

CHAPTER 290
Downtown Development Authority

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CROSS REFERENCES

Finance generally - see CHTR. Ch. 8
 Borrowing power - see CHTR. Ch. 11
 Improvement Funds - see CHTR. Sec. 12.2
 Municipal bonds - see M.C.L.A. Secs. 68.35, 69.6, 69.23
 Downtown Development Authority - see M.C.L.A. Secs. 125.1651
 et seq.

290.01 ESTABLISHMENT; FUNCTIONS.

Pursuant to Act 197 of the Public Acts of 1975, as amended, there is hereby established in and for the Village a Downtown Development Authority which shall be regulated pursuant to such Act. The Authority shall analyze the impact of economic changes and growth in the Downtown Development District and shall develop plans in coordination with the Planning Commission to promote orderly economic growth in the District. With the advice and consent of Council, the Authority shall implement a development plan in the District as necessary to achieve the purposes of the Downtown Development Act and in accordance with the powers granted by such Act.

(Ord. 725. Passed 3-20-89.)

1995



VILLAGE OF CASEVILLE
HURON COUNTY

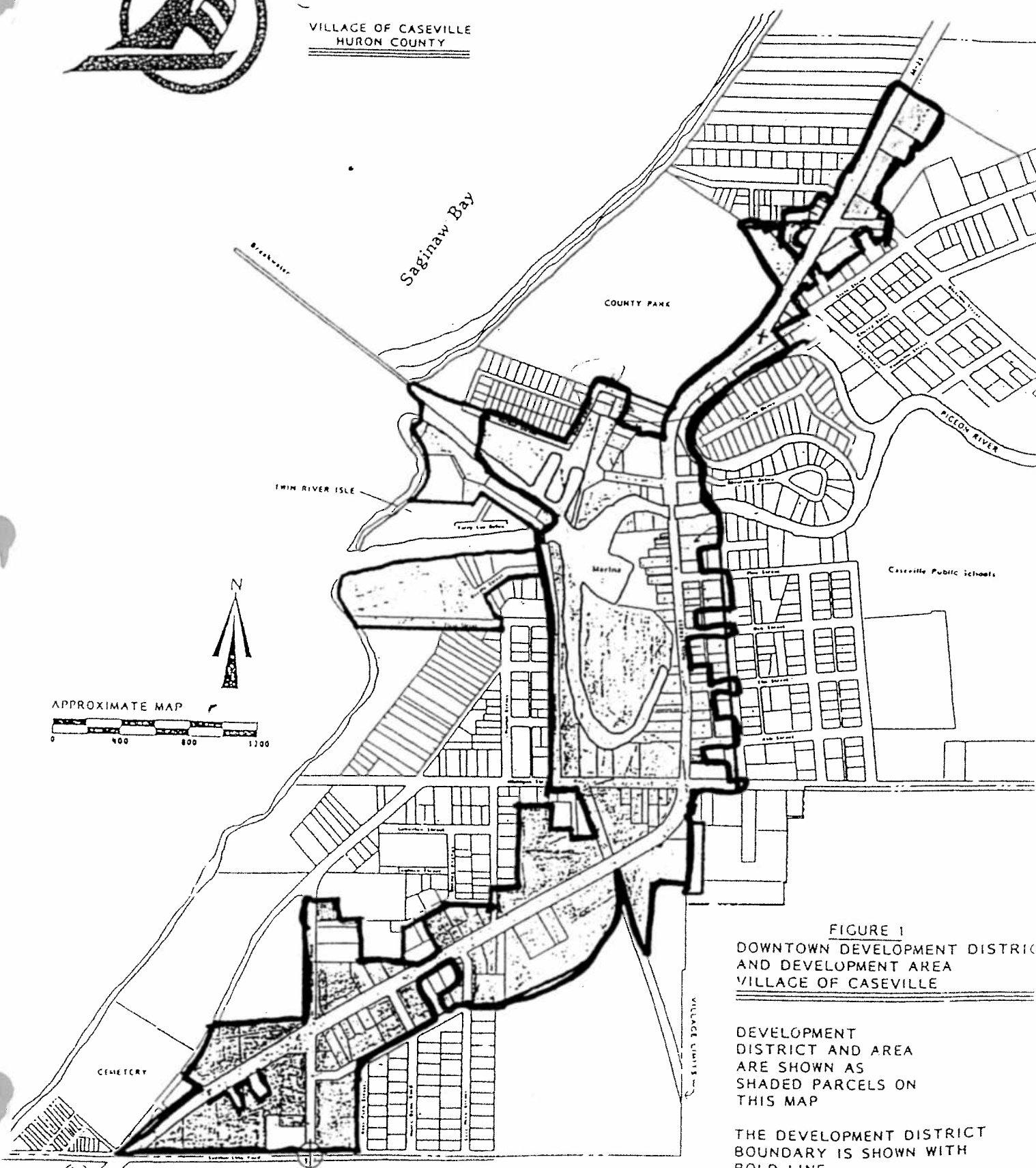


FIGURE 1
DOWNTOWN DEVELOPMENT DISTRICT
AND DEVELOPMENT AREA
VILLAGE OF CASEVILLE

DEVELOPMENT
DISTRICT AND AREA
ARE SHOWN AS
SHADED PARCELS ON
THIS MAP

THE DEVELOPMENT DISTRICT
BOUNDARY IS SHOWN WITH
BOLD LINE

290.02 BOUNDARIES OF DOWNTOWN DEVELOPMENT DISTRICT.

The boundaries of the Downtown Development District within which the Downtown Development Authority shall exercise its powers shall be as follows:

Beginning at a point at the intersecting lines of the northwesterly right-of-way (ROW) line of Highway M-25 (also known as Main Street) and the south ROW line of Section Line Road (also known as Town Line Street or Legion Drive); thence northeast (NE) 920 ft.± along the NW ROW of M-25; thence southeast (SE) at a right angle 250 ft.; thence northeast (NE) 50 ft.; thence northwest 150 ft. to the south ROW line of M-25; thence NE along the south ROW line of M-25 a distance of 100 ft.; thence SE at a right angle to the M-25 ROW 150 ft.; thence NE and parallel with the M-25 ROW 100 ft.; thence NW 250 ft. to the northwesterly ROW line of