

VILLAGE OF FOWLerville DOWNTOWN DEVELOPMENT AUTHORITY  
RESOLUTION NO. 14 - \_\_\_\_  
(Enacted July 9, 2014)

**RESOLUTION**  
**APPROVING THE 2014 AMENDMENT TO THE**  
**VILLAGE OF FOWLerville'S TAX INCREMENT FINANCE PLAN**  
**AND**  
**DOWNTOWN DEVELOPMENT AUTHORITY'S DEVELOPMENT PLAN**

WHEREAS, the Village of Fowlerville Downtown Development Authority (hereinafter, the "FDDA") is amending its Tax Increment Finance Plan and Downtown Development Authority's Development Plan (hereinafter, the "Plan") for the purpose of establishing a facade improvement program to assist existing businesses and buildings located within the FDDA's Downtown Business District to repair, maintain, and restore their facades.

WHEREAS, the Amendment will require the FDDA to adopt by Resolution a detailed *Facade Improvement Program* (hereinafter, "FIP"). The FIP will purchase facade easements over the facades of commercial, retail, mixed use, professional, and multifamily properties in the TIF District and Business District on terms and conditions specified in the Resolution, pursuant to the DDA's enumerated powers under MCL 125.1657(1)(c), (g), and (h). The facade easement will require that the Grantors maintain the property in the condition it was in at the time the Facade Easement was granted, for a five (5) year period from the date of grant of the easement. The FDDA shall not have more than \$100,000.00 in aggregate FIP funding in any fiscal year under this program.

WHEREAS, a Tax Increment Finance and Downtown Development Plan for a development area within the Downtown District, established pursuant to Act 197 of the *Public Acts of 1975*, as amended, and pursuant to the Village of Fowlerville Ordinance No. 271, amended by Ordinance 276 (Fowlerville Code of Ordinances, Section 12.450-12.470) was prepared by the Village of Fowlerville pursuant to Ordinance No. 283 (hereinafter, the "Original Plan"). The Village has adopted the following amendments to its Plan with the participation of the FDDA:

1. 1995 Amendment, adopted by the Village Council on October 16, 1995 via Ordinance No. 300 (the "1995 Plan Amendment"); and
2. 2001 Amendment, adopted by the Village Council on August 13, 2001 via Ordinance No. 351 ("the 2001 Plan Amendment"); and
3. 2003 Amendment, adopted by the Village Council on January 26, 2004 via Ordinance No. 366 ("the 2003 Plan Amendment"); and
4. 2006 Amendment, adopted by the Village Council on June 12, 2006 via Ordinance No. 377 ("the 2006 Plan Amendment"); and
5. 2007 Amendment, adopted by the Village Council on December 20, 2007 via Ordinance No. 395 ("the 2007 Plan Amendment"); and

6. 2008 Amendment (first) adopted by the Village Council on February 4, 2008 via Ordinance No. 399 ("the 1st 2008 Plan Amendment").
7. 2008 Amendment (second) adopted by the Village Council on February 4, 2008 via Ordinance No. 399 ("the 2nd 2008 Plan Amendment").
8. 2010 Amendment, adopted by the Village Council on May 24, 2010, via Ordinance No. 414.
9. 2011 Amendment adopted by the Village Council on March 14, 2011, via Ordinance No. 418 ("the 2011 Plan Amendment").
10. 2013 Amendment adopted by the Village Council on April 22, 2013, via Ordinance No. 431 ("the 2013 Plan Amendment").

WHEREAS, the FDDA has reviewed its Tax Increment Finance Plan and Development Plan, as amended (hereinafter the "Plan"), and determined that same is not adequate to accomplish the goals set forth herein in its current form, without additional amendments.

**IT IS RESOLVED** that:

1. Pursuant to the requirements of MCL 125.1664, the FDDA approves and forwards to the Village of Fowlerville, the following amendments to be incorporated into the FDDA's Plan, these amendments to be read in concert with both the 1995 Plan Amendment, the 2001 Plan Amendment, the 2003 Plan Amendment, the 2006 Plan Amendment, the 2007 Plan Amendment, the 1st 2008 Plan Amendment, the 2nd 2008 Plan Amendment, the 2010 Plan Amendment, and the 2011 Plan Amendment;

- 1.1 The boundaries of the Plan's area were set forth in the map contained on page 12 of the Original Plan and were more fully detailed in the 2001 Plan Amendment. A copy of the TIF Map from the 2001 Plan Amendment is incorporated as ***Exhibit A***.

**This section remains unchanged under the 2014 Plan Amendment.**

- 1.2 The location and extent of existing streets and other public facilities within the development area are set forth in the maps contained on pages 12-14 of the Original Plan. The FDDA's District Zoning Map is contained on page 13 of the Original Plan. The map sets forth the designated location, character, and extent of the categories of public and private land uses existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses. The revised legal description of the development area is described as being located in the Village of Fowlerville, County of Livingston, to wit:

See Legal Description attached at ***Exhibit B***

The location and extent of existing streets and other public facilities within