

CITY OF WILLIAMSTON
TAX INCREMENT FINANCE AUTHORITY
161 EAST GRAND RIVER
WILLIAMSTON, MICHIGAN 48895

Resolution No. EDC 2-95
(Enacted November 20, 1995)

A RESOLUTION APPROVING AN AMENDMENT TO THE TAX
INCREMENT FINANCING AND DEVELOPMENT PLAN TO
AUTHORIZE CONTRIBUTIONS OF TAX INCREMENTS AND OTHER
REVENUES AVAILABLE TO THE WILLIAMSTON
POLICE DEPARTMENT

WHEREAS, as a result of development in the Development Areas 2A and 2B, encouraged and facilitated by the City of Williamston Economic Development Corporation, acting as the Tax Increment Finance Authority, "T.I.F.A.", increased police protection and law enforcement services in both areas have become necessary and desirable; and

WHEREAS, the general fund budget of the City is not adequate to pay for the full cost of all increased services necessary occasioned by this development; and

WHEREAS, it is desirable and necessary to continue with the proposed development that adequate police services be available; and

WHEREAS, the T.I.F.A. is desirous of allocating part of its tax increment financing revenues and other revenues available to pay for the increased police protection needed for each development area, and

WHEREAS, it is necessary and desirable that the T.I.F.A. Plans be amended where necessary to provide authorization for use of these funds for this purpose; and

WHEREAS, the E.D.C., acting as the Tax Increment Finance Authority, is empowered to make and enter into contracts necessary or incidental to the exercise of its powers in the performance of its duties:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the present Tax Increment Financing Plan and Development Plan in effect in Development Areas 2A and 2B shall, where necessary, be amended to authorize use of the Tax Increment Funds and other revenues available to the T.I.F.A. to pay for any and all law enforcement services, in the opinion of the Board, which are necessary to aid in the growth and development of the Development Districts, to the extent those

services cannot be paid for by general funds available to the City of Williamston.

2. The amount available for this purpose and the use of these funds shall be specifically identified in the T.I.F.A.'s yearly budget and approved by the City Council.

Adopted at a regular meeting of the E.D.C. held on the 20th day of November _____, 1995.

YEAS: Heath, Tithof, Coe, Haynes, Eisenhart, Eppelheimer

NAYS: Smith

ABSENT: Mooney, Palazollo

I certify that the above is a true and complete copy of Resolution No. EDC 2-95 adopted by the Economic Development Corporation at a regular meeting held on the 20th day of November _____, 1995.

Craig Heath , Secretary

wills.edc.apr

**CITY OF WILLIAMSTON
TAX INCREMENT FINANCE AUTHORITY**

At a Regular Meeting of the City of Williamston TAX INCREMENT FINANCE AUTHORITY held on Monday, April 19, 2004 in Council Chambers, Williamston City Hall, 161 E. Grand River Avenue, Williamston, MI 48895, there were:

PRESENT: Chairman Dan Frank, TIFA Members Pamela Jeffers, Mary Sapienza, John Haynes, and Council Representative Penny Davis.

ABSENT: Keith Schraft and William Young.

The following was offered by Jeffers and supported by Davis.

**RESOLUTION APPROVING AMENDMENTS TO THE TAX INCREMENT
FINANCING PLAN AND DEVELOPMENT PLAN 2A**

WHEREAS, the Tax Increment Financing Authority of the City of Williamston, AAuthority@, has been established by the City of Williamston, ACity@, pursuant to Act 450 P.A. 1980, as amended AAct 450".

WHEREAS, pursuant to Act 450 the City established a Tax Increment Finance District and approved a Tax Increment Finance Plan, on August 26, 1985, the APlan@.

WHEREAS, the Plan was later ratified and confirmed as Tax Increment Finance District A2A@, by Resolution adopted by the City on December 8, 1986, the Resolution also designated the Board of Directors of the City of Williamston=s Economic Development Corporation, AEDC@, to act as the Authority.

WHEREAS, the Plan was amended by the EDC acting as the Authority and the City twice since its inception:

- A. September 1990 Plan Amendment
- B. November 1995 Plan Amendment

WHEREAS, the Plan constitutes both a Development Plan and a Tax Increment Finance Plan within the meaning of Act 450, is in need of amendment to specify in detail an improvement project along the north side of Grand River from the eastern edge of the District to the western edge of the District.

NOW, THEREFORE, BE IT RESOLVED that the following amendments are made to the Plan

during the 2004 construction season. This project is part of the Phase IV Improvements/Repairs.

