

City Assessor



City of Muskegon Heights

**DOWNTOWN DEVELOPMENT
AND
FINANCING PLAN**

Amendments Adopted March 15, 1993

Note to the Reader:

The following pages present certain amendments to the City of Muskegon Heights, Michigan Downtown Development and Financing Plan as approved by the City Council on March 15, 1993.

This volume contains only the amended language of the Plan and for a complete presentation, this volume must be reviewed in conjunction with the Amended Development and Financing Plan adopted by the City Council on January 27, 1992.

**CITY OF MUSKEGON HEIGHTS
AMENDMENTS TO THE DOWNTOWN
DEVELOPMENT AND FINANCING PLAN**

THE FOLLOWING AMENDMENTS TO THE DOWNTOWN DEVELOPMENT AND FINANCING PLAN APPROVED BY THE CITY OF MUSKEGON HEIGHTS ON MARCH 15, 1993 ARE PRESENTED FOR CONSIDERATION:

1. PART I. SECTION B IS AMENDED TO READ AS FOLLOWS:

B. Creation of the Muskegon Heights Downtown Development Authority and the Muskegon Heights Downtown Development District.

In 1982, the City of Muskegon Heights undertook an in depth analysis of its Central Business District (CBD) including a study of the physical and economic needs of the area. Among the recommendations of that study was a suggestion that the City establish a Downtown Development Authority to implement programs to respond to the needs identified in the study.

The City Council accepted that recommendation and established the Muskegon Heights DDA. By the end of 1982, the DDA had completed work on drafting its first Development and Financing Plan. That plan was adopted by the City Council on December 13, 1982, under Ordinance 410 (see Exhibit 14). Some of the projects described in the original plan were implemented, using tax increment financing and funding sources other than those proposed in the original Plan.

In order to re-activate the plan, the DDA began a second planning effort in the Summer of 1986. A part of that process involved an amendment to the original Ordinance creating the DDA. That amendment was adopted on August 25, 1986 following the required public hearing. Exhibits 2 and 2A respectively are copies of the original DDA ordinance and the 1986 amendment.

The DDA was given all of the powers and duties prescribed for a downtown development authority pursuant to the Act. In the amended ordinance, the City Council also designated the boundaries of the expanded downtown development district within which the DDA may legally work. These boundaries are shown on Map A and a legal description can be found in Exhibit 2A. A copy of Ordinance amendment was filed with the Secretary of State on September 15, 1986 (see Exhibit 3).

On March 22, 1982, the City Council approved the appointment of the DDA Board of Directors and on that date the City Council also approved the original By-Laws (Exhibit 4) of the DDA. The amended By-laws were approved on November 10, 1986 (see Exhibit 4A). Upon approval of this preliminary plan by the DDA, the City Council set a meeting with affected taxing jurisdictions (see Exhibit 12). On November 17, 1986, the City Council, acting as a committee of the whole, instructed the DDA to include the repair of the railroad crossings at 6th Street and Sherman Boulevard as an additional project in the DDA Development Plan. Following the meeting with the taxing jurisdictions, the City Council held a Public Hearing on December 8, 1986, regarding the revised DDA Development and Financing Plan. As required by statute, notice of that hearing was properly distributed (see Exhibit 6).

On December 22, 1986, the City Council approved the first amendment to this DDA Development and Financing Plan. A copy of the ordinance approving this plan is set forth as Exhibit 14A. Subsequent amendments were approved on April 2, 1990 and on January 13, 1992.

Later in 1992, the City Council and the DDA considered further amendments to the Development and Financing Plan. On October 28, 1992 the DDA Board of Directors considered a revised listing of projects for inclusion in the fourth amendment to the Plan. A public hearing on the revisions to the Plan was held on February 22, 1993. Documentation of the notice of the hearing is provided as Attachment 2 to this Amendment. The final revisions were adopted by the City Council on March 15, 1993. A copy of Ordinance Number 477 approving this fourth amendment is included as Attachment 1 to these amendments.

2. PART I, SECTION C IS AMENDED TO READ AS FOLLOWS:

C. Activities of the Muskegon Heights Downtown Development Authority.

The first meeting of the DDA was held on April 6, 1982. Regular open meetings were established and the DDA elected its first officers at that meeting. The DDA approved their original By-Laws on April 6, 1982 and recommended them to the City Council. Amended By-laws were adopted by the DDA on September 25, 1986.

