RESOLUTION NO. 18973

City of Wyoming
County of Kent, State of Michigan

RESOLUTION APPROVING BYLAWS FOR THE
DOWNTOWN DEVELOPMENT AUTHORITY OF THE
CITY OF WYOMING

Minutes of a regular meeting of the City Council of the City of Wyoming, County
of Kent, State of Michigan, held in the Council Chambers in the City on the 15th day of
February, 1999, at 7:00 o'clock p.m., Eastern Standard Time.

PRESENT: Members Miller, Nelson, Peuler, Sheets, Ver Hulst, Wichman,
Hoekstra

ABSENT: Members None

The following preamble and resolution were offered by Member and Peuler and
supported by Member Nelson.

WHEREAS, the City of Wyoming (the "City") is authorized by the provisions of Act
197, Public Acts of Michigan, 1975, as amended ("Act 197"), to create a downtown
development authority; and

WHEREAS, it is necessary for the best interests of the public, to halt property value
deterioration and increase property tax valuation where possible in the business district of the
City, to eliminate the causes of such deterioration, and to promote economic growth; and

WHEREAS, a proposed ordinance designating a downtown district and incorporating a
downtown development authority pursuant to Act 197 has been adopted by the City Council;
and
WHEREAS, the City Council deems it appropriate to approve the bylaws of the Downtown Development Authority of the City of Wyoming (the "DDA");

NOW, THEREFORE, BUT IT RESOLVED THAT:

1. The Bylaws of the DDA, a form of which is attached hereto, are hereby approved.

2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES:  Members  Miller, Nelson, Peuler, Sheets, Ver Hulst, Wichmann

           Hoekstra

NAYS:  Members  None

RESOLUTION DECLARE ADOPTED.

[Signature]
City Clerk, Nancy M. Giar
Ms. Nancy Giar
City Clerk
Wyoming, Michigan

Subject: Adopt By-Laws of Downtown Development Authority

Recommendation: To concur with the Downtown Development Authority’s action and adopt the Wyoming DDA By-Laws

Dear Ms. Giar:

The above referenced item was reviewed by the Wyoming Downtown Development Authority at its organization meeting on February 4, 1999. DDA Director Mears presented a model By-Laws as prepared by the law firm of Miller Canfield. The Board members agreed with the By-Laws, with one addition, indication that the Treasurer need not be a Board member. Attached are the By-Laws as adopted by the DDA, along with a proposed City Council resolution for the same action.

Sincerely,

Steven Harkema
Secretary

Attachments
AFFIDAVIT OF MAILING NOTICE OF
HEARING ON INCORPORATION OF DDA

CITY OF WYOMING
COUNTY OF KENT, STATE OF MICHIGAN

STATE OF MICHIGAN )
: ss.
COUNTY OF KENT )

Mary Ann Keyes, being first duly sworn, deposes and says that
(s)he personally prepared notice of hearing on the incorporation of a downtown development
authority of the City of Wyoming and the setting of downtown district boundaries in connection
therewith, a copy of which notice is attached hereto and made a part hereof, for mailing to each
property taxpayer of record in the district described in the notice as shown on the last local tax
assessment records of the City of Wyoming, a list of which property taxpayers is attached hereto
and made a part hereof; that (s)he personally checked each envelope against the list of such
persons and that each envelope was properly addressed to each taxpayer as shown on the tax
assessment rolls; that each envelope contained a copy of the notice, and was clearly addressed
and securely sealed and carried postage fully prepaid for first class mail delivery; and (s)he
personally placed all of the envelopes in a United States Post Office receptacle on

Mary Ann Keyes

Subscribed and sworn to before me this
28th day of August, 1998.

Jane S. Thomas—Acting in Kent
Notary Public, Kent County, Michigan
My Commission Expires: 8/1/2000

Jane S. Thomas
Notary Public, Ottawa County, Michigan
My Commission Expires June 18, 2000
AFFIDAVIT OF POSTING NOTICE OF HEARING ON INCORPORATION OF DOWNTOWN DEVELOPMENT AUTHORITY

CITY OF WYOMING
COUNTY OF KENT, MICHIGAN

STATE OF MICHIGAN )
     ss.
COUNTY OF KENT )

Jason K. Cherry and

Mary Ann Keyes, being first duly sworn, depose and say that I did on the
26th day of August, 1998, post a notice of hearing on the incorporation of a downtown
development authority in the City of Wyoming, attached hereto and made a part hereof, in the
following conspicuous and public places in the district described in the notice:

1. Rogers Department Store
   1001 28th St., S.W.

2. Rogers Plaza
   972 28th St., S.W.

3. Russ's Restaurant
   2340 28th St., S.W.

4. Pet Supplies Plus
   2033 28th St., S.W.

5. Classic Chevrolet
   2929 Burlingame Ave., S.W.

6. The Bun Basket
   1661 28th St., S.W.

7. Old Kent Bank
   900 28th St., S.W.
<table>
<thead>
<tr>
<th></th>
<th>Store Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Bob Evans' Restaurant</td>
<td>244 28th St., S.W.</td>
</tr>
<tr>
<td>9</td>
<td>First of America Bank</td>
<td>220 28th St. S.W.</td>
</tr>
<tr>
<td>10</td>
<td>Walgreen's</td>
<td>2829 S. Division Ave.</td>
</tr>
<tr>
<td>11</td>
<td>Pep Boys</td>
<td>609 28th St., S.W.</td>
</tr>
<tr>
<td>12</td>
<td>Flowerland</td>
<td>765 28th St., S.W.</td>
</tr>
<tr>
<td>13</td>
<td>Action Tire</td>
<td>841 28th St., S.W.</td>
</tr>
<tr>
<td>14</td>
<td>Sheldon Cleaners</td>
<td>1209 28th St. S.W.</td>
</tr>
<tr>
<td>15</td>
<td>Applebee's</td>
<td>1375 28th St., S.W.</td>
</tr>
<tr>
<td>16</td>
<td>Village Inn Pizza Parlor</td>
<td>1633 28th St., S.W.</td>
</tr>
<tr>
<td>17</td>
<td>Marge's Donut Den</td>
<td>1751 28th St., S.W.</td>
</tr>
<tr>
<td>18</td>
<td>The Sound Stage Cafe</td>
<td>1420 28th St., S.W.</td>
</tr>
</tbody>
</table>
Studio 28
1350 28th St., S.W.

