

**CITY OF MUSKEGON**  
**SPECIAL CITY COMMISSION MEETING**

A Special City Commission Meeting is scheduled for

Tuesday, December 18, 2018

5:30 p.m. @

Muskegon City Hall

933 Terrace Street

Muskegon, MI 49440

In the Commission Chambers, Room 107

**Agenda:**

1. Second Reading – Amendment to PILOT Ordinance
2. Second Amendment to Contract for Housing Exemption – Nelson Place
3. Second Reading - Parking Ordinance Amendment – LO7
4. Second Reading - Parking Ordinance Amendment – LO9
5. Second Reading - Amendment to the Downtown Development Plan and Tax Increment Finance Plan of the City of Muskegon

**Date: December 12, 2018**

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF  
MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Ann Marie Meisch, MMC - City Clerk  
933 Terrace Street, Muskegon, MI 49440  
(231) 724-6705

**Commission Meeting Date: December 18, 2018**

**Date: December 14, 2018**  
**To: Honorable Mayor and City Commissioners**  
**From: Planning & Economic Development**  
**RE: Amendment to PILOT Ordinance – 2<sup>nd</sup> Reading**

---

**SUMMARY OF REQUEST:**

To amend Section 82-51 of the City Code of Ordinances to reduce the service charge to be paid in lieu of taxes from a 3% minimum to a 2% minimum. The new essential service fees that the City has been including in development agreements will allow the City to collect more revenue.

**FINANCIAL IMPACT:**

The City will gain more revenue through essential services fees than from service charges.

**BUDGET ACTION REQUIRED:**

None

**STAFF RECOMMENDATION:**

Approval of the amended ordinance

**COMMITTEE RECOMMENDATION:**

None

**CITY OF MUSKEGON  
MUSKEGON COUNTY, MICHIGAN  
ORDINANCE NO. \_\_\_\_**

THE CITY COMMISSION OF THE CITY OF MUSKEGON HEREBY ORDAINS:

1. Chapter 82, Article II of the Code of Ordinances of the City of Muskegon, Michigan, Section 82-51 are amended to read as follows:

**Section 82-51. Payment in lieu of taxes; amount; standards for determination.**

The payments in lieu of taxes to be made by housing projects exempt from ad valorem taxes under this division are hereby established by the city pursuant to Section 15a of Public Act No. 346 of 1966 (MCL 125.1415a), without regard to the amounts otherwise set forth in such section of this act. The service charge to be paid in lieu of taxes by any housing project exempt under this division shall be determined as follows:

(1) *Amount.* Except as provided in subsection (2)(h) of this section, the service charge shall be in an amount no less than 2 percent nor more than 20 percent of the contract rents charged for the total of all units in the exempt housing project, whether the units are occupied or not and whether or not the rents are paid. In no event shall the service charge exceed the ad valorem real property taxes which would be paid for the housing project if it were not exempt.

(2) *Standards for determining the amount of the payment in lieu of taxes.* In determining the amount of service charge (not less than the minimum) which will be paid the city for a housing project exempt under this division the following standards shall guide the city. All criteria which apply shall be considered to arrive at the service charge:

a. In the event the housing project or a substantial part thereof is located in a rehabilitated structure, for that portion of the project found in the rehabilitated structure the city shall establish a lower service charge.

b. In the event the housing project is located in an area of the city which is part of a tax increment district and removes taxable property from the tax roll, the city shall establish a higher service charge.

c. The city shall consider the number of exempt units as compared to nonexempt units which are attached or contiguous to the housing project, but which are developed simultaneously with it by the same developer. To the extent that nonexempt units, including units calling for market rents, are included in the development, the city shall consider lowering the rate of the service charge on the exempt units.

d. In the event the housing project is proximate to nonsubsidized and nonexempt housing which is not part of any project for which the developer of the exempt housing project is responsible, the city shall establish a higher service charge.

e. In the event the housing project is eligible for other property tax abatements or reductions of any kind, or municipal benefits not generally available to residential properties, the city shall establish a higher service charge.

f. In the event the housing project results in an increase in the need for public services such as water or sewer extensions, public transportation services, additional snow plowing, police and fire services, or increased school populations, the city shall establish a higher service charge.

g. In the event the city determines that the housing project will result in significantly increased traffic generation or street or highway safety problems, the city shall establish a higher service charge.

h. For a project which meets the criteria of section 82-50(4), the service charge may be continued in the amount the city had previously determined.

