

CHAPTER 284
DOWNTOWN DEVELOPMENT AUTHORITY

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CROSS REFERENCES

- Improvements in home rule cities - see M.C.L.A. §§117.4d et seq.
- Business area redevelopment projects - see M.C.L.A. §§125.981 et seq.
- Downtown Development Authority - see M.C.L.A. §§125.1651 et seq.
- Downtown business district- see _____
- Tax Increment Finance and Development Plan - see _____

284.01 DETERMINATION OF NECESSITY.

It is hereby determined to be necessary and in the best interests of the City to halt property value deterioration and increase property tax valuation where possible in the business district of the City, to eliminate the causes of that deterioration and to promote economic growth by establishing a Downtown Development Authority pursuant to Act 197 of the Public Acts of 1975, as amended.

284.02 ESTABLISHMENT; POWERS.

There is hereby established, pursuant to Act 197 of the Public Acts of 1975, as amended, a Downtown Development Authority in and for the City. The Authority shall be a public body corporate and shall be known and exercise its power under the title of Downtown Development Authority of the City of Evart. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this chapter and Act 197. The enumeration of a power in this chapter or in Act 197 shall not be construed as a limitation

upon the general powers of the Authority. Except as specifically otherwise provided in this chapter, the Authority shall have all powers provided by law, subject only to the limitations provided by law and the provisions of this chapter.

284.03 DEFINITIONS.

The terms used in this chapter shall have the same meanings given to them in Act 197 of the Public Acts of 1975, as amended, or as hereinafter in this section provided, unless the context clearly indicates the contrary. As used in this chapter:

- (a) "Act 197" means Act 197 of the Public Acts of Michigan of 1975, as now in effect or hereafter amended.
- (b) "Authority" means the Downtown Development Authority of the City of Evart established by this chapter.
- (c) "Board" or "Board of Directors" means the Board of Directors of the Authority, which is the governing body of the Authority.
- (d) "Chief Executive Officer" means the City Manager.
- (e) "City" means the City of Evart, Osceola County, Michigan.
- (f) "Council" means the City Council of the City.
- (g) "Downtown District" means the Downtown District designated by this chapter as now existing or hereafter amended.

284.04 DESCRIPTION OF DOWNTOWN DISTRICT.

Effective August 1, 1994, the boundaries of the Downtown District shall consist of the property in the City of Evart described below, subject to such changes as may hereinafter be made pursuant to this chapter and Act 197.

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284.05 BOARD OF DIRECTORS.

The Authority shall be under the supervision and control of a Board of Directors consisting of the Chief Executive Officer of the City and not less than eight members nor more than twelve as provided by Act 197. The members shall be appointed by the Chief Executive Officer subject to approval by the Council and shall hold office for the terms provided in Act 197. All members shall hold office until the member's successor is appointed.

284.06 FISCAL YEAR; BUDGET; FINANCIAL REPORTS; AUDIT.

(a) The fiscal year of the Authority shall begin on July 1 of each year and end on June 30 of the following year or such other fiscal year as may hereafter be adopted by the City.

(b) The Board shall annually prepare a budget and shall submit it to the City Council on the same date that the proposed budget for the City is required by law to be submitted to the City Council. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bonds.

(c) The Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City and copies of the audit report shall be filed with the City.