D & W
2900 Burlingame Ave., S.W.

Subscribed and sworn to before me this 26th day of August, A.D., 1998.

JANE S. THOMAS
Notary Public, Kent County, Michigan
My commission expires: 6/18/2000, Kent County
RESOLUTION NO. 18974

RESOLUTION TO APPOINT AN EXECUTIVE DIRECTOR FOR THE WYOMING DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the Downtown Development Authority Act, Act 197 of 1975 as amended, allows Downtown Development Authorities to appoint a Director for their organization, subject to the approval of the governing body of the community, and

WHEREAS, the Wyoming Downtown Development Authority, at its organizational meeting on February 4, 1999, appointed Gerald Mears as its Executive Director, and

WHEREAS, Mr. Mears has considerable planning and development experience and knowledge relative to the city of Wyoming and the 28th Street DDA area, now, therefore,

BE IT RESOLVED, that the Wyoming City Council does hereby approve Gerald Mears as the Executive Director of the Wyoming Downtown Development Authority.

Councilmember Peuler moved, seconded by Councilmember Nelson that the above Resolution be adopted.

Motion carried: 7 Yeas, 0 Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on the 15th day of February 1999.

Nancy Giar
Wyoming City Clerk

Resolution No. 18974


Ms. Nancy Giar
City Clerk
Wyoming, Michigan

Subject: Approval of DDA Director Appointment; Adoption of DDA Meeting Schedule

Dear Ms. Giar:

The Wyoming Downtown Development Authority reviewed the above two items at its organizational meeting on February 4, 1999. The following actions were taken.

Motion by Harkema, seconded by Hoekstra, to appoint Gerald Mears as Executive Director. Motion carried.

Motion by Keller, seconded by Harkema, to set the meeting schedule as the first Tuesday of each month at City Hall at 8:00 A.M. in the Council Chambers. Motion carried.

Both of these actions require City Council approval. The related Council Resolutions are attached.

Sincerely,

Steven Harkema
Secretary

Attachments
RESOLUTION NO. 18975

RESOLUTION TO APPROVE A MEETING SCHEDULE FOR THE WYOMING DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the Downtown Development Authority Act, Act 197 of 1975 as amended, provides that Downtown Development Authorities shall develop an annual meeting schedule, subject to the approval of the governing body of the community, and

WHEREAS, the Wyoming Downtown Development Authority, at its organizational meeting on February 4, 1999, approved its regular meetings to be on the first Tuesday of every month at 8:00 a.m. in Wyoming City Hall, and

WHEREAS, there are currently no other meetings scheduled in the City Council Chambers for that date and time, now, therefore

BE IT RESOLVED, that the Wyoming City Council does hereby approve the first Tuesday of every month at 8:00 a.m. in Wyoming City Hall for the regular meeting dates of the Wyoming Downtown Development Authority.

Councilmember Peuler moved, seconded by Councilmember Nelson, that the above Resolution be adopted.

Motion carried: 7 Yeas, 0 Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Wyoming, Michigan, at a regular session held on the 15th day of February, 1999.

NANCY M. GIAR
Wyoming City Clerk

RESOLUTION NO. 18975
August 28, 1998

SHELL OIL CO
PO BOX 2099
HOUSTON, TX 77252-2099

Dear Property Owner:

At a meeting held on August 17, 1998 the Wyoming City Council adopted the following Resolution:

RESOLUTION OF INTENT CALLING A HEARING REGARDING ESTABLISHMENT OF A DOWNTOWN DEVELOPMENT AUTHORITY AND DESIGNATION OF A DOWNTOWN DISTRICT

A copy of this hearing notice is enclosed. The public hearing will be held on September 21, 1998 at 7:01 P.M. in the Council Chambers of Wyoming City Hall located at 1155 28th Street, S.W., Wyoming, Michigan.

Nancy M. Giar, CMC
Wyoming City Clerk

NMG:mk

encl.
NOTICE OF PUBLIC HEARING

CITY OF WYOMING
County of Kent, Michigan

ON THE FORMATION OF A DOWNTOWN DEVELOPMENT AUTHORITY
AND DESIGNATION OF DOWNTOWN DISTRICT BOUNDARIES

TO ALL INTERESTED PERSONS IN THE CITY OF WYOMING:

PLEASE TAKE NOTICE that the City Council of the City of Wyoming, County of Kent, Michigan, will hold a public hearing on the 21st day of September, 1998, at 7:00 p.m., in the City Hall, 1155 - 28th Street, S.W., Wyoming, Michigan, to consider the adoption of an ordinance establishing a downtown development authority for the City of Wyoming and designating the boundaries of a downtown district in connection therewith, pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

PROPOSED BOUNDARIES

The boundaries of the proposed downtown district within which the downtown development authority shall exercise its powers are as follows:

Commencing on the east at Division Avenue, thence northwest along the Penn-Central Railroad right-of-way, to Buchanan Avenue, thence south to Terminal Street, thence west to Clyde Park Avenue, thence westward along a line meandering between 150 feet and 600 feet from 28th Street to Byron Center Avenue, thence southward along Byron Center Avenue to a point located 515 feet south of 28th Street, thence eastward in a meandering line located 150 to 900 feet from 28th Street to Division Avenue, thence northward to 28th Street. Area includes mostly parcels zoned B-1, B-2 and B-3 Business or RO-1, Restricted Office. Some additional parcels zoned R-2, Single Family Residential and R-4, Low Density Multiple Family Residential and I-1, Light Industrial are included where necessary to create a logical boundary for the district.

