

VILLAGE OF PELLSTON
COUNTY OF EMMET
STATE OF MICHIGAN

ORDINANCE NO. 59

AN ORDINANCE TO APPROVE AND ADOPT A NEW DDA PLAN FOR THE PELLSTON DOWNTOWN DEVELOPMENT DISTRICT

WHEREAS, in 2003, the Pellston Village Council (the "Village") adopted the DDA Development Plan and the Tax Increment Financing Plan (the "Original Plan") of the Downtown Development Authority of the Village of Pellston (the "Authority"); and,

WHEREAS, the Authority has prepared and recommended for approval a new DDA Plan incorporated by reference herein for the Development Area in the Downtown District within the Village; and,

WHEREAS, on November 10, 2025, the Downtown Development Authority held a public hearing on the Plan Amendments, pursuant to the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018, as amended (the "Act");

WHEREAS, on November 10, 2025, the Village Council held a public hearing on the new Plan pursuant to Act 57, Public Acts of Michigan, 2018, as amended (the "Act");

WHEREAS, the Village Council has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the Village Council and the Downtown Development Authority and to express their views and recommendations regarding the Plan, as required by the Act; and,

WHEREAS, after consideration of the Plan, the Village Council has determined to approve the Plan.

NOW, THEREFORE, THE VILLAGE OF PELLSTON ORDAINS:

1. Findings:

- (a) The Village Council has considered the findings and recommendations of the Development Area Citizens Council.
- (b) The Plan meets the requirements set forth in the Act.
- (c) The proposed method of financing the development is feasible, and the Authority has the ability to arrange the financing.
- (d) The development is reasonable and necessary to carry out the purposes of the Act.
- (e) The development plan is in reasonable accord with the master plan of the Village.
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- (g) Any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and the Village.

2. **Public Purpose.** The Village Council hereby determines that the Plan constitutes a public purpose.
3. **Best Interest of the Public.** The Village Council hereby determines that it is in the best interests of the public to proceed with 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 Downtown District.
4. **Approval and Adoption of Plan.** The Plan is hereby approved and adopted. A copy of the Plan, as amended, and all later amendments thereto shall be maintained on file in the Village Clerk's office.
5. **Conflict and Severability.** All other ordinances, resolutions and orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby replaced, and each section of the Ordinance 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 the Ordinance.
6. **Publication and Effective Date.** A synopsis of this Ordinance shall be published in a newspaper of general circulation, and this Ordinance shall become effective immediately upon such publication.

Ordinance No _____ was adopted on the 10 day of November, 2025, by the Pellston Village Council as follows:

Motion by: Jane Ann Rose

Seconded by: Steve Hall

Yeas: 5 Nays: 0

Absent: Kayla Schwappi, Eric Ward

I certify that this is a true copy of Ordinance No 59 that was adopted by the Pellston Village Council on November 10, 2025, 2025 and published in the Petoskey News on _____, 2025.

Dated: 11.10.25

Rebecca D Neil
Clerk