(3) *Property or unit becoming ineligible.* In the event any residential unit is found to be occupied by persons who are not eligible to occupy exempt units under this division, the service charge for that unit, prorated, shall equal the general property taxes which would be payable (prorata) for that unit. In the event the city determines that more than 50 percent of the units in the housing project are occupied by such ineligible persons, then the entire housing project shall be immediately liable for a service charge in an amount equal to the ad valorem property taxes which would otherwise be charged by tax bills normally issuing in the year of the city's determination.

2. This Ordinance is to become effective ten (10) days after adoption.

Ayes:

Nays:

First Reading:

Second Reading:

CERTIFICATE

The undersigned, being the duly qualified Clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the \_\_\_\_ day of \_\_\_\_\_, 2018, at which meeting a quorum was present and remained throughout, and that the meeting was conducted and public notice was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Date: \_\_\_\_\_, 2018

\_\_\_\_\_  
Ann Marie Meisch, MMC  
City Clerk

Publish:        Notice of Adoption to be published once within ten (10) days of final adoption.

**CITY OF MUSKEGON  
NOTICE OF ADOPTION**

TO: ALL PERSONS INTERESTED

Please take notice that on \_\_\_\_\_, 2018, the City Commission of the City of Muskegon amended Chapter 82, Article II of the Muskegon City Code, summarized as follows:

1. Section 82-51 is amended to provide that the combination of the service charge, which means the payment in lieu of taxes, and the essential services fee shall be not less than 2% nor more than 20% of the contract rents charged for the total of all units in the project, whether the units are occupied or not and whether or not the rents are paid.

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the City Clerk in the City Hall, 933 Terrace Street, Muskegon, Michigan, during regular business hours.

This ordinance amendment is effective ten (10) days from the date of this publication.

Published: \_\_\_\_\_, 2018

CITY OF MUSKEGON

By \_\_\_\_\_  
Ann Marie Meisch, MMC  
City Clerk

-----  
PUBLISH ONCE WITHIN TEN (10) DAYS OF FINAL PASSAGE

**Commission Meeting Date: December 18, 2018**

**Date: December 14, 2018**  
**To: Honorable Mayor and City Commissioners**  
**From: Planning & Economic Development**  
**RE: Second Amendment to Contract for Housing Exemption – Nelson Place**

---

**SUMMARY OF REQUEST:**

The City granted a PILOT to the developer on March 26, 1996 and executed the first amendment to the Contract for Housing Exemption on March 11, 2014. The developer has now decided to refinance the building and this amendment is necessary to insure the continued operation of the project. The current PILOT, which expires in 2029, mandates that the developer pay 4% of the total of the contract rents to the City. The developer is requesting to extend the PILOT until 2036. The developer has agreed to amend the PILOT to pay 2% of the total of the contract rents and a 2% essential services fee from now until 2029 and then 2% of the total of the contract rents and a 4% essential services fee from 2030 until 2036.

**FINANCIAL IMPACT:**

The City will gain increased revenue from increased essential services fees.

**BUDGET ACTION REQUIRED:**

None

**STAFF RECOMMENDATION:**

Approval of the second amendment to the contract for housing exemption and development agreement.