At the public hearing, all citizens, taxpayers and property owners of the City of Wyoming desiring to address the City Council shall be afforded an opportunity to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district.

FURTHER INFORMATION may be obtained from the City Assessor’s Department.

This notice is given by order of the City Council of the City of Wyoming, County of Kent, Michigan.

[Signature]
NANCY M. GIAR
Wyoming City Clerk
The Advertising Manager of THE GRAND RAPIDS, PRESS, a newspaper published and circulated in the County of Kent, being duly sworn, deposes and says that the following advertising was inserted.

NOTICE OF ADOPTION OF PROPOSED WYOMING CITY ORDINANCE

At a regular meeting held on December 7, 1998 the following Ordinance was considered for its first reading and considered as read:

ORDINANCE NO. 25-98

An Ordinance to Add Sections 2-210 Through 2-216 To the Code of the City of Wyoming To Create a Downtown Development Authority and to Designate Boundaries of the Downtown Development District

The City of Wyoming Ordains:

Section 1. That Sections 2-210 through 2-216 are hereby added to the Code of the City of Wyoming to read as follows:

**DOWNTOWN DEVELOPMENT AUTHORITY**

Sec. 2-210. DETERMINATION OF NECESSITY. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the City, and promote economic growth, pursuant to Act 197 of the Public Acts of Michigan, 1975, as amended.

Sec. 2-211. DEFINITIONS. The terms used in this ordinance shall have the same meaning as given to them in Act 197 or as hereafter provided. As used in this ordinance:

"Authority" means the Downtown Development Authority of the City of Wyoming created by this ordinance.


"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City.

"City" means the City of Wyoming, Michigan.

DECEMBER 11, 1998

[Signature]

Advertising Manager

Sworn and subscribed before me this 11TH day of DECEMBER, A.D., 1998

[Signature]

MONICA DONAHUE
Notary Public, Kent County, MI
My Commission Expires May 28, 1999
The Advertising Manager of THE GRAND RAPIDS, PRESS, a newspaper published and circulated in the County of Kent, being duly sworn, deposes and says that the following advertising was inserted.

OCTOBER 23, 1998

[Signature]
Advertising Manager

Sworn and subscribed before me this 23RD day of

OCTOBER A.D., 19 98

[Signature]
NOTARY PUBLIC, KENT COUNTY, MI.

My Commission expires: 5/29/99

MONICA DONAHUE
Notary Public, Kent County, MI
My Commission Expires May 29, 1999
AFFIDAVIT OF PUBLICATION

ADVERTISER ) City of Wyoming

REGARDS TO ) Downtown

DATE 8-25-98 SIZE 48.00 COL. INCH

PAPERS Grand Valley Wyoming

NOTICE OF PUBLIC HEARING

CITY OF WYOMING

County of Kent, Michigan

ON THE FORMATION OF A DOWNTOWN DEVELOPMENT AUTHORITY AND
DESIGNATION OF DOWNTOWN DISTRICT BOUNDARIES

TO ALL INTERESTED PERSONS IN THE CITY OF WYOMING:

PLEASE TAKE NOTICE that the City Council of the City of Wyoming, County of Kent, Michigan, will hold a public hearing on the 21st day of September, 1999, at 7:00 o'clock p.m., in the City Hall, 1155 - 28th Street, S.W., Wyoming, Michigan, to consider the adoption of an ordinance establishing a downtown development authority for the City of Wyoming and designating the boundaries of a downtown district in connection therewith, pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

PROPOSED BOUNDARIES

The boundaries of the proposed downtown district within which the downtown development authority shall exercise its powers are as follows:

Commencing on the east at Division Avenue, thence northwest along the Penn-Central Railroad right-of-way, to Buchanan Avenue, thence west to Clyde Park Avenue, thence westward along a line meandering between 150 feet and 600 feet from 28th Street to Byron Center Avenue, thence southward along Byron Center Avenue to a point located 515 feet south of 28th Street, thence eastward in a meandering line located 150 to 900 feet from 28th Street to Division Avenue, thence northward to 28th Street. Area includes mostly parcels zoned B-1, B-2, and B-3 Business or R-O-1, Restricted Office. Some additional parcels zoned R-2, Single Family Residential and R-4, Low Density Multiple Family Residential and I-1, Light Industrial are included where necessary to create a logical boundary for the district.
Application For Appointment

BOARD OF DIRECTORS

Name: ___________________________ Phone: ___________________________

Home Address: ___________________________

____________________________________________________________________

Name of the business in which you have an ownership interest or in which you represent the ownership interest: ___________________________

Business Address: ___________________________

____________________________________________________________________

Your Title: ___________________________ Business Phone: ___________________________

Do you own residential property within the Wyoming Downtown Development District? ___________

Do you reside at the residential property located in the Wyoming Downtown Development District? ___________

If not, list the address of the residential property you own within the Wyoming Downtown Development District: ___________________________

____________________________________________________________________

Do You own non-residential property within the Wyoming Downtown Development District? ___________

If so, list the address of the non-residential property: ___________________________

____________________________________________________________________

_________________________ Date: ___________________________

Signature of Applicant

RETURN TO: Wyoming City Clerk's Office
1155 - 28th St SW
P.O. Box 905
Wyoming MI 49509
Resolution No. 18931