The DDA continued its planning meetings and on October 17, 1986 the DDA approved the following objective:

It is the objective of the Muskegon Heights DDA to prepare and implement a long-range re-development plan for the City of Muskegon Heights that will result in an improved business climate, creation of jobs, enhanced tax revenues to the community, more appropriate land uses, improved access to the Central Business District (CBD) and enhanced aesthetics along the access corridors to the CBD.

On June 4, 1986 the DDA selected its amended development area as shown on Map A and as described in Section II, A of this plan.

The DDA discussed a number of public projects for the DDA development area. On September 4, 1986 those projects were prioritized as indicated in Section II, D of this plan.

On May 8, 1986 the City Assessor presented data on assessments establishing a base using December 31, 1985. The City Assessor also presented data on captured value and the "tax increment" projected to be available in the development area. This data was combined in this plan with similar data from the original plan approved on December 13, 1982.

On October 16, 1986, the Executive Committee of the DDA reviewed a draft ^{of} this amended plan and recommended adoption to the Board of Directors. On October 21, 1986 the DDA approved the amended DDA Development and Financing Plan for referral to the City Council, and on November 18, 1986, the DDA approved the final draft of this Plan (Exhibit 13).

In November of 1989, the DDA began discussions concerning possible amendments to the plan to account for changes in priorities and opportunities in the Muskegon Heights area. Adjustments were made to the plan and on March 24, 1990 the DDA adopted a motion approving an amendment to this plan and recommending its approval to the City Council (Exhibit 13A). A public hearing on the second amendment to this plan was held by the City Council on April 2, 1990 and Ordinance No. 456 was subsequently adopted approving the second amendment to this plan (Exhibit 14B).

In September of 1991, the DDA began a new effort to evaluate the status of the DDA plan and to update its projects and priorities in response to changes in local conditions. On November 19, 1991 the DDA reviewed a revised draft of its plan and adopted a motion approving an amendment to this plan and recommending its approval to the City Council (Exhibit 13B). A public hearing on the amended plan was held by the City Council on January 13, 1992 and Ordinance No.470 was subsequently adopted for effect on January 27, 1992 approving the third amendment to this plan (Exhibit 14C).

In October, 1992 the DDA Board of Directors considered a revised listing of potential projects for inclusion in the Development and Financing Plan. These were adopted by the DDA on February 3, 1993 and considered for adoption by the City Council at a public hearing on February 22, 1993. A copy of the DDA resolution approving the fourth amendments to this plan is included as Attachment 3 and the notice of the public hearing is included in this amendment at Attachment 2.

3. PART II, SECTION F IS AMENDED TO READ AS FOLLOWS:

F. Existing Improvements to be Altered, Removed or Repaired.

Map C, as revised, indicates the public projects either completed or yet to be undertaken. The following projects have been completed under the auspices of this plan:

HEINEMAN PLAZA.

- Improvements were made to the parking lot East of the Police Department building. This included repair on the base and resurfacing with bituminous material. As a result of this investment, a privately financed 60,000 square foot office building and an 8,000 square foot retail facility have been developed.

CWC CASTING DIVISION OF TEXTRON INC., PLANT #1.

- This included reconstruction of Sanford Street from Broadway to Manahan with storm drainage, curb, gutter, paving with bituminous material, sidewalks, landscaping and street lighting. Assistance was also be provided to private developers in the use or reuse of the site. Also included in this project were the clearance of obsolete industrial building west of Sanford Street and the installation of new public utilities and access roads.

FARMERS MARKET.

- This included relocation, rehabilitation and improvements to the parking lot south of Center and west of Baker Street. Improvements consisted of repair of the base and resurfacing with bituminous material. Also included were improvements to the alley between Broadway and Center to the west of Baker Street. The project also repaired the existing base and resurface the alley with bituminous material and the refurbishment of the Farmer's Market structure.

THREE RUBBERIZED RAIL CROSSINGS AT SIXTH AND SHERMAN.

- This project included the reconstruction and paving of Sherman Boulevard, Peck Street to Sixth Street including Sixth Street intersection and work at railroad crossings at both Sixth and Waalkes Streets. An additional railroad crossing was rubberized at Sanford and Manahan Streets.

TRAFFIC SIGNALS

New traffic signals have been installed at the intersection of Broadway and Sanford

Within the Development Area the following existing improvements either have been or will be altered, removed or repaired:

RECONSTRUCTION OF STREETS WITH SURFACE DETERIORATION FACTOR OF 5.

- This project will involve the reconstruction, rebuilding, installation of curb and gutter, storm drainage and resurfacing with bituminous material of the most severely deteriorated streets located throughout the development area. A list of such streets is provided in Exhibit 16.