- D. Street Light at Entrance to Riverwood Site Condominiums - the entrance to the Riverwood Site Condominium is a public road for the first 100+/- feet named Winding River Drive, the illumination of which currently consists of a decorative light installed by the Developer. The Condominium Association pays the electric bill for said light. The City Manager has recommended the light be improved by the installation of a standard downtown City light at this public intersection to improve public safety. Based on the recommendation of the City Manager, the TIFA determines to improve the illumination at this public intersection by the installation of a standard downtown City street light be installed and the City take over payment of the electric bill for same from the Condominium Association. It is estimated that the street light can be installed during the 2004 construction season. This project is part of the Phase IV Improvements/Repairs.

3.2 A DESCRIPTION OF THE REPAIRS AND ALTERATIONS NECESSARY TO MAKE IMPROVEMENTS: - the following subsection is added to the public improvements outlined in the original plan:

- F. Sidewalk Along Winding River Through Office Area - along the east side of the public road commonly known as Winding River Drive. Developer was required to install a sidewalk, which has become undermined. The undermining is the result of the overgrown condition of the vegetation east of the sidewalk preventing the ground water and storm water moving away from the sidewalk. The TIFA determines to repair the existing sidewalk along the east side of Winding River Drive from West Grand River Avenue north to the end of the public roadway during the 2004 construction season. This project is part of the Phase IV Improvements/Repairs.

3.3 AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION - the following information is added to the timetable contained in the original plan:

The public improvements and repairs outlined in Phase IV of this Plan are scheduled to be completed in the 2004 construction season. However, should any unforeseen scheduling difficulties arise, the improvements and repairs will be completed in the 2005 construction season.

4.0 THE LOCATION, EXTENT, CHARACTER, ESTIMATED COST OF THE IMPROVEMENTS, INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION INCLUDING A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE

Riverwood Site Condominiums

3. Sidewalk Along Winding River 2004/2005 Construction Seasons \$5,000.00
Through Office Area

6.0 DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS - the following information is added:

6.1 The Phase IV improvements/repairs do not require the Authority to sell, exchange, or lease any property from or to the municipality. However, the Phase IV projects do require the Authority to donate the finished improvements and/or repairs to the municipality, as they are located in the municipality's right-of-way.

7.0 PROPERTIES TO BE ACQUIRED - the following information is added:

7.1 The Authority does not have to acquire any property to complete the Phase IV projects.

8.0 A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES - the following information is added:

8.1 The Phase IV projects do not require any changes in zoning nor any changes in streets, street levels, or intersections. The lighting project at the intersection of West Grand River Avenue and Winding River Drive will require that the City assume the electrical cost for the new standard City downtown street light being installed from DTE. The City will pay this from its general fund.

9.0 AN ESTIMATE OF THE COST OF THE DEVELOPMENT, STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING. - the following information is added:

PHASE IV

The cost of the improvements/repairs in Phase IV are estimated not to exceed \$82,500.00. The TIFA shall pay the costs from previously collected tax increment revenues. No new tax increment revenues need be collected to make these improvements/repairs outlined in Phase IV.

10.0 DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE SOLD, LEASED, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE DEVELOPMENT IS BEING UNDERTAKEN IF THAT INFORMATION IS

jurisdiction, as they are being funded by the TIFA from previously captured Tax Increment Revenues. The TIFA is not currently capturing tax increment revenues and does not need to recommence same again to fund the Phase IV projects. However, the TIFA reserves the right to reinstate its capture of tax increment dollars in the future, should additional improvements or repairs be required in the District.

15.0 ADOPTION OF THIS PLAN - the following information is added:

15.1 Anything in the original Plan, as amended, not modified herein shall remain in full force and effect.

VOTE ON THE FOREGOING RESOLUTION AS FOLLOWS:

YES: HAYNES, FRANK, DAVIS, JEFFERS, SAPIENZA.

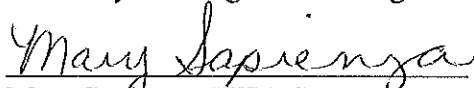
NO: None.

ABSTAIN: None.

This Resolution is declared adopted.

CERTIFICATION

I, the undersigned, duly qualified and acting as Secretary of the City of Williamston's Tax Increment Finance Authority, Ingham County, Michigan, do hereby certify the foregoing is a true and complete copy of a Resolution adopted by the City of Williamston Tax Increment Finance Authority at a Regular Meeting held on April 19, 2004.


