Exhibit A, to enable the Authority to carry out its purposes more effectively. The Authority hereby adopts and approves the Plan Amendments, a copy of each of which is on file with the Secretary of the Authority.

2. Deliver Resolution to City. The Secretary of the Authority is directed to deliver a certified copy of this resolution and the Plan Amendments to the City Clerk of the City of Marine City with a request that the City call a public hearing on the Plan Amendments and recommending that the City Commission approve the Plan Amendments.

3. Notification to Taxing Units. Prior to the public hearing to be held by the City Commission with respect to the Plan Amendments, the Authority shall fully inform the taxing jurisdictions levying taxes subject to capture pursuant to the Plans, as amended by the Plan Amendments, of the fiscal and economic implications of the Plan Amendments.

4. Repealer. All resolutions and parts of resolution in conflict with the provisions of this resolution are hereby repealed or amended to the extent of such conflict.

AYES: Board Members Babchek, Lepley, May, Seigneurie, Weisenbaugh

NAYS: None

RESOLUTION DECLARED ADOPTED.



Kristen Baxter, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Tax Increment Finance Authority of the City of Marine City, County of St. Clair, State of Michigan, at a special meeting held on December 7, 2015, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Kristen Baxter, City Clerk

EXHIBIT A

Amendments to Development Plan and Tax Increment Financing Plans

December 29, 2015

The Riverside Road (M-29) Tax Increment Finance Area No. 2 Development Plan and Tax Increment Financing Plan is hereby amended In Part II, Section E – Tax Increment Plan/Parker Road Area – Duration of Tax Increment Plan to read as follows:

The tax increment financing plan shall expire on December 15, 2018 unless extended by amendment.

The Parker Road (M-29) Tax Increment Finance Area No. 3 Development Plan and Tax Increment Financing Plan is hereby amended In Part II, Section E – Tax Increment Plan/Parker Road Area – Duration of Tax Increment Plan to read as follows:

The tax increment financing plan shall expire on December 15, 2018 unless extended by amendment.

**CITY OF MARINE CITY
COUNTY OF ST CLAIR, MICHIGAN**

**NOTICE OF PUBLIC HEARING ON APPROVAL OF AMENDMENTS TO
DEVELOPMENT PLANS AND TAX INCREMENT FINANCING PLANS OF
THE CITY OF MARINE CITY TAX INCREMENT FINANCE AUTHORITY**

TO ALL INTERESTED PERSONS IN THE CITY OF MARINE CITY:

PLEASE TAKE NOTICE that the City Commission of the City of Marine City, Michigan, will hold a public hearing on Tuesday, the 29th day of December, 2015, at 7:00 o'clock, p.m., prevailing Eastern Time at the Fire Hall in the City, 200 South Parker Street, Marine City, Michigan, to consider the adoption of a resolution approving amendments to the Development Plans and Tax Increment Finance Plans (together, the "Plans") for the Tax Increment Finance Authority Area No. 2 and the Tax Increment Finance Authority Area No. 3 (together, the "Development Areas") of the City of Marine City Tax Increment Finance Authority pursuant to Act 450, Public Acts of Michigan, 1980, as amended.

The boundaries of the Development Areas to which the Plans currently apply are generally as follows:



Copies of the proposed amendments, together with maps and other materials pertaining to the Plans are on file at the office of the City Clerk for inspection during regular business hours.

At the public hearing, all aspects of the amendments to the Plans will be open for discussion, and all interested persons desiring to address the City Commission shall be afforded an opportunity to be heard in regard to the approval of the amendment to the Plans for the City of Marine City Tax Increment Finance Authority.

FURTHER INFORMATION may be obtained from the Clerk of the City of Marine City.

THIS NOTICE is given by order of the City Commission of the City of Marine City, Michigan.

**KRISTEN BAXTER
City Clerk
CITY OF MARINE CITY**