RECONSTRUCTION OF STREETS WITH SURFACE DETERIORATION FACTOR OF 4.

- This project will involve the reconstruction, rebuilding, installation of curb and gutter, storm drainage and resurfacing with bituminous material of the somewhat deteriorated streets located throughout the development area. A list of such streets is provided in Exhibit 16.

STREETSCAPE.

- This project involves the reconstruction of sidewalks and installation of plantings and lighting on Peck Street from Columbia to Summit Avenue.

TRAFFIC SIGNALS

- New traffic signals will be installed at the intersections of Broadway and Sanford, Broadway and Hoyt and Sherman and Baker.

PUBLIC PARKING ACQUISITION

- This project involves the acquisition of properties at 15 and 61 East Center Street, and 2812-14 Peck and 2810 Peck, the removal of the improvements on-site, and the conversion of the resulting lots for public parking.

INDUSTRIAL REDEVELOPMENT

- This project involves the acquisition and clearance of the properties at 2736 Sixth Street, 22 East Broadway, 2545 E. Sherman and the northeast corner of Broadway and Glade. The resulting properties will be made available for private redevelopment for industrial and/or commercial uses.

CIVIC SCULPTURE

- A new sculpture will be commissioned in a regional competition for installation on the front lawn of City Hall.

MUNICIPAL POOL AND RECREATION CENTER

- In conjunction with the Muskegon Heights Public Schools, a dual-use pool and recreation facility will be developed on publicly owned land in the development area. The facility will provide a swimming pool for curriculum use as well as for community swimming.

ENTERPRISE VILLAGE ARCHITECTURAL AND ENGINEERING

- The DDA will assume the pre-development costs associated with the Sanford and West Heights Enterprise Villages and then seek proposals for the sale or lease of the property in accord with a development agreement. The pre-development costs may be absorbed as a part of a redevelopment program for commercial or industrial uses.

ACQUISITION AND REHABILITATION OF PROPERTY FOR DDA OFFICE

- The DDA will acquire and remodel the property at 46 East Broadway for a neighborhood office for the Muskegon Heights Downtown Development Authority.

DOWNTOWN MANAGEMENT AND MARKETING

- The resources of the DDA will be utilized to underwrite the expense of developing and publishing a Marketing Management and Revitalization Plan for the downtown area.

DOWNTOWN MANAGER

- The DDA will support the cost of salary and fringe benefits for a professional manager to oversee the activities of the Muskegon Heights downtown community for a period of four years beginning in 1993.

SANFORD VILLAGE AND CENTRAL BUSINESS DISTRICT MAINTENANCE

- The DDA will assume a portion of the expense for the maintenance of the Sanford Village project and the balance of the central business district for a period of five years beginning in 1993.

FOOT PATROL OFFICER

- The DDA will contribute toward the expense of maintaining on-foot police patrol service for the central business district for a period of three years beginning in 1993.

MINORITY ARTS AND CULTURAL CENTER

- The DDA will assist in the support for a Minority Arts and Cultural Center to be located in the Development Area.

4. PART II, SECTION G IS AMENDED TO READ AS FOLLOWS:

G. Location, Extent, Character, Estimated Cost and Estimated time of Completion of Improvements, Including Rehabilitation Contemplated for the Development Area.

Amended Map C attached to this amendment presents the location, extent and character of the improvements proposed for the Development Area. The following table provides a summary of the estimated costs and anticipated completion dates for the improvements proposed by the DDA.

PROPOSED MUSKEGON HEIGHTS DEVELOPMENT AREA IMPROVEMENTS

COST SUMMARY

<u>PROJECT</u>	<u>ESTIMATED COST</u>	<u>ESTIMATED COMPLETION</u>
1. Heineman Plaza		Complete
2. CWC #1		
a. Phase I	(1)	Complete
b. Phase II	\$500,000 (2)	1991-94
3. Farmers Market		Complete
4. Rubberized Rail Crossings	(1)	
a) Sherman & Sixth		Complete
b) Sanford & Manahan		Complete
c) Sherman & Waalkes	25,000	1992
5. Street Reconstruction--"SDF" 5	550,000	1992-97
6. Street Reconstruction--"SDF" 4	600,000	1998-2012
7. Streetscape		
Peck Street: Columbia to Summit	150,000	1995-96
8. Traffic Signals:		
Broadway and Sanford		Complete
Broadway and Hoyt	30,000	1993
Sherman and Baker	30,000	1993
9. Acquisition & Clearance for Public Parking	155,000	1993-94
15 E. Center	45,000	1993-94
2812-14 Peck	35,000	1993-94
2810 Peck	30,000	1993-94
61 E. Center	45,000	1993-94
10. Construction of Civic Sculpture	40,000	1994-95