RESOLUTION TO APPOINT MEMBERS OF THE BOARD OF DIRECTORS OF THE CITY OF WYOMING DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, On December 21, 1998 the Wyoming City Council adopted Ordinance No. 26-98 creating a Downtown Development District and designating the boundaries there of under the provisions of Act 197 of the Public Acts of 1975 as amended, and

WHEREAS, Act 197 provides for the appointment of members of the Board of Directors of the Downtown Development Authority by the Mayor subject to the approval of the City Council, know therefore

BE IT RESOLVED, The City Council for the City of Wyoming, Michigan, does hereby confirm appointments to the Board of Directors of the Wyoming Downtown Development Authority with initial terms as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Initial term expiring</th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas L. Hoekstra, Jr.</td>
<td>By virtue of office</td>
</tr>
<tr>
<td>Mayor of the City of Wyoming</td>
<td></td>
</tr>
<tr>
<td>Steven Harkema</td>
<td>4 Year Term - 1/1/2003</td>
</tr>
<tr>
<td>Fruit Basket Flowerland</td>
<td></td>
</tr>
<tr>
<td>Douglas Kochneff</td>
<td>4 year Term - 1/1/2003</td>
</tr>
<tr>
<td>Action Tire</td>
<td></td>
</tr>
<tr>
<td>Lillian VanderVeen</td>
<td>3 Year Term - 1/1/2002</td>
</tr>
<tr>
<td>Resident in the District</td>
<td></td>
</tr>
<tr>
<td>Stephen J. Schab</td>
<td>3 Year Term - 1/1/2002</td>
</tr>
<tr>
<td>Studio 28 Theater</td>
<td></td>
</tr>
<tr>
<td>Faye Davis</td>
<td>2 Year Term - 1/1/2001</td>
</tr>
<tr>
<td>Rogers Plaza</td>
<td></td>
</tr>
<tr>
<td>Michael Lown</td>
<td>2 Year Term - 1/1/2001</td>
</tr>
<tr>
<td>Rogers Department Store</td>
<td></td>
</tr>
<tr>
<td>Jack Keller</td>
<td>1 Year Term - 1/1/2000</td>
</tr>
<tr>
<td>Huntington National Bank</td>
<td></td>
</tr>
<tr>
<td>Richard Coombs</td>
<td>1 Year Term - 1/1/2000</td>
</tr>
<tr>
<td>Williams Furniture</td>
<td></td>
</tr>
</tbody>
</table>

Councilmember __________ Sheets ______ moved, seconded by Councilmember __________ Peuler ______ that the above Resolution be adopted.

Motion carried: 7 Yeas, 0 Nays

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Wyoming, Michigan at a __________ special ______ session held on the 11th ______ day of January, 1999.

[Signature]
MARY ANN KEYES
Deputy City Clerk

Resolution No. 18931
Application For Appointment

BOARD OF DIRECTORS

Name: Steven Harkema Phone: 532-7404

Home Address: 480 28th Ave.
Hudsonville, MI 49426

Name of the business in which you have an ownership interest or in which you represent the ownership interest: Fruit Basket Flowerland

Business Address: 765 28th Street SW
Wyoming, MI 49509

Your Title: Vice President Business Phone: 532-7404

Do you own residential property within the Wyoming Downtown Development District? No

Do you reside at the residential property located in the Wyoming Downtown Development District? No

If not, list the address of the residential property you own within the Wyoming Downtown Development District:

Do You own non-residential property within the Wyoming Downtown Development District? Yes

If so, list the address of the non-residential property:

765 - 28th Street SW, Wyoming, MI 49509

Signature of Applicant Date: 1/5/99

RETURN TO: Wyoming City Clerk’s Office
1155 - 28th St SW
P.O. Box 905
Wyoming MI 49509

RECEIVED AND FILED

January 5, 1999

WYOMING CITY CLERK
Name: Doug Kochneff
Phone: (616) 260-5340

Home Address: 2345 Radcliffe Village Dr. SE
Grand Rapids MI 49546

Name of the business in which you have an ownership interest or in which you represent the ownership interest: Action Tire Center

Business Address: 841-28th St SW
Wyoming MI 49509

Your Title: Owner
Business Phone: 531-5340

Do you own residential property within the Wyoming Downtown Development District? Yes.

Do you reside at the residential property located in the Wyoming Downtown Development District? No.

If not, list the address of the residential property you own within the Wyoming Downtown Development District:
2786 Tennyson SW

Do You own non-residential property within the Wyoming Downtown Development District? Yes.

If so, list the address of the non-residential property:
2735 Clyde Park, 2739 Clyde Park, 2799 Clyde Park,
823-28th St SW, 825-28th St SW, 841-28th St SW.

Signature of Applicant: __________________________
Date: 1-5-99

RETURN TO: Wyoming City Clerk's Office
1155 - 28th St SW
P.O. Box 905
Wyoming MI 49509
Application For Appointment

BOARD OF DIRECTORS

Name: Lillian A. VanderVeen  Phone: 534-3013

Home Address: 1930 28th St. SW  Wyoming, MI 49509

Name of the business in which you have an ownership interest or in which you represent the ownership interest: Lenger Travel Center, Inc.

Business Address: 2727 DeHoop SW  Wyoming, MI 49509

Your Title: President  Business Phone: 534-9625

Do you own residential property within the Wyoming Downtown Development District? yes

Do you reside at the residential property located in the Wyoming Downtown Development District? yes

If not, list the address of the residential property you own within the Wyoming Downtown Development District:

Do You own non-residential property within the Wyoming Downtown Development District?