M-25; thence southwest along the north ROW line of M-25 a distance of 180 ft., being a point 632.76 ft. SW of the west ROW line of Pigeon Road; thence NW 248.33 ft. to the east ROW line of Bluff Drive; thence NE 440.15 ft. along the east ROW line of Bluff Drive; thence east 618.90 ft. to a point on the west ROW line of Pigeon Road 16.41 ft. north of the NW ROW line of M-25; thence north along the west ROW line of Pigeon Road 450.4 ft.±; thence east 790 ft.± to the northwest ROW line of M-25; thence NE along the northwest ROW of M-25 a distance of 145.6 ft.; thence NW at a right angle from the M-25 ROW 272 ft.± to the south ROW line of Bay Street; thence NE 560 ft. m/l, along the south ROW line of Bay Street to the west ROW line of Huron Street; thence north 134 ft. m/l, along the west ROW line of Huron Street; thence east 190 ft. m/l; thence north 555 ft. m/l; thence east 198 ft.; thence south 130 ft. m/l; thence east 132 ft.; thence south 30 ft. m/l; thence east 50 ft. m/l; thence north 20 ft. m/l; thence east 99 ft. m/l, to the west ROW line of the former GTWRR; thence north 299 ft. m/l, along the west ROW line of said GTWRR ROW to the south line of Michigan Street; thence west 202 ft. m/l, along the south ROW line of Michigan Street to a point due south and in line with the west ROW line of River Street extended; thence north along the west ROW line of River Street 1,642 ft. m/l, to the north bank of the relief channel; thence E-NE along the shoreline of Twin River Isle to the west shoreline of the Pigeon River; thence NW along the south shoreline of the Pigeon River to a point due south of the west corner of parcel number 3230-835-080-00 (also known as the Withey property); thence due north to the north shoreline of the Pigeon River and the west corner of the Withey property; thence NE along the west line of the Withey property to the north ROW line of Harbor Street; thence SE along the north ROW line of Harbor Street to the west ROW line of Dufty Street; thence NE along the west ROW line of Dufty Street to the south line of the Huron County Park Road; thence SE 245 ft. m/l, along the County Park Road line; thence SW 245.22 ft.; thence SE 168.2 ft.; thence NE 42.9 ft.; thence SE