PROPOSED MUSKEGON HEIGHTS DEVELOPMENT AREA IMPROVEMENTS

COST SUMMARY (continued)

<u>PROJECT</u>	<u>COST</u>	<u>ESTIMATED COMPLETION</u>	<u>ESTIMATED</u>
11.	Acquisition & Clearance		
	2736 Sixth <i>Lab-furniture</i>	250,000	1993-96
	22 E. Broadway - <i>Gay 90° (George Apostol)</i>	50,000	1993-96
	2545 E. Sherman ?	30,000	1993-96
	NE Corner Broadway & Glade	50,000	1993-96
12.	Municipal Pool and Recreation Center	1,000,000	1992-95
13.	Sanford and West Heights Enterprise Village - A/E	50,000	1993-96
14.	Complete Debt Service on Bond Issue #1	786,000	1992-2004
15.	Acquisition and rehab of DDA office	25,000	1993
16.	Downtown Management & Marketing Revitalization Plan	50,000	1994
17.	Downtown Manager for four years	160,000	1993-97
18.	Central Business District and Sanford Village Maintenance for five years	50,000	1993-98
19.	Central Business District Police Foot Patrol for three years	105,000	1993-96
20.	Minority Arts and Cultural Center	50,000	1994-96
21.	Administration for term of plan	300,000	1991-2012
	TOTAL PROJECT EXPENDITURES	\$5,036,000	

- (1) Denotes costs included in 1991 Downtown Development Limited Tax Bonds.
- (2) Total cost of \$610,000, of which \$210,000 was included in the 1991 Bonds and \$400,000 is debt service on an urban land assembly loan.

The overall Plan for public improvements covers many different types of activities. Some of the activities encompassed by this Plan are intended to assist private developers in new commercial or office developments. This Plan also includes rehabilitation of streets and parking lots and

construction of new parking facilities. The improvements also embrace beautification of sidewalks and the approaches to the downtown area. The Plan also includes the relocation and redevelopment of the Farmers Market, the reopening of Sanford Street, the upgrading of the area's infrastructure and a new parking lot across Manahan from the proposed office building at Heineman Plaza.

5. PART II, SECTION J IS AMENDED TO READ AS FOLLOWS:

J. Land Disposition.

The property at 2736 Sixth Street, 22 East Broadway, 2545 East Sherman and the northeast corner of Broadway and Glade will be made available for industrial redevelopment following its acquisition and clearance. Disposition will be undertaken in accord with paragraph O of this Development Plan.

6. PART II, SECTION M IS AMENDED TO READ AS FOLLOWS:

M. Development Cost Estimates and Financing.

The total cost of completing all activities, projects and improvements proposed by the DDA Development Plan and to be undertaken and financed by the DDA and the City is estimated to be \$5,036,000. The projects are set forth under Section II, G above. The costs include expenditures for activities associated with the accomplishment of each of the projects described in this plan plus administrative expenses and contingencies.

The DDA expects to finance these activities from one or more of the following sources:

- Bond proceeds
- Future tax increment revenues
- Interest on investments
- Donations received by the DDA
- Proceeds from any property, building or facility owned, leased or sold by the DDA
- Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
- Moneys obtained from other sources approved by the Muskegon Heights City Council

The proceeds to be received from tax increment revenues in the Development Area plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan.

7. PART III, SECTION F IS AMENDED TO READ AS FOLLOWS:

F. Annual Surplus of Tax Increment Revenues.

To the extent tax increment revenues of the DDA over the period of this plan exceed the sum necessary for the DDA to meet the commitments and payments as set forth above, or in any amendment to the Plan, said surplus funds shall revert proportionately to the respective taxing bodies as provided in Section 15(2) of the Act.

