

**ORDINANCE NO. 359**

**CITY OF BESSEMER, MICHIGAN**

**ORDINANCE APPROVING AMENDMENTS TO THE DOWNTOWN DEVELOPMENT AUTHORITY PLAN AND  
TAX INCREMENT FINANCING PLAN OF THE CITY OF BESSEMER DOWNTOWN DEVELOPMENT  
AUTHORITY**

Whereas the City of Bessemer, County of Gogebic, State of Michigan (the "City" has previously established the City of Bessemer Downtown Development Authority (the "Authority") pursuant to the provisions of Act 197, Public Acts of Michigan, 1975, ad amended ("Act 197"); and

Whereas, the authority has previously approved a Downtown Development Authority Plan and Tax Increment Financing Plan (the "Plan") for the Development Area described in the Plan; and

Whereas, the City Council of the City approved the current plan by ordinance adopted on November 1<sup>st</sup>, 2006

Whereas, the current plan expires in December of 2017, it is necessary to adopt a more current plan

Whereas, in accordance with the provisions of Act 197, the Authority has prepared the Downtown Development Authority Plan and Tax Increment Financing Plan of the City of Bessemer Downtown Development Authority to amend the current plan

Whereas, the City conducted a public hearing on Monday, August 21<sup>st</sup> at the City Council meeting pursuant to Act 197; and

Whereas the City Council has given the taxing jurisdictions in which the development Area of the Authority is located and opportunity to meet with the City Council and to express their views and recommendation regarding the 2017 Amendments, as required by Act 197; and

Whereas, after consideration of the 2017 Amendments, the City Council has determined to approve the 2006 Amendments to the Plan.

Now, therefore the City of Bessemer ordains

**1) Findings**

- a) The Plan, as amended by the 2017 Amendments, meets the requirements set forth in Act 197.
- 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 197.
- d) The land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of Act 197 and the Plan, as amended by the 2017 Amendments, in an efficient and economically satisfactory manner.
- e) The Plan, as amended by the 2006 Amendments, is in reasonable accord with the Master Plan of the City.

- f) Public Services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.
  - g) Changes in zoning, streets, street levels, intersections and utilities, to the extent required by the 2017 Amendments, are reasonably necessary for the plan,, as amended by the 2017 Amendments, and for the City.
- 2) Public Purpose. The City Council hereby determines that the Plan, as amended by the 2006 Amendments, constitutes a public purpose.
  - 3) Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to proceed with the 2006 Amendments to the Plan in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the Development Area.
  - 4) Approval and Adoption of the 2017 Amendments. The 2017 Amendments are hereby approved and adopted. A copy of the Plan, the 2017 Amendments and all later amendments thereto shall be maintained on file in the Clerk's office.
  - 5) Conflict and Severability. All ordinances, resolutions, and orders or parts thereof in conflict with the provisions of this ordinance are to the extent of such conflict hereby repealed, and each section of this ordinance and each subdivision of any section hereof is hereby declared to be independent and the finding or holding of any section or subdivision hereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this ordinance
  - 6) Publication and Recordation. This ordinance shall be publishes in full promptly after its adoption in the Ironwood Daily Globe, a newspaper of general circulation in the City qualified under state law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recordings shall be authenticated by the signature of the Mayor and City Clerk
  - 7) Effective date. The Ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect from and after its passage and publication as required by law.

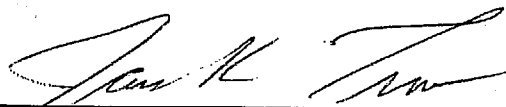
Motion by: FRELLO Supported by: GAISS

YES: FRELLO, NELSON, COLEMAN, GAISS, WHITBURN

NO: NONE

ABSTAINING: NONE

First Reading: August 7, 2017  
 Second Reading: August 21, 2017

ATTESTED:   
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 James K. Trudgeon, City Clerk