If so, list the address of the non-residential property:

Signature of Applicant  Date: 1/8/99

RETURN TO: Wyoming City Clerk's Office 1155 - 28th St SW P.O. Box 905 Wyoming MI 49509
WYOMING DOWNTOWN DEVELOPMENT AUTHORITY
P.A. 197 of 1975

Application For Appointment

BOARD OF DIRECTORS

Name: Stephen T. Schab Phone: 616-261-4811
Home Address: 3741 Oskalee Dr
Grandville, MI 49418

Name of the business in which you have an ownership interest or in which you represent the ownership interest: Studio 28

Business Address: 1350 26th St
Wyoming, MI 49509

Your Title: General Manager Business Phone: 616-538-8820

Do you own residential property within the Wyoming Downtown Development District? 10

Do you reside at the residential property located in the Wyoming Downtown Development District? 16

If not, list the address of the residential property you own within the Wyoming Downtown Development District:


Do you own non-residential property within the Wyoming Downtown Development District? 10

If so, list the address of the non-residential property:

______________________________
Signature of Applicant

Date: 11/4/99

RETURN TO: Wyoming City Clerk's Office
1155 - 28th St SW
P.O. Box 905
Wyoming MI 49509

RECEIVED AND FILED:
11/4/99

WYOMING CITY CLERK
Application For Appointment

BOARD OF DIRECTORS

Name: Faye Davis

Home Address: 2017 Ontario Avenue NE

Grand Rapids, MI 49505

Name of the business in which you have an ownership interest or in which you represent the ownership interest: Rogers Plaza

Business Address: The Hutensky Group

972 Rogers Plaza SW

Wyoming, MI 49509

Your Title: Asst. Property Mgr.  Business Phone: 538-1130

Do you own residential property within the Wyoming Downtown Development District? No

Do you reside at the residential property located in the Wyoming Downtown Development District? No

If not, list the address of the residential property you own within the Wyoming Downtown Development District:

____________________

Do you own non-residential property within the Wyoming Downtown Development District? No

If so, list the address of the non-residential property:

____________________

Signature of Applicant

Date: 12-5-98

RETURN TO: Wyoming City Clerk's Office

1155 - 28th St SW

P.O. Box 905

Wyoming MI 49509

RECEIVED AND FILED

JAN 08 1999

WYOMING CITY CLERK
WYOMING DOWNTOWN DEVELOPMENT AUTHORITY
P.A. 197 of 1975

Application For Appointment

BOARD OF DIRECTORS

Name: Jack S. Kelles
Phone: 364-2521

Home Address: 4147 Costa NE
Grand Rapids, MI 49525

Name of the business in which you have an ownership interest or in which you represent the ownership interest: Huntington Bank

Business Address: 1850 - 44th St. SE
Wyoming, MI 49509

Your Title: Assistant Vice President
Business Phone: 771-8617

Do you own residential property within the Wyoming Downtown Development District? No

Do you reside at the residential property located in the Wyoming Downtown Development District? No

If not, list the address of the residential property you own within the Wyoming Downtown Development District:
NA

Do You own non-residential property within the Wyoming Downtown Development District? No

If so, list the address of the non-residential property:

Signature of Applicant

Date: 1-4-99

RETURN TO: Wyoming City Clerk's Office
1155 - 28th St SW
P.O. Box 905
Wyoming MI 49509

RECEIVED AND FILED
JAN 11 1990

WYOMING CITY CLERK
Application For Appointment

BOARD OF DIRECTORS

Name: Richard H. Coombs Phone: (616) 394-7143

Home Address: 58 Sun Ridge

Holland, MI 49424

Name of the business in which you have an ownership interest or in which you represent the ownership interest: Williams Furniture Company

Business Address: 60 - 28th St. S.W.

Wyoming, MI 49548

Your Title: Treasurer Business Phone: 241-1683

Do you own residential property within the Wyoming Downtown Development District? No

Do you reside at the residential property located in the Wyoming Downtown Development District? No

If not, list the address of the residential property you own within the Wyoming Downtown Development District:

Do You own non-residential property within the Wyoming Downtown Development District? No

If so, list the address of the non-residential property:

Richard H. Coombs

Signature of Applicant

Date: 01/08/99

RETURN TO: Wyoming City Clerk’s Office
1155 - 28th St SW
P.O. Box 905
Wyoming MI 49509

RECEIVED AND FILED
JANUARY 9, 1999

WYOMING CITY CLERK
Name: ___________________________ Phone: ________________

Address: ____________________________________________________________

____________________________________________________________________

Do you live within the Wyoming Downtown Development District? __________

Do you own or rent your residence located in the Wyoming Downtown Development District? Own / Rent
(circle one)

Are you a registered voter in the City of Wyoming? Yes ____ No ____

____________________________________________________________________

Signature of Applicant _______________________________ Date: __________

RETURN TO: Wyoming City Clerk’s Office
1155 - 28th St SW
P.O. Box 905
Wyoming MI 49509
RESOLUTION NO. 18955

RESOLUTION TO APPOINT A DEVELOPMENT AREA CITIZENS COUNCIL RELATED TO THE WYOMING DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, under the Downtown Development Authority Act, Act 197 of 1975, as amended, the Wyoming City Council established the Wyoming Downtown Development Authority on December 21, 1998, and

WHEREAS, under 125.1672 of said Act a Development Area Citizens Council, consisting of at least nine development area residents, must be formed whenever the number of residents in the development area exceeds 100, and

WHEREAS, there are more than 100 residents in the development area, which is coterminous to the entire DDA area, now, therefore,

BE IT RESOLVED that the Wyoming City Council does hereby establish a Development Area Citizens Council for the Wyoming Downtown Development Authority development area, and

BE IT FURTHER RESOLVED that the following residents are hereby appointed to the Development Area Citizens Council:

Raymond Bentz 2724 Wyoming Avenue, S.W.
Kathryne Bibler 2707 Forest Grove Avenue, S.W.
Brenda Cornell 1920 - 28th Street, S.W.
Darlene Garland 2740 Hazelwood Avenue, S.W.
Nora Huls 2815 Wyoming Avenue, S.W.
Jim Karsten 2718 Meyer Avenue, S.W.
Louise McCoy 1950 - 28th Street, S.W.
Robert McCoy 1950 - 28th Street, S.W.
Brian Smith 2786 Tennyson Drive, S.W.
Donald Vanderveen 1930 - 28th Street, S.W.
Lawrence Wentzloff 2806 Longstreet Avenue, S.W.
Councilmember Peuler moved, seconded by Councilmember Wichmann, that the above Resolution be adopted.