ORDINANCE NO. 477

AN ORDINANCE TO APPROVE AN AMENDED TAX INCREMENT FINANCING PLAN AND DEVELOPMENT PLAN FOR DEVELOPMENT AREA WITHIN DOWNTOWN DISTRICT AND TO AMEND SECTION 5.279 OF CHAPTER 55 OF TITLE I OF THE CODE OF THE CITY OF MUSKEGON HEIGHTS

WHEREAS, an amended tax increment financing plan and development plan for the proposed development area within the downtown district established pursuant to Act No. 197 of the Public Acts of 1975, as amended, has been prepared by The City of Muskegon Heights Downtown Development Authority and submitted to the City Council, and

WHEREAS, a public hearing thereon was held before the City Council on Monday, February 22, 1993, at 7:30 p.m. in the Council Room, Muskegon Heights City Hall, 2724 Peck Street, Muskegon Heights, Michigan, with notice thereof given in accordance with Section 18 of said Act No. 197, and

WHEREAS, the City Council now determines that the amended tax increment financing plan and development plan constitutes a public purpose, and

WHEREAS, after careful consideration of the amended tax increment financing plan and development plan it appears to the City Council that:

- (a) The amended tax increment financing plan meets the requirements set forth in Sections 14 and 15 of said Act 197;
- (b) The amended development plan meets the requirements set forth in Section 17(2) of said Act No. 197;
- (c) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing;
- (d) The development is reasonable and necessary to carry out the purposes of said Act No. 197;
- (e) The amended development plan 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 project area;

(g) Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the City;

NOW, THEREFORE, the Council of the City of Muskegon Heights ordains:

Section 1. Amended Tax Increment Financing Plan And Development Plan Approved. The amended tax increment financing plan and development plan for the development area within the downtown district established pursuant to Act No. 197 of the Public Acts of 1975, as amended, as prepared by the City of Muskegon Heights Downtown Development Authority and submitted to the City Council, are hereby approved by the City Council.

Section 2. Code Amended. Section 1 of this ordinance is incorporated into and made a part of the Code of the City of Muskegon Heights as amended Section 5.279 of Chapter 55 of Title V of said Code.

Section 3. Effective Date. This ordinance shall take immediate effect.

First reading: February 22, 1993

Second reading: March 15, 1993

Adopted: March 15, 1993

Robert A. Warren
Mayor

Lynne Mahan
Acting City Clerk

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the City Council of the City of Muskegon Heights, Muskegon County, Michigan, at a regular meeting held on February 22, 1993, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267 of the Public Acts of Michigan of 1976.


City Clerk

CITY OF MUSKEGON HEIGHTS
NOTICE OF RESCHEDULED PUBLIC
HEARING ON AMENDED
DOWNTOWN DEVELOPMENT AND
TAX INCREMENT FINANCING PLAN

Notice is hereby given that a public hearing originally scheduled for January 11, 1993 at 7:30 p.m. on proposed amendments to the Downtown Development and Tax Increment Financing Plan within the downtown District established pursuant to Act No. 197 of the Public Acts of 1975, as amended, HAS BEEN RESCHEDULED TO FEBRUARY 22, 1993 at 7:30 p.m. before the City Council of the City of Muskegon Heights in the Council Room, Muskegon Heights City Hall, 2724 Peck St., Muskegon Heights, Michigan.

There are no changes proposed to the boundaries of the development District or Area as established by previous amendment in Ordinance No. 437, on 8/25/86, as described in Section 5.274 of Chapter 55 of Title V of the Code of the City of Muskegon Heights, as amended.

The proposed amendment seeks to amend the existing improvements and new projects listed in Section II "Development Plan," including estimated costs and timetables; also to amend the estimates of captured assessed values and tax increment revenues indebtedness to be incurred and impacts indicated in Section III pertaining thereto, accordingly. No displacement of persons is planned or anticipated.

At the time set for the public hearing, the City Council will provide an opportunity for all interested persons to be heard, and will consider any written communications received with reference thereto. All aspects of the proposed amendment will be open for public discussion at the hearing, and all pertinent documents presented will be received. A description of the Downtown Development Tax Increment Financing and Development Plan, maps and exhibits are available for public inspection in the Department of Planning and Community Development, Muskegon Heights City Hall, 2724 Peck St., Muskegon Heights, Mi., Monday-Friday from 8:30 a.m.-5:00 p.m.

PUBLISH: January 26 & February 1, 1993

STATE OF MICHIGAN
County of Muskegon

ss.

Gary Ostrom

being duly sworn deposes and says that he is the Publisher of the MUSKEGON CHRONICLE, a newspaper printed and circulated within said County of Muskegon; that the annexed notice was duly printed and published in said MUSKEGON CHRONICLE for Two (2) day(s); that is to say, on the 26th day(s) of January 1993, and the 1st day(s) of February 1993, and that said publication was continued during said time without any intermission or omission, and that he has a personal knowledge of the facts above set forth.