169.5 ft. to the west ROW line of M-25; thence north-northeast along the west ROW line of M-25 to a point where the west ROW line of M-25 and the north property line of the Huron County Park property intersect; thence NW along the County Park North property line to the south ROW line of Division Street; thence east along the south ROW line of Division Street 249.8 ft. m/l, to the west line of Lot 2, Law's Subdivision; thence SW 95 ft. m/l, to the south line of said Lot 2; thence SE 222 ft. m/l, to the NW ROW line of M-25; thence NE along the NW ROW line of M-25 100 ft; thence NW 85.7 ft. m/l; thence NE 132.6 ft. to the south ROW line of Division Street; thence west along the south ROW line of Division Street 70 ft. m/l, to a point due south of the west lot line of Lot 40, Rastique's Subdivision; thence north across the ROW of Division Street to the SW corner of Lot 40, Rastique's Subdivision; thence north 98 ft. to the NW corner of said Lot; thence east 150 ft. to the NE corner of Lot 42, Rastique's Subdivision; thence NE 108 ft. m/l, along the west lot lines of Lots 44-46 of Rastique's Subdivision to the south ROW line of Rastique Drive; thence east along the south ROW line of Rastique Drive to the west ROW line of M-25; thence NE along the west ROW line of M-25 to the NE corner of Lot 5, Paul Woodworth's Addition Subdivision; thence 100 ft. at a right angle SE from the west ROW line of M-25 to the east ROW line of M-25; thence SE 250 ft. m/l, at a right angle to the M-25 ROW line; thence SW 201.1 ft. parallel with the M-25 ROW line; thence NW 50 ft. on a line at a right angle to the M-25 ROW line; thence SW 200 ft. on a line parallel with and 200 ft. SE of the M-25 ROW line; thence NW 75 ft. at a right angle to the M-25 ROW line; thence SW 300 ft. parallel with the M-25 ROW line; thence SE 125 ft. at a right angle to the M-25 ROW line; thence SW 38.98 ft. m/l, parallel with the M-25 ROW line to the north ROW line of Division Street; thence due south to the south ROW line of Division Street; thence E-SE along the south ROW line of Division Street to the north corner of Lot 13, D. Mintline's First Addition Subdivision; thence SW to the north corner of Lot 11, D. Mintline's Subdivision; thence NW 98 ft. m/l, to the south ROW line of Division Street; thence westerly 60 ft. m/l, along the south ROW line of Division Street; thence SW 80 ft. m/l, to the west corner of Lot 16, D. Mintline's Subdivision; thence SE 132 ft. m/l, to the west corner of Lot 10, D. Mintline's Subdivision; thence SW along the north line of Lot 5-9, D. Mintline's Subdivision, to the SE corner of Lot 22 in said Subdivision; thence NW 100 ft. m/l, to the SE ROW line of M-25; thence SW along the M-25 ROW line 70 ft. m/l, to the west corner of said Lot 22; thence SE 55 ft. m/l, to the SW corner of Lot 22, D. Mintline's Subdivision; thence SW along the north line of Lot 3, D. Mintline's Subdivision, a distance of 66 ft. m/l; thence NW 30 ft. m/l,