Motion carried: 6 Yeas, 0 Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Wyoming, Michigan, at a regular session held on the 1st day of February, 1999.

[Nancy M. Gillan]
Wyoming City Clerk

RESOLUTION NO. 18955
Development Area Citizen’s Council
For The
City of Wyoming Downtown Development Authority
Organizational Meeting
February 9, 1999, 7:00 PM
City Hall Council Chambers

Agenda

Planning Director presiding
1) Call to Order

2) Roll Call

3) Election of Officers

Chairman: Nominations from the members
Motion to close nominations
Motion to elect

Vice Chairman: Nominations from the members
Motion to close nominations
Motion to elect

Secretary: Nominations from the Board
Motion to close nominations
Motion to elect

Planning Director will relinquish the gavel to the Chairman elect

4) Public comments on Agenda Items (limited to 3 minutes per person)

5) 28th Street landscaping project – Phase I status

6) Support of MDOT Transportation Enhancement Applications

7) Downtown Development Plan / TIF status

8) Informational Items
   a) Budget
   b) Wyoming Chamber of Commerce – 28th Street Redevelopment Committee
   c) New developments
d) Bank loans

9) Discussion of meeting schedule
   Date, time and location to be determined

10) Any other business

11) Public comment  (limited to 3 minutes per person)

12) Adjournment
AFFIDAVIT OF PUBLICATION

ADVERTISER ) City of Wyoming

REGARDS TO ) 26-98

DATE 12-29-98 SIZE 32.00 COL. INCH

PAPERS Grand Valley Wyoming

I, Joel Holland, being duly sworn on his oath, do hereby certify that the above mentioned newspaper(s) on the date(s) and of the size(s) stated above, was circulated in Kent and Ottawa Counties, public notices, to be used for the purpose of adopting the ordinance below.

NOTICE OF ADOPTION OF WYOMING CITY ORDINANCE

ORDINANCE NO. 26-98

AN ORDINANCE TO ADD SECTIONS 2-210 THROUGH 2-216 TO THE CODE OF THE CITY OF WYOMING TO CREATE A DOWNTOWN DEVELOPMENT AUTHORITY AND TO DESIGNATE BOUNDARIES OF THE DOWNTOWN DEVELOPMENT DISTRICT

THE CITY OF WYOMING OORDINS:

Section 1. That Sections 2-210 through 2-216 are hereby added to the Code of the City of Wyoming to read as follows:

DOWNTOWN DEVELOPMENT AUTHORITY

Section 2-210. DETERMINATION OF NECESSITY. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the City, and promote economic growth, pursuant to Act 197 of the Public Acts of Michigan, 1975, as amended.

Sec. 2-311. DEFINITIONS. The terms used in this ordinance shall have the same meaning as given to them in Act 197 as hereafter provided. As used in this ordinance:

"Authority" means the Downtown Development Authority of the City of Wyoming created by this ordinance.


"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City.

"City" means the City of Wyoming, Michigan.

"Council" or "City Council" means the City Council of the City.

"Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

Sec. 2-212 CREATION OF DOWNTOWN DEVELOPMENT AUTHORITY. There is hereby created, pursuant to Act 197, a Downtown Development Authority for the City. The Authority shall be a public body corporate and shall be known and shall exercise its powers under the title "Downtown Development Authority of the City of Wyoming." 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 purposes of its incorporation as provided by this ordinance and Act 197.

The enumeration of powers in this ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

Subscribed and sworn before me
this _______________ day of Dec.

Dawn L. Bogema, Notary Public
Ottawa County
My commission expires November 1, 2003
January 8, 1999

Ms. Joanie Kollek
Office of the Great Seal
Michigan Historical Center
717 W. Allegan Street
Lansing, Michigan 48918-1750

Dear Ms. Kollek:

As requested in your letter dated January 6, 1999, I am enclosing the Affidavit of Publication for the City of Wyoming Ordinance No. 26-98, establishing the Downtown Development Authority, which was published on December 29, 1998 in the Advance Newspapers.

If you need any additional information, please feel free to call my office. Thank you.

Sincerely,

Mary Ann Keyes
Deputy City Clerk

encl.

CC: Donald L. Mason, City Manager
    Douglas L. Hoekstra, Jr., Mayor
    Jack Sluiter, City Attorney
    Gerald Mears, Director of Planning
December 30, 1998

Secretary of State Candice S. Miller
Michigan Department of State
P.O. Box 30045
Lansing MI 48918

RE: DOWNTOWN DEVELOPMENT AUTHORITY

Dear Secretary Miller,

At the regular meeting of the Wyoming City Council held December 21, 1998 an Ordinance creating a Downtown Development Authority and designating the boundaries thereof was adopted. Notice was given to all affected property owners within the district and to all taxing jurisdictions as provided under Act 197 of the Public Acts of 1975, as amended. A full copy of the adopted Ordinance was published on December 29, 1998.

A certified copy of the adopted Ordinance is enclosed. If additional information is required please advise.