**COMMITTEE RECOMMENDATION:**

None

## DEVELOPMENT AGREEMENT

This Agreement between **NELSON PLACE LIMITED DIVIDEND HOUSING ASSOCIATION**, a Michigan limited partnership (the "Developer") and **CITY OF MUSKEGON**, 933 Terrace Street, Muskegon, Michigan (the "City") is made pursuant to the following terms:

### RECITALS

A. Concurrent with this Agreement, Developer and City have entered into a Second Amendment to Contract for Housing Exemption (the "Exemption Agreement"), an executed copy of which is attached hereto as Exhibit 1, for the operation of a low-income housing project for families, known as the Nelson Place Apartments located at 350 Houston Avenue, Muskegon MI (the "Development"); and

B. The City has granted an exemption from all ad valorem property taxes for the affordable housing units within the Development; and

C. In addition to the terms of the Exemption Agreement regarding the Development's tax exempt status, the parties wish to memorialize additional details herein.

Now, therefore, for good and valuable consideration, the parties agree as follows:

1. In addition to imposition of the minimum service charge of two percent (2%) of contract rents, as outlined in the Exemption Agreement, Developer shall pay to the City an essential services fee of two percent (2%) of contract rents, for the provision of essential services such as police and fire protection, pursuant to the same timeline as that of the service charge through 2029 and pay an essential service fee of four percent (4%) of contract rents thereafter through 2036.

IN WITNESS WHEREOF, the parties have signed this Agreement on the dates indicated below.

CITY OF MUSKEGON

Dated: December \_\_\_\_\_, 2018

By: \_\_\_\_\_  
Name: Stephen J. Gawron, Mayor

Dated: December \_\_\_\_\_, 2018

By: \_\_\_\_\_  
Name: Ann Meisch, City Clerk

NELSON PLACE LIMITED DIVIDEND  
HOUSING ASSOCIATION LIMITED  
PARTNERSHIP, a Michigan limited partnership

By: Hollander Development Corporation, a  
Michigan Corporation, Its General Partner

By: \_\_\_\_\_  
Name: Joseph Hollander  
Its: Vice President

**CITY COMMISSION MEETING – DECEMBER 18, 2018**

**Date:** December 14, 2018  
**To:** Honorable Mayor and City Commissioners  
**From:** Jeffrey Lewis, Director of Public Safety  
**RE:** Parking Ordinance Amendment Change – LO7 – 2<sup>nd</sup> Reading

---

**SUMMARY OF REQUEST:**

The Director of Public Safety requests that the Commission authorize the approval of the changes for Chapter 92, LO7 to read as follows:

(LO7) Along or on any unpaved parkway, except where the same is used for a driveway to enter private or public property. Parking on the terrace (i.e., the area between the property line and the street) is permitted from December 1 through March 1 on those streets having allowed parking on only one side of the street, but not on the paved portion of the terrace.

**FINANCIAL IMPACT:**

None

**BUDGET ACTION REQUIRED:**

None

**STAFF RECOMMENDATION:**

Staff recommends approval of the Parking Ordinance change.

**City of Muskegon**  
**Muskegon County, Michigan**  
**Ordinance Amendment No. \_\_\_\_\_**

THE CITY OF MUSKEGON HEREBY ORDAINS:

Chapter 92 “Traffic and Vehicles,” Article V “Local Parking Restrictions,” Section 92-71 “Parking Restrictions,” of the Code of Ordinances of the City of Muskegon is amended as follows:

1. (LO7) Along or on any unpaved parkway, except where the same is used for a driveway to enter private or public property. Parking on the terrace (i.e., the area between the property line and the street) is permitted from December 1 through March 1 on those streets having allowed parking on only one side of the street, but not on the paved portion of the terrace.

.

This ordinance adopted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Adoption Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

CITY OF MUSKEGON

By \_\_\_\_\_

Ann Marie Meisch, MMC  
City Clerk

CERTIFICATE

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 18<sup>th</sup> day of December, 2018, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted, and public notice was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

DATED: \_\_\_\_\_, 2018

\_\_\_\_\_  
Ann Marie Meisch, MMC  
Clerk, City of Muskegon

Publish:        Notice of Adoption to be published once within ten (10) days of final adoption.