Gary Ostrom

Subscribed and sworn to before me this 8th day of March A.D. 1993

Lorna L. Ferguson
Notary Public, Muskegon County, Mich.

times, \$

CITY
OF

MUSKEGON HEIGHTS, MICHIGAN



CITY CLERK
E.A. CISNEROS
DEPUTY CITY CLERK
LYNNE FELT

OFFICE OF THE CITY CLERK
2724 PECK STREET • PHONE 733-1351
ZIP CODE 49444

January 26, 1993

TO: Peter J. Sartorius, Planning Director

FROM: Lynne A. Mahan, Acting City Clerk *Lynne A. Mahan*

RE: Publication and Notice of Public Hearing on Amended
Muskegon Heights Downtown Development Tax Increment
Financing Plan

This is to notify you that on this date notices were sent to the attached list of property owners regarding the above hearing which has been set for February 22, 1993. Also, the notice was faxed to the Muskegon Chronicle on January 19, 1993 for publication on January 26 and February 1, 1993.

Notices were also mailed to the County Administrator, County Board of Commissioners, Muskegon Heights Public Schools, Superintendent of the MAISD and the President of Muskegon Community College.

CITY OF MUSKEGON HEIGHTS
DOWNTOWN DEVELOPMENT AUTHORITY

RESOLUTION APPROVING AND RECOMMENDING THE AMENDED
DOWNTOWN DEVELOPMENT AND FINANCING PLAN

Minutes of the Board of Directors of the Downtown
Development Authority of the City of Muskegon Heights, Muskegon
County, Michigan, held at the Muskegon Heights City Hall, on _____
February 3, 1993

Present: Directors R. Cohn, S. Tyler, M. Sagnia, M. Hughes,
P. White-Knight, K. Rop

Absent: Directors R. Warren, R. Lee, C. Todd, J. Bolduc

The following resolution was offered by Director
Cohn and supported by Director Hughes.

WHEREAS, pursuant to Act No. 197 of the Public Acts of
Michigan of 1975, as amended, (Act), the Downtown Development
Authority (Authority) is authorized to prepare a development plan
to assist in the development and redevelopment of all or a portion
of the downtown district; and

WHEREAS, the Act also authorizes the Authority to prepare
a tax increment financing plan to assist in the payment of all or
a part of the costs associated with the activities of the Authority
and the implementation of the development plan;

NOW, THEREFORE, BE IT RESOLVED, that the Authority
hereby:

1. Determines that the Plan approved on this date
constitutes a public purpose,
2. Determines that the tax increment financing plan
contained within the Plan is necessary to achieve the purposes of
the Act.
3. Determines that the Plan meets the requirements of
Section 14 and Section 17 of the Act.
4. Determines that the Plan meets the requirements of
Section 19 (c) through (h) of the Act.
5. Adopts the Plan approved on this date and recommends
the same to the Muskegon Heights City Council for adoption and
implementation in accordance with the Act.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be are hereby rescinded.

AYES: Directors Cohn, Tyler, Sagnia, Hughes, White-Knight,
Rop

NAYS: Directors None

ABSENT: Directors Warren, Lee, Bolduc, Todd

RESOLUTION DECLARED ADOPTED.