Mary Sapienza, TIFA Secretary

Dated: 5/17/04

Drafted by: John L. Gormley
Gormley Law Offices, PLC
101 East Grand River Ave.
P.O. Box 935
Fowlerville, MI 48836
(517) 223-3758

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**CITY OF WILLIAMSTON
CITY COUNCIL**

At a Regular Meeting of the City of Williamston CITY COUNCIL held on Monday, June 14, 2004 in Council Chambers, Williamston City Hall, 161 E. Grand River Avenue, Williamston, MI 48895, there were:

PRESENT: Kenneth Zichi, Larry Wittrup, Penny Davis, George Monroe, Scott VanAllsburg, and James DeForest.

ABSENT: Robert Hanna

The following was offered by DeForest and supported by Wittrup.

**RESOLUTION APPROVING AMENDMENTS TO THE TAX INCREMENT
FINANCING PLAN AND DEVELOPMENT PLAN 2A**

WHEREAS, the Tax Increment Financing Authority of the City of Williamston, "Authority", has been established by the City of Williamston, "City", pursuant to Act 450 P.A. 1980, as amended "Act 450".

WHEREAS, pursuant to Act 450 the City established a Tax Increment Finance District and approved a Tax Increment Finance Plan, on August 26, 1985, the "Plan".

WHEREAS, the Plan was later ratified and confirmed as Tax Increment Finance District "2A", by Resolution adopted by the City on December 8, 1986, the Resolution also designated the Board of Directors of the City of Williamston's Economic Development Corporation, "EDC", to act as the Authority.

WHEREAS, the Plan was amended by the EDC acting as the Authority and the City twice since its inception:

- A. September 1990 Plan Amendment
- B. November 1995 Plan Amendment

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- 3.2 A DESCRIPTION OF THE REPAIRS AND ALTERATIONS NECESSARY TO MAKE IMPROVEMENTS: - the following subsection is added to the public improvements outlined in the original plan:

- F. Sidewalk Along Winding River Through Office Area - along the east side of the public road commonly known as Winding River Drive. Developer was required to install a sidewalk, which has become undermined. The undermining is the result of the overgrown condition of the vegetation east of the sidewalk preventing the ground water and storm water moving away from the sidewalk. The TIFA determines to repair the existing sidewalk along the east side of Winding River Drive from West Grand River Avenue north to the end of the public roadway during the 2004 construction season. This project is part of the Phase IV Improvements/Repairs.

- 3.3 AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION - the following information is added to the timetable contained in the original plan:

The public improvements and repairs outlined in Phase IV of this Plan are scheduled to be completed in the 2004 construction season. However, should any unforeseen scheduling difficulties arise, the improvements and repairs will be completed in the 2005 construction season.

- 4.0 THE LOCATION, EXTENT, CHARACTER, ESTIMATED COST OF THE IMPROVEMENTS, INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION INCLUDING A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE

3. Sidewalk Along Winding River 2004/2005 Construction Seasons \$5,000.00
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jurisdiction, as they are being funded by the TIFA from previously captured Tax Increment Revenues. The TIFA is not currently capturing tax increment revenues and does not need to recommence same again to fund the Phase IV projects. However, the TIFA reserves the right to reinstate its capture of tax increment dollars in the future, should additional improvements or repairs be required in the District.

15.0 ADOPTION OF THIS PLAN - the following information is added:

15.1 Anything in the original Plan, as amended, not modified herein shall remain in full force and effect.

VOTE ON THE FOREGOING RESOLUTION AS FOLLOWS:

YES: Wittrup, Davis, Monroe, VanAllsburg, Zichi, DeForest.

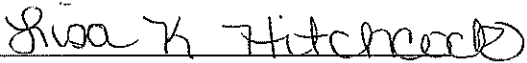
NO: None.

ABSTAIN: None.

This Resolution is declared adopted.

CERTIFICATION

I, the undersigned, duly qualified and acting as Clerk of the City of Williamston's City Council, Ingham County, Michigan, do hereby certify the foregoing is a true and complete copy of a Resolution adopted by the City of Williamston City Council at a Regular Meeting held on June 14, 2004.

 Dated: 8-12-04
Lisa K. Hitchcock, City Clerk
City of Williamston

Drafted by: John L. Gormley
Gormley Law Offices, PLC
101 East Grand River Ave.
P.O. Box 935
Fowlerville, MI 48836
(517) 223-3758

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