

CITY OF LINCOLN PARK, MICHIGAN
CERTIFIED COPY OF RESOLUTION #2022-079A

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, HELD IN THE JOHN A. ALOISI COUNCIL CHAMBERS, OF THE MUNICIPAL BUILDING.

UNDER THE DATE OF: March 21, 2022

MOVED BY: Councilwoman Ross SUPPORTED BY: Councilman Higgins

RESOLVED, that "AN ORDINANCE TO AMEND PART TWO, TITLE EIGHT, CHAPTER 271 OF THE CODIFIED ORDINANCES OF THE CITY OF LINCOLN PARK," be given its third and final reading and be ADOPTED by title only:

THE CITY OF LINCOLN PARK ORDAINS:

That Part Two – Administrative Code of the Codified Ordinance for the City of Lincoln Park, Title Eight – Boards and Commissions, Chapter 271 Downtown Development Authority, is hereby amended to include a new section 271.41 *Lincoln Park Alive! Strategic Plan 2015* and Related Amendments as follows:

271.41 *Lincoln Park Alive! Strategic Plan 2015* and Other Related 2022 Amendments.

- (a) *Lincoln Park Alive! Strategic Plan 2015* is hereby adopted as an amendment to the Amended and Restated Development Plan cited in Section 271.30 Acceptance of Plan. A copy of *Lincoln Park Alive! Strategic Plan 2015* and the Amended and Restated Development Plan cited in Section 271.30 shall be maintained on file in the City Clerk's office and is available for inspection and distribution.
- (b) That "APPENDIX B, DDA DISTRICT: LIST OF PARCEL OWNERSHIP IDENTIFICATION" in the Amended and Restated Tax Increment Financing Plan cited in Section 271.30 Acceptance of Plan shall be amended to include the following parcels as "In the DDA Dev Area":
 1. # 20: Property # 45-006-06-0224
 2. # 21: Property # 45-006-06-0226
 3. # 297: Property # 45-009-05-0001
 4. # 298: Property # 45-009-05-0006
 5. # 328: Property # 45-009-08-0019
- (c) Proposed programs/projects within the DDA Boundary as per section 271.07 Downtown District Defined shall include:
 1. the development and operation of business incubators in the 1100 block (west side) and 2200 block (eastside) of Fort Street (\$500,000);
 2. the development of an outdoor fitness center at 1556-1562 Fort Street (\$250,000);
 3. the acquisition, rehabilitation, redevelopment, and/or disposition through lease or sale of any vacant buildings or vacant land (\$1,000,000);
 4. activation of various public sites and spaces throughout the Downtown on publicly owned parcels or parcels located identified as "In the DDA Dev Area" and assistance to private sector businesses to activate public spaces along street and roadway corridors for outdoor dining, seating and/or congregation (\$250,000);
 5. housing development on the second and third stories of existing buildings, on vacant lots and surplus parking lots, and in proposed mixed-use developments (\$1,000,000);
 6. a permanent City Market facility (\$1,000,000); and
 7. Southfield Road/Fort Street multi-modal improvements (\$3,500,000).

continued.

- (d) The Amended and Restated Tax Increment Financing Plan cited in Section 271.30 Acceptance of Plan shall be amended and remain in effect through December 31, 2041 or until such time all projects authorized by the Authority are completed. Also, said Amended and Restated Tax Increment Financing Plan shall include and may utilize "project-specific" tax increment financing to support private sector development and redevelopment projects. A copy of the Amended and Restated Tax Increment Financing Plan cited in Section 271.30 shall be maintained on file in the City Clerk's office and is available for inspection and distribution.

Findings:

In accordance with Section 271.20, Tax Increment Financing Plan and Development Plan; Determination of Public Purpose and Act 57, Public Acts of Michigan, 2018, as amended:

- (a) The City Council determines that it is in the best interest of the public to proceed with the *Lincoln Park Alive! Strategic Plan 2015* and Other Related 2022 Amendments, as per subsections (a) through (d), above, to halt property tax valuation deterioration, to increase property tax valuation and to promote growth in the downtown district. The Amended and Restated Development Plan and Tax Increment Financing Plan containing the *Lincoln Park Alive! Strategic Plan 2015* and Other Related 2022 Amendments, as per subsections (a) through (d), above, constitutes a public purpose.
- (b) The 2022 Amended and Restated Development Plan and Tax Increment Plan containing the *Lincoln Park Alive! Strategic Plan 2015* and Other Related 2022 Amendments, as per subsections (a) through (d), above, meet the requirements set forth in the Downtown Development Authority Act (Act 57, Public Acts of Michigan, 2018, as amended, "Act").
- (c) The proposed method of financing in the 2022 Amended and Restated Tax Increment Financing Plan is feasible, and the Downtown Development Authority has the ability to arrange the financing.
- (d) The 2022 Amended and Restated Development Plan and Tax Increment Plan containing the *Lincoln Park Alive! Strategic Plan 2015* and Other Related 2022 Amendments, as per subsections (a) through (d), above, are reasonable and necessary to carry out the purposes of the act.
- (e) The land included within the Development Area to be acquired, if any, is necessary to carry out the purposes of the plan amendments and the purposes of the act in an efficient and economically satisfactory manner.
- (f) The 2022 Amended and Restated Development Plan is in reasonable accord with the master plan of the City of Lincoln Park.
- (g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- (h) Any changes required to zoning, streets, street levels, intersections, and utilities, to the extent required by the 2022 Amended and Restated Development Plan, constitutes a public purpose.

Motion unanimously carried.

ADOPTED: March 21, 2022
PUBLISH: March 31, 2022
EFFECTIVE: March 31, 2022