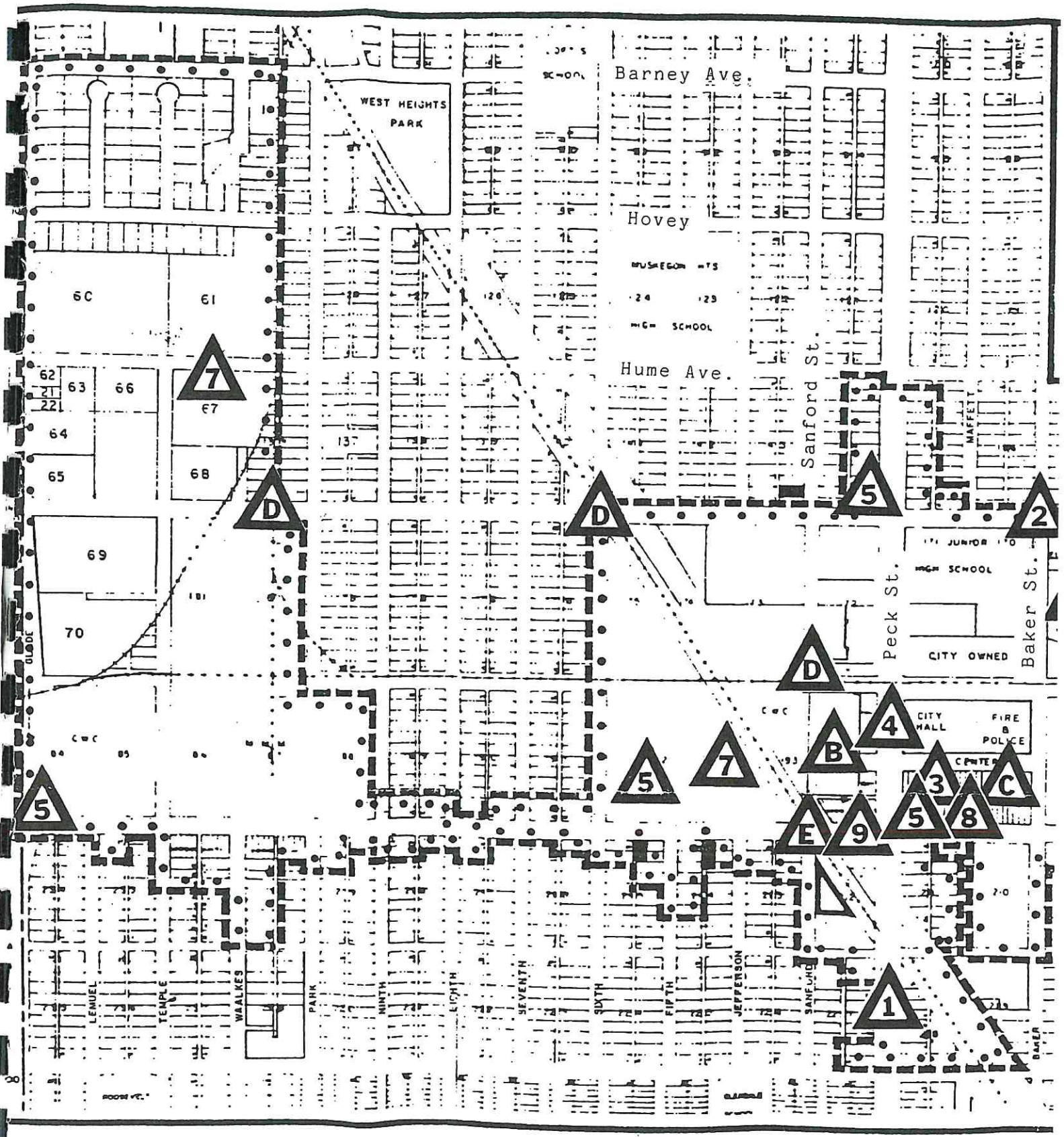
Director Peter J. Sartorius

CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Muskegon Heights Downtown Development Authority on the 3rd day of February, 19 93.



Director Peter J. Sartorius



CITY OF MUSKOGEE

60

61

WEST HEIGHTS
PARK

Barney Ave.

Hovey

MUSKOGEE HTS

HIGH SCHOOL

Hume Ave.

Sanford St.

JUNIOR HIGH SCHOOL

CITY OWNED

CITY HALL
FIRE & POLICE

7

67

D

D

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1

GLAD

CWC

CWC

ROOM NO.

LEMUEL

TEMPLE

WALKES

PARK

NINTH

EIGHTH

SEVENTH

SIXTH

FIFTH

JEFFERSON

SANFORD

BAKER

Map C, Revised January, 1993

AMENDED DOWNTOWN DEVELOPMENT AUTHORITY

LEGEND:

MAP C

JANUARY 1993

COMPLETED PROJECTS:

- A. Heineman Plaza
- B. CWC #1 Phase I
- C. Farmers Market
- D. Rubberized Rail Crossings
Sherman @ Sixth; Sanford @ Manahan
- E. Traffic Signalization
Broadway @ Sanford

CURRENT AND FUTURE PROJECTS:

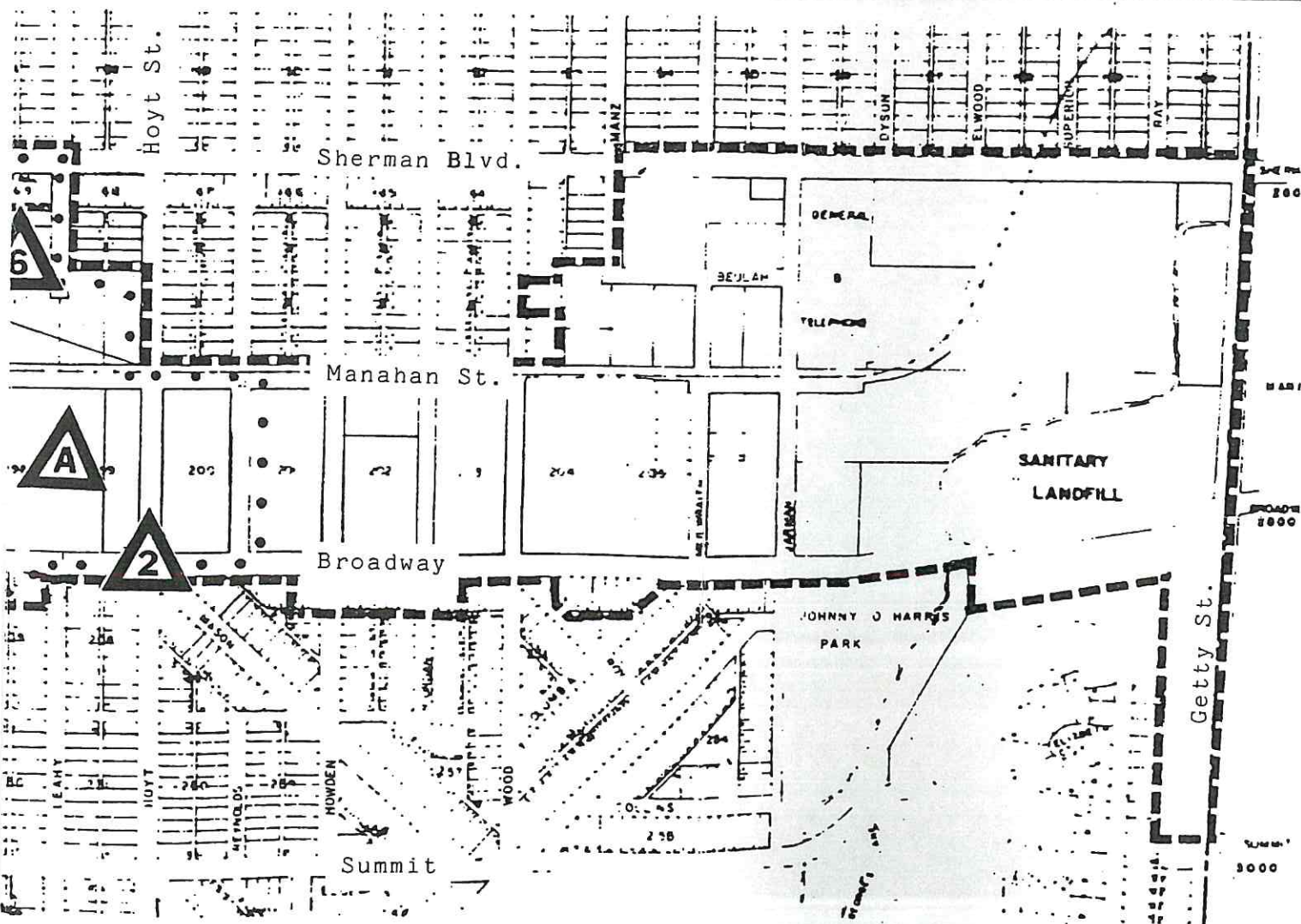
1. Streetscape
Peck St., Columbia to Summit
2. Traffic Signals
Broadway @ Hoyt; Sherman @ Baker
3. Acquisition & Clearance for Public Parking
15 E. Center; 2812-14 Peck Street;
2810 Peck; 61 E. Center
4. Construction of Civic Sculpture
5. Acquisition & Clearance for Commer/Ind. Redevel
2736 6th St.; 22 E. Broadway;
2545 Peck St.; N.E. Corner Broadway @ Glade
6. Municipal Pool and Recreation Center
7. Sanford/West Heights Enterprise Villages
8. Acquisition and rehab of DDA office
46 E. Broadway
9. Minority Arts and Cultural Center

AREAWIDE PROJECTS

- Street Reconstruction/SDF 5
- Street Reconstruction/SDF 4
- Complete Debt Service on Bond Issue #1
- Downtown Management and Marketing Revitalization Plan
- Downtown Manager for four years
- Central Business District Police Foot Patrol for three years
- Central Business District and Sanford Village
maintenance for five years
- Administration for term of plan

■■■■■ DEVELOPMENT DISTRICT

● ● ● DEVELOPMENT AREA



ON HEIGHTS

May 1986

M. L. LEYRER & Associates, Mu