**CITY OF MUSKEGON  
NOTICE OF ADOPTION**

TO: ALL PERSONS INTERESTED

Please take notice that on December 18, 2018, the City Commission of the City of Muskegon adopted an amendment to Chapter 92 "Traffic and Vehicles," Article II "Uniform Traffic Code," Section 92-71 LO7 of the Code of Ordinances of the City of Muskegon, whereby the following change was made:

1. LO7 was amended to allow parking on the terrace between December 1 and March 1 on streets allowing parking on one side, but not on any paved portion of the terrace.

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the City Clerk in the City Hall, 933 Terrace Street, Muskegon, Michigan, during regular business hours.

This ordinance amendment is effective ten (10) days from the date of this publication.

CITY OF MUSKEGON

Published: \_\_\_\_\_, 2018      By: \_\_\_\_\_  
Ann Marie Meisch, MMC, Its Clerk

-----  
PUBLISH ONCE WITHIN TEN (10) DAYS OF FINAL PASSAGE

**CITY COMMISSION MEETING – DECEMBER 18, 2018**

**Date:** December 14, 2018  
**To:** Honorable Mayor and City Commissioners  
**From:** Jeffrey Lewis, Director of Public Safety  
**RE:** Parking Ordinance Amendment Change – LO9 – 2<sup>nd</sup> Reading

---

**SUMMARY OF REQUEST:**

The Director of Public Safety requests that the Commission authorize the approval of the changes for Chapter 92, LO9 to further expand the downtown business area to extend to Ninth Street between Muskegon and Western.

**FINANCIAL IMPACT:**

None

**BUDGET ACTION REQUIRED:**

None

**STAFF RECOMMENDATION:**

Staff recommends approval of the Parking Ordinance change.

**City of Muskegon  
Muskegon County, Michigan  
Ordinance Amendment No. \_\_\_\_\_**

THE CITY OF MUSKEGON HEREBY ORDAINS:

Chapter 92 “Traffic and Vehicles,” Article V “Local Parking Restrictions,” Section 92-71 “Parking Restrictions,” of the Code of Ordinances of the City of Muskegon is amended as follows:

1. (L09) From December 1 through March 1 of each year where parking is currently allowed on both sides of the street, on street parking is modified as follows:
  - a) Parking is allowed on the side of the street with even numbered addresses on even numbered calendar days between the hours of 7:00 a.m. and 5:00 p.m.
  - b) Parking is allowed on the side of the street with odd numbered addresses on odd numbered calendar days between the hours of 7:00 a.m. and 5:00 p.m.
  - c) Parking is allowed on both sides of the street all days between the hours of 5:00 p.m. and 7:00 a.m.

Where parking is currently allowed on one side of the street only, parking is allowed except between the hours of 2:00 a.m. and 6:00 a.m.

In the downtown business areas

- a) bounded by Shoreline Drive heading easterly from Seventh Street to Spring Street, heading southerly on Spring Street from Shoreline Drive to Apple Avenue, heading westerly on Apple Avenue from Spring Street to Muskegon Avenue, heading westerly on Muskegon Avenue from Apple Avenue to Ninth Street, and heading northerly on Ninth Street to Western Avenue, heading westerly on Western Avenue from Ninth Street to Seventh Street, heading northerly on Seventh Street from Western Avenue to Shoreline Drive; and
- b) on Third Street from Merrill Avenue to Muskegon Avenue

parking is allowed except between the hours of 2:00 a.m. and 6:00 a.m.

All signed parking restrictions apply all days of the week.

This section applies to every portion of every block of every city street.

This ordinance adopted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Adoption Date: \_\_\_\_\_  
Effective Date: \_\_\_\_\_  
First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

CITY OF MUSKEGON

By \_\_\_\_\_  
Ann Marie Meisch, MMC  
City Clerk

CERTIFICATE

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 18<sup>th</sup> day of December, 2018, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted, and public notice was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

DATED: \_\_\_\_\_, 2018

\_\_\_\_\_  
Ann Marie Meisch, MMC  
Clerk, City of Muskegon

Publish: Notice of Adoption to be published once within ten (10) days of final adoption.