to the SE ROW line of M-25; thence SE 55 ft. m/l, to a point 6 ft. m/l, north of the north corner of Lot 1, D. Mintline's Subdivision; thence SE 128 ft. m/l, to the north ROW line of State Street; thence SW 205 ft. m/l; thence SE at a right angle to the south ROW line of State Street; thence SE on the same bearing 60 ft. m/l, to the north shoreline of the Pigeon River; thence W-SW along the shoreline of the Pigeon River to a point 94.75 ft. NW of and along said shoreline from the NW corner of Lot 34, Casai's Pigeon River Subdivision; thence due west 51.25 ft.; thence SE 30 ft. m/l; thence south parallel with the M-25 ROW line 80 ft. m/l, to the north ROW line of Riverside Drive; thence east 75 ft. along the north ROW line of Riverside Drive; thence south parallel with the M-25 ROW 305 ft. m/l, to the south shoreline of the Pigeon River; thence east 190 ft. m/l, along the south shoreline of the Pigeon River to the east ROW line of Prospect Street; thence south along the east ROW line of Prospect Street 275 ft. m/l, to a point 30 ft. north of the south ROW line of Jay Street; thence west at a right angle to the east ROW line of Prospect Street a distance of 148.5 ft.; thence south 162 ft. along the west lot line of Lot 2, Block 4, Original Plat of Caseville, to the north ROW line of Pine Street; thence east 148.5 ft. along the north ROW line of Pine Street to the east ROW line of Prospect Street; thence south 264 ft. along the east ROW line of Prospect Street; thence west 198 ft. across the Prospect Street ROW and along the north lot line of Lot 4, Block 6, Original Plat of Caseville; thence south 10 ft. along the east ROW line of the public alley; thence west 82.5 ft. to a point 66 ft. east of the east ROW line of M-25; thence south 122 ft. parallel to the M-25 ROW to the north ROW line of Oak Street; thence east along the north ROW line of Oak Street 280.5 ft. to the east ROW line of Prospect Street; thence south 66 ft. to the south ROW line of Oak Street; thence west along the south ROW line of Oak Street 346.5 ft. m/l, to the east ROW line of M-25; thence south along the east ROW line of M-25 198 ft. to the north line of Lot 7, Block 11, Original Plat of Caseville; thence east 148.5 ft. to the NW corner of Lot 4, Block 11, Original Plat of Caseville; thence south 132 ft. to the north ROW line of Elm Street; thence east 198 ft. along the north ROW line of Elm Street to the east ROW line of Prospect Street; thence south 66 ft. to the south ROW line of Elm Street; thence west 198 ft. to the NW corner of Lot 1, Block 12, Original Plat of Caseville; thence south along the east ROW line of the public alley 198 ft. to the NW corner of Lot 4, Block 12, Original Plat of Caseville; thence east 198 ft. to the east ROW line of Prospect Street; thence south 198 ft. along the east ROW line of Prospect Street to the south ROW line of Ash Street; thence west along the south ROW line of Ash Street 293 ft. m/l; thence south 100 ft. to the north line of Lot 4, Block 17,

Original Plat of Caseville; thence east 155 ft. m/l, to the NW corner of Lot 2, Block 17, Original Plat of Caseville; thence south 95 ft. m/l, to the north ROW line of Michigan Street; thence east 150 ft. m/l, to the east ROW line of Prospect Street; thence due south across the Michigan Street ROW to the south ROW line of Michigan Street; thence west along the south ROW line of Michigan Street 450 ft. m/l, to the east ROW line of M-25; thence south 232 ft. m/l, along the M-25 ROW; thence SW 18 ft. m/l, along the M-25 ROW; thence due south 395.5 ft. m/l; thence due west 290.15 ft. m/l; thence south 427.59 ft. m/l, to the east ROW line of the GTWRR ROW; thence NW 490 ft. m/l, to the SE ROW line of M-25; thence SW 25 ft. m/l, to the center line of the GTWRR ROW; thence S-SW along the arc formed by the former GTWRR ROW spur track a distance of 1,455 ft. m/l, to the east lot line of Lot 4, Grand Park Subdivision; thence south 40 ft. m/l, to a point 20 ft. north of the SE corner of Lot 4, Block 7, Grand Park Subdivision; thence west to a point 20 ft. north of the SW corner of Lot 4, Block 7, Grand Park Subdivision; thence W-NW to the NE corner of Block 6, Grand Park Subdivision; thence north 50 ft. m/l, to the SE corner of Lot 10, Block 3, Grand Park Subdivision; thence southwesterly 125 ft. m/l, to the SE corner of Lot 8, Block 3, Grand Park Subdivision; thence northwesterly 125 ft. m/l, to the NE corner of Lot 8, Block 3, Grand Park Subdivision; thence NE 150 ft. m/l; thence northwesterly 125 ft. m/l, to the southeasterly ROW line of M-25; thence SW 250 ft. m/l, along the M-25 ROW line to the west corner of Lot 3, Block 3, Grand Park Subdivision; thence southeasterly along the west line of said Lot 3 and Lot 8, Block 3, Grand Park Subdivision, to the south ROW line of Grand Avenue; thence SW along the south ROW line of Grand Avenue to the NW corner of Block 5, Grand Park Subdivision; thence south along the east ROW line of West Park Street to the north ROW line of Legion Drive (aka Section Line Road); thence west along the north ROW line of Legion Drive 433.9 ft. to the west ROW line of Pigeon Road; thence north along the west ROW line of Pigeon Road 150 ft.; thence west at a right angle to the Pigeon Road ROW 150 ft.; thence north parallel with the Pigeon Road ROW 50 ft; thence west at a right angle to the Pigeon Road ROW 100 ft.; thence south 266 ft. to the south ROW line of Legion Drive; thence west along the south ROW line of Legion Drive to the point of beginning, excepting herefrom any bottom land within Lake Huron and the Pigeon River.