**CITY OF MUSKEGON  
NOTICE OF ADOPTION**

TO: ALL PERSONS INTERESTED

Please take notice that on December 18, 2018, the City Commission of the City of Muskegon adopted an amendment to Chapter 92 "Traffic and Vehicles," Article II "Uniform Traffic Code," Section 92-71 of the Code of Ordinances of the City of Muskegon, whereby the following change was made:

1. LO9 is amended to expand the "downtown business area".

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the City Clerk in the City Hall, 933 Terrace Street, Muskegon, Michigan, during regular business hours.

This ordinance amendment is effective ten (10) days from the date of this publication.

CITY OF MUSKEGON

Published: \_\_\_\_\_, 2018      By: \_\_\_\_\_  
Ann Marie Meisch, MMC, Its Clerk

-----  
PUBLISH ONCE WITHIN TEN (10) DAYS OF FINAL PASSAGE

**Commission Meeting Date: December 18, 2018**

**Date: December 14, 2018**  
**To: Honorable Mayor and City Commissioners**  
**From: Planning & Economic Development**  
**RE: Public Hearing – Amendment to the Downtown Development  
Plan and Tax Increment Finance Plan of the City of Muskegon  
2<sup>nd</sup> Reading**

---

**SUMMARY OF REQUEST:**

To hold a public hearing and approve the amendment to the Downtown Development Plan and Tax Increment Finance Plan, which includes adding certain parcels into the plan.

**FINANCIAL IMPACT:**

It is anticipated that the Downtown Development Authority will capture increased values with future development.

**BUDGET ACTION REQUIRED:**

None

**STAFF RECOMMENDATION:**

To approve the plan amendments.

**COMMITTEE RECOMMENDATION:**

The Downtown Development Authority unanimously approved the plan amendments at their October 30 meeting.

City of Muskegon  
County of Muskegon, Michigan

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING AMENDMENTS TO  
THE DOWNTOWN DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCE PLAN OF THE CITY OF MUSKEGON  
DOWNTOWN DEVELOPMENT AUTHORITY

**Recitals**

WHEREAS, the Muskegon Downtown Development Authority (the "Authority") has previously prepared and approved a Downtown Development Plan and Tax Increment Finance Plan (the "Plan") for the Development Area described in the Plan, which was approved by the City Commission on July 12, 1988, pursuant to Ordinance No. 969; and,

WHEREAS, the City Commission approved amendments to the Plan on March 31, 1989, (the "1989 Amendment") pursuant to Ordinance No. 982; and,

WHEREAS, the City Commission approved amendments to the Plan on August 28, 2001, pursuant to Ordinance No. 2050; and,

WHEREAS, the City Commission approved amendments to the Plan on November 13, 2001, pursuant to Ordinance No. 2060; and,

WHEREAS, the City Commission approved amendments to the Plan on September 12, 2017, pursuant to Ordinance No. 2375; and,

WHEREAS, the Authority has prepared and recommended for approval an amendment, attached hereto as Exhibit A (the "Plan Amendment"), to the Plan; and,

WHEREAS, on December 11, 2018, the City Commission held a public hearing on the Plan Amendment pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act"); and,

WHEREAS, the purpose of the amendment is to amend the Development Plan and Tax Increment Financing Plan to include certain parcels from the development area set forth in those Plans; and,

WHEREAS the City Commission has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the City Commission and to express their views and recommendations regarding the Plan Amendment as required by the Act,

NOW, THEREFORE, THE CITY OF MUSKEGON ORDAINS:

1. Findings

(a) The development plan portion of the Plan, as amended by the Plan Amendment, meets the requirements set forth in Section 17(2) of the Act, and the tax increment financing plan portion of the Plan, as amended by the Plan Amendment, meets the requirements set forth in Section 14(2) of the Act.

(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 the Act.

(d) Any land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Act.

(e) The Plan, as amended by the Plan Amendment, 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 Plan, as amended by the Plan Amendment, are reasonably necessary for the Plan, as amended by the Plan Amendment, and for the City.

2. Public Purpose. The City Commission hereby determines that the Plan, as amended by the Plan Amendment, constitutes 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 halt property value deterioration, increase property tax valuation, eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District to proceed with the Plan, as amended by the Plan Amendment.

4. Approval and Adoption of Plan Amendment. The Plan Amendment is hereby approved and adopted. A copy of the Plan, the Plan Amendment, and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. Amendment to Ordinance No. 969; Conflict and Severability. Ordinance No. 969 is hereby amended by this Ordinance. All ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of the Ordinance are, to the extent of such conflict, hereby repealed. 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. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

7. Publication and Recordation. A Notice of Adoption shall be published promptly after the Ordinance is adopted in the Muskegon Chronicle, 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 recording shall be authenticated by the signature of the City Clerk.

8. Effective Date. The Ordinance is hereby determined by the City Commission 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.

Passed and adopted by the City Commission of the City of Muskegon, County of Muskegon, State of Michigan, on December 18, 2018.

AYES: Members \_\_\_\_\_  
\_\_\_\_\_

NAYS: Members \_\_\_\_\_

ABSENT: Members \_\_\_\_\_

ORDINANCE DECLARED ADOPTED.

CITY OF MUSKEGON

By \_\_\_\_\_  
Ann Marie Meisch  
City Clerk

I hereby certify that the foregoing is a true and complete copy of Ordinance No. \_\_\_\_\_ adopted by the City Commission of the City of Muskegon, County of Muskegon, Michigan, at a regular meeting held on December 18, 2018, 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.

---

Ann Marie Meisch  
City Clerk

EXHIBIT A  
PROPERTY TO BE ADDED TO THE PLAN

| PIN                   | ADDRESS NUMBER | STREET NAME          |
|-----------------------|----------------|----------------------|
| 61-24-205-310-0012-00 | 880            | 1ST ST               |
| 61-24-233-000-0021-00 | 889            | 1ST ST               |
| 61-24-433-000-0003-00 | 926            | 2ND ST               |
| 61-24-433-000-0007-00 | 928            | 2ND ST               |
| 61-24-433-000-0002-00 | 930            | 2ND ST               |
| 61-24-433-000-0006-00 | 932            | 2ND ST               |
| 61-24-433-000-0001-00 | 934            | 2ND ST               |
| 61-24-433-000-0005-00 | 936            | 2ND ST               |
| 61-24-433-000-0008-00 | 940            | 2ND ST               |
| 61-24-433-000-0000-00 |                | 2ND ST               |
| 61-24-205-340-0001-00 | 1251           | 8TH ST               |
| 61-24-205-355-0001-00 | 1021           | JEFFERSON ST         |
| 61-24-233-000-0001-00 | 387            | MORRIS AVE           |
| 61-24-233-000-0002-00 | 401            | MORRIS AVE           |
| 61-24-607-000-0000-00 | 600            | SHORELINE DR         |
| 61-24-607-000-0008-00 | 601            | TERRACE ST           |
| 61-24-607-000-0011-00 | 630            | TERRACE ST           |
| 61-24-607-000-0010-00 | 633            | TERRACE ST           |
| 61-24-607-000-0013-00 | 650            | TERRACE ST           |
| 61-24-607-000-0012-00 | 655            | TERRACE ST           |
| 61-24-607-000-0016-00 | 40             | VIRIDIAN DR          |
| 61-24-607-000-0015-00 | 60             | VIRIDIAN DR          |
| 61-24-607-000-0014-00 | 100            | VIRIDIAN DR          |
| 61-24-607-000-0009-00 | 120            | VIRIDIAN DR          |
| 61-24-817-000-0001-00 | 140            | VIRIDIAN DR          |
| 61-24-817-000-0002-00 | 142            | VIRIDIAN DR          |
| 61-24-817-000-0003-00 | 144            | VIRIDIAN DR          |
| 61-24-817-000-0004-00 | 146            | VIRIDIAN DR          |
| 61-24-607-000-0001-00 | 150            | VIRIDIAN DR          |
| 61-24-817-000-0000-00 | 160            | VIRIDIAN DR          |
| 61-24-607-000-0004-00 | 170            | VIRIDIAN DR          |
| 61-24-607-000-0005-00 | 180            | VIRIDIAN DR          |
| 61-24-607-000-0007-00 | 181            | VIRIDIAN DR          |
| 61-24-607-000-0003-00 | 200            | VIRIDIAN DR          |
| 61-24-607-000-0006-00 | 201            | VIRIDIAN DR          |
| 61-24-431-000-0004-00 | 264            | W CLAY AVE           |
| 61-24-431-000-0003-00 | 268            | W CLAY AVE           |
| 61-24-431-000-0001-00 | 272            | W CLAY AVE           |
| 61-24-431-000-0002-00 | 276            | W CLAY AVE           |
| 61-24-431-000-0005-00 | 280            | W CLAY AVE           |
| 61-24-431-000-0006-00 | 284            | W CLAY AVE           |
| 61-24-431-000-0007-00 | 288            | W CLAY AVE           |
| 61-24-431-000-0000-00 | 296            | W CLAY AVE           |
| 61-24-433-000-0004-00 | 296            | W CLAY AVE           |
| 61-24-233-000-0010-00 | 312            | W CLAY AVE           |
| 61-24-233-000-0009-00 | 336            | W CLAY AVE           |
| 61-24-234-000-0003-00 | 241            | W WESTERN AVE        |
| 61-24-234-000-0002-00 | 255            | W WESTERN AVE        |
| 61-24-234-000-0001-00 | 285            | W WESTERN AVE        |
| 61-24-233-000-0024-00 | 292            | W WESTERN AVE        |
| 61-24-233-000-0015-00 | 295            | W WESTERN AVE        |
| 61-24-233-000-0014-00 | 299            | W WESTERN AVE        |
| 61-24-233-000-0013-00 | 307            | W WESTERN AVE        |
| 61-24-233-000-0012-00 | 325            | W WESTERN AVE        |
| 61-24-204-000-0000-00 | 333            | W WESTERN AVE        |
| 61-24-204-000-0001-00 | 333            | W WESTERN AVE UNIT 1 |
| 61-24-204-000-0002-00 | 333            | W WESTERN AVE UNIT 2 |