(Ord. 725A. Passed 4-29-91.)

290.03 ESTABLISHMENT OF DOWNTOWN DEVELOPMENT AUTHORITY BOARD; MEMBERSHIP; APPOINTMENTS; OATH.

(a) The affairs of the Downtown Development Authority shall be governed by the Downtown Development Authority Board, consisting of the President and twelve additional members, all of whom shall be appointed by the President with the approval of Council. The Chairperson of the Authority shall be a voting member of the Board.

(b) At the first regular meeting of Council after publication of this chapter (Ordinance 725, passed March 20, 1989), there shall be appointed by the President, with the approval of Council, twelve members to serve as the Downtown Development Authority Board together with the President. Qualifications for membership on the Board shall be as set forth in the Downtown Development Authority Act.

(c) The twelve additional members of the Board shall be appointed in accordance with the following schedule:

- (1) Three members whose terms expire in one year;
- (2) Three members whose terms expire in two years;
- (3) Three members whose terms expire in three years; and
- (4) Three members whose terms expire in four years.

(d) Prior to the expiration date of an appointment and each year thereafter, the President of the Village, with the approval of Council, shall appoint members to the Board for a term of four years each to fill the places of those whose terms have expired. Further, the President shall fill such vacancies as they exist on the Board from time to time, with the approval of Council.

(e) A Board member shall take office by swearing and subscribing to the constitutional oath of office.

(Ord. 725. Passed 3-20-89.)

290.04 BOARD OFFICERS; BYLAWS.

(a) Within thirty days after the appointment of the Downtown Development Authority Board, the Authority shall call a meeting. The meeting shall open with a call for an election of Board officers which shall consist of a Chairperson, a Vice Chairperson, a Treasurer and a Secretary.

(b) The Board shall prepare bylaws to govern the procedure of meetings and the powers of its officers, which bylaws shall be submitted to Council for approval prior to adoption by the Board.

(Ord. 725. Passed 3-20-89.)

290.05 SOURCES OF REVENUE; PERMITTED EXPENDITURES.

The activities of the Downtown Development Authority shall be financed from one or more of the funding sources set out in Section II of Act 197 of the Public Acts of 1975, as amended, and the Authority shall expend no moneys without the prior approval of Council.

(Ord. 725. Passed 3-20-89.)

290.06 FISCAL YEAR; ADOPTION OF BUDGET; AUDIT.

(a) The fiscal year of the Downtown Development Authority shall begin on March 1 of each year and end on February 28 or February 29 of the following year, or such other fiscal year as may hereafter be adopted by the Village.

(b) The Downtown Development Authority Board shall annually prepare a budget and shall submit it to the Office Administrator for submission to Council by December. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by Council. The Board may, however, temporarily adopt a budget in connection with the operation of any improvement which has been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bonds.

(c) The Authority shall be audited annually by the same independent auditors auditing the Village, and copies of the audit report shall be filed with Council.

(Ord. 725. Passed 3-20-89.)

290.07 REGULATION BY STATE LAW.

The Downtown Development Authority shall be controlled and regulated strictly by the Downtown Development Authority Act, being Act 197 of the Public Acts of 1975, as amended.

(Ord. 725. Passed 3-20-89.)

290.08 EXCLUSION OF RESIDENTIAL PROPERTY.

Any and all residential property within the boundaries of the Downtown Development District shall be excluded from and not subject to this chapter.

(Ord. 725. Passed 3-20-89.)