|                       |                          |
|-----------------------|--------------------------|
| 61-24-204-000-0003-00 | 333 W WESTERN AVE UNIT 3 |
| 61-24-204-000-0004-00 | 333 W WESTERN AVE UNIT 4 |
| 61-24-204-000-0005-00 | 333 W WESTERN AVE UNIT 5 |
| 61-24-204-000-0006-00 | 333 W WESTERN AVE UNIT 6 |
| 61-24-204-000-0007-00 | 333 W WESTERN AVE UNIT 7 |
| 61-24-233-000-0006-00 | 350 W WESTERN AVE        |
| 61-24-233-000-0007-01 | 351 W WESTERN AVE        |
| 61-24-233-000-0007-02 | 351 W WESTERN AVE        |
| 61-24-233-000-0007-03 | 351 W WESTERN AVE        |
| 61-24-233-000-0005-00 | 356 W WESTERN AVE        |
| 61-24-233-000-0004-00 | 360 W WESTERN AVE        |
| 61-24-233-000-0025-00 | 376 W WESTERN AVE        |
| 61-24-233-000-0008-00 | 379 W WESTERN AVE        |
| 61-24-432-000-0000-00 | 380 W WESTERN AVE        |
| 61-24-432-000-0001-00 | 380 W WESTERN AVE        |
| 61-24-205-566-0009-00 | 428 W WESTERN AVE        |
| 61-24-205-566-0013-00 | 442 W WESTERN AVE        |
| 61-24-205-566-0014-00 | 446 W WESTERN AVE        |
| 61-24-205-567-0001-10 | 450 W WESTERN AVE        |

DDA BOUNDARY

CONTRIBUTING PROPERTY

ADDED PROPERTY

Downtown Development Authority (DDA)  
City of Muskegon, Michigan

Muskegon Lake