Nancy McGiar, CMC
Wyoming City Clerk

CC: City Attorney Sluiter
January 6, 1999

City of Wyoming
Nancy M. Giar, City Clerk
1155 28th Street S.W., P.O. Box 905
Wyoming, MI 49509-0905

Dear Ms. Giar:

This letter acknowledges receipt and filing by the City of Wyoming on January 6, 1999, with the Secretary of State establishing the Downtown Development Authority of the City of Wyoming in accordance with Act 197, Public Acts of 1975.

However, to complete this filing you must submit proof that it was published in a newspaper of general circulation in the municipality.

Sincerely,

Joanie Kollek
Office of the Great Seal
(517) 335-0718
AGREEMENT

THIS AGREEMENT is entered into effective this 8th day of February, 1999, by and between the COUNTY OF KENT (the "County"), the CITY OF WYOMING (the "City"), and the DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF WYOMING (the "DDA"), with reference to the following:

A. The City has established the DDA pursuant to Act No. 197 of the Michigan Public Acts of 1975, as amended ("Act 197"); and

B. Act 197 permits a tax increment financing plan to exclude certain property taxes from capture; and

C. The parties wish to exclude from capture the County's property taxes for senior citizen services and the Kent County Correctional Facility.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The Tax Increment Financing Plan for the DDA, which must be approved by the City Council of the City, shall contain specific provisions which exclude from capture the ad valorem property taxes levied by the County, and the specific local taxes attributable to such ad valorem property taxes, for the following special voted millages in the County:
   
a. The taxes levied for senior citizen services approved by the electors of the County on November 3, 1998; and

b. The taxes levied for the Kent County Correctional Facility approved by the electors of the County on August 7, 1990.

2. The exclusion from capture of the senior millage and the Correctional Facility millage set forth in paragraph 1 above shall be effective from the commencement of the Tax
Increment Financing Plan and shall continue throughout the term of each such voted millage increase, including any voted renewals thereof.

This Agreement is entered into as of the date and year set forth above.

COUNTY OF KENT

By: [Signature]

Patrick G. Malone, Chairperson
Board of County Commissioners

By: [Signature]

Terri L. Land
Kent County Clerk

CITY OF WYOMING

By: [Signature]

Douglas L. Hoekstra, Jr., Mayor

By: [Signature]

Nancy Giar, City Clerk

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF WYOMING

By: [Signature]

Chairperson

By: [Signature]

Secretary

Approved

Jodi Kittredge
City Attorney
RESOLUTION NO. 18968

RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO SIGN AN AGREEMENT WITH THE COUNTY OF KENT REGARDING THE EXEMPTION OF COUNTY MILLAGE FROM CAPTURE UNDER THE DDA OF THE CITY OF WYOMING.

WHEREAS, on December 17, 1998 a letter was received from Mr. Patrick Malone, Chair of the Board of County Commission of Kent County, and

WHEREAS, a dispute existed regarding the exemption of county millage from capture by the DDA of the City of Wyoming, and

WHEREAS, after discussion and compromise a decision was agreed upon to exempt certain millage from capture under the provisions of the DDA Act 197 of the Michigan Public Acts of 1975, as amended, and,

WHEREAS, this agreement was also reviewed and approved on February 4, 1999 at a meeting of the DDA of the City of Wyoming. Now Therefore,

BE IT RESOLVED, that the Mayor and City Clerk are authorized to sign the attached agreement prepared by Kent County and reviewed by the City Attorney.

Councilmember Nelson moved, seconded by Councilmember Ver Hulst, that the above Resolution be adopted.

Motion carried: 7 Yeas, 0 Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a special session held on the 8th day of February, 1999.

NANCY M. GIAR
Wyoming City Clerk

Resolution No. 18968
AGENDA

City Clerk presiding

1) Call to Order

2) Appointment of temporary recording Secretary

3) Roll Call

4) Oath of Office - City Clerk

5) Election of Officers

Chairman: Nominations from the members
Motion to close nominations
Motion to elect

Vice Chairman: Nominations from the Board
Motion to close nominations
Motion to elect

Treasurer: Nominations from the Board
Motion to close nominations
Motion to elect

Secretary: Nominations from the Board
Motion to close nominations
Motion to elect

City Clerk will relinquish the gavel to the Chairman elect

6) Adoption of Roberts Rules Of Order

7) Adoption of meeting schedule (P.A. 267 of 1976)

     Date, time and location to be determined

8) Public comments on Agenda Items (limited to 3 minutes per person)
9) Presentation of draft by-laws (Planning Director Mears)

10) Selection of Executive Director

   Subject to approval of the City Council

11) Discussion on legal services

12) 28th Street landscaping project – Phase I status

13) Approval of MDOT Transportation Enhancement Applications

14) Downtown Development Plan / TIF status

15) Informational items

   a) Budget

   b) Development Area Citizens Advisory Council

   c) Wyoming Chamber of Commerce – 28th Street Redevelopment Committee

   d) New developments

   e) Bank loans

16) Any other business

17) Public comment (limited to 3 minutes per person)

18) Adjournment
LEGAL DESCRIPTION OF THE CITY OF WYOMING
28TH STREET
DOWNTOWN DEVELOPMENT DISTRICT:

That part of the S ½ of Section 10, S ½ of Section 11, S ½ of Section 12, N ½ of Section 13, N ½ of Section 14, N ½ of Section 15, all of Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as: Beginning at the SW corner of Section 10; thence North along the West line of Section 10 (Byron Center Avenue) to the point of intersection with the North line of Lot 78 of Wilson and Chalmers' Garden Addition to Wyoming Park extended West; thence East to the NE corner of Lot 7 of Wilson and Chalmers' Garden Addition to Wyoming Park; thence Easterly to a point on the West line of Lot 118 of Wilson and Chalmers' Boulevard Addition to Wyoming Park, said point lying 58.0 feet North of the SW corner of said Lot 118; thence East to a point on the East line of Lot 119 of Wilson and Chalmers' Boulevard Addition to Wyoming Park, said point lying 58.0 feet North of the SE corner of said Lot 119; thence Easterly to a point on the West line of Lot 121 of Wilson and Chalmers' Boulevard Addition to Wyoming Park, said point lying 58.9 feet North of the SW corner of said Lot 121; thence East to a point on the East line of Lot 123 of Wilson and Chalmers' Boulevard to Wyoming Park, said point lying 58.9 feet North of the SE corner of said Lot 123; thence Northeasterly to a point on the West line of Lot 105 of Wilson and Chalmers' Boulevard Addition to Wyoming Park, said point lying 75.0 feet North of the SW corner of said Lot 105; thence East to a point on the East line of Lot 100 of Wilson and Chalmers' Boulevard Addition to Wyoming Park, said point lying 75.0 feet North of the SE corner of said Lot 100; thence East parallel with the South line of said Lot 100 extended to a point on the East line of Wilson
and Chalmers' Boulevard Addition to Wyoming Park and the West line of Charles Plat; thence South to the SW corner of Charles Plat; thence East to the SE corner of Charles Plat and the West line of De Mull Plat; thence South to the SW corner of De Mull Plat; thence East to the SE corner of De Mull Plat; thence North along the East line of De Mull Plat and West line of Westdorp Plat to the NW corner of Lot 51 of Westdorp Plat; thence East to the NE corner of said Lot 51; thence Southeasterly to the NW corner of Lot 25 of Westdorp Plat; thence East to the NE corner of Lot 14 of Westdorp Plat; thence Northeasterly to a point on the East right-of-way line of Meyer Avenue, said point lying 357.13 feet North, measured along said East right-of-way line, of the South line of Section 10; thence East 221.16 feet parallel with the South line of Section 10; thence South parallel with the East right-of-way line of Meyer Avenue to a point lying 300.0 feet North, measured parallel to said East right-of-way line, of the South line of Section 10; thence East parallel with the South line of Section 10 to a point on the West line of the East 1379.0 feet of the SE ¼ of Section 10; thence North along the said West line to a point on the North line of the South 325.0 feet of the SE ¼ of Section 10; thence East along said North line 100.0 feet to the West line of the East 1279.0 feet of the SE ¼ of Section 10; thence South along said West line 26.55 feet; thence Northeasterly to a point on the West right-of-way line of Hague Avenue, said point lying 310.05 feet North, measured along said West right-of-way line, of the South line of Section 10; thence Northeasterly to the point of intersection of the East right-of-way line of Hague Avenue and the North line of South 330.0 feet of the SE ¼ of Section 10; thence East along said North line to the West line of the SE ¼ of the SE ¼ of Section 10; thence North along said West line to a point on the North line of the SE ¼ of the SE ¼ of the SE ¼ of Section 10; thence
East along said North line to a point on the East line of Section 10 (Burlingame Avenue) and the West line of Section 11; thence North along said West line of Section 11 to a point 716.13 feet North of the SW corner of Section 11; thence East parallel with the S 1/8 line of Section 11, 506.56 feet; thence Southeasterly 70.71 feet to a point on the East line of the West 557.0 feet of the W ½ of the SW ¼ of Section 11; thence South along said East line to a point on the North line of the South 475.0 feet of the W ½ of the SW ¼ of Section 11; thence East along said North line, 103.0 feet to a point on the East line of the West 660.0 feet of the W ½ of the SW ¼ of Section 11; thence South 50.0 feet along the said East line to a point on the North line of the South 425.0 feet of the W ½ of the SW ¼ of Section 11; thence East along said North line to a point on the West line of the East 220.0 feet of the W ¼ of the S ½ of the SW ¼ of the SW ¼ of Section 11; thence North along the said West line to a point on the North line of the SE ¼ of the SW ¼ of the SW ¼ of Section 11; thence East along said North line to a point on the East line of the SW ¼ of the SW ¼ of Section 11; thence North along said East line to a point on the North line of the South 754.3 feet of the SE ¼ of the SW ¼ of Section 11; thence East along said North line to a point on the East line of the West 231.0 feet of the SE ¼ of the SW ¼ of Section 11; thence South along said East line to a point on the North line of South 708.0 feet of the SE ¼ of the SW ¼ of Section 11; thence East along said North line to a point on the West line of the East 202.0 feet of the W ½ of the SE ¼ of the SW ¼ of Section 11; thence South along said West line to the point of intersection with the South line of Lot 19 of Madelyn Plat No. 1 extended West; thence East to the SW corner of said Lot 19; thence East along the South line of said Lot 19 to a point on the West line of Lot 18 of Madelyn Plat No. 1; thence South to the SW corner of Lot 16 of Madelyn
Plat No. 1; thence Northeasterly to the SE corner of said Lot 16; thence Southerly and Easterly along the Westerly and Southerly right-of-way line of Madelyn Drive to the West right-of-way line of DeHoop Avenue; thence East on said Southerly right-of-way line extended to a point on the North-South ¼ line of Section 11 (DeHoop Avenue); thence North along said North-South ¼ line of Section 11 to the point of intersection with the South line of Lot 1 of Sherwood Forest extended West; thence East along the South line of Sherwood Forest to a point on the East line of West 250.0 feet of the SW ¼ of the SE ¼ of Section 11; thence South along said East line to a point on the North line of the South 891.0 feet of the SW ¼ of the SE ¼ of Section 11; thence East 60.0 feet along said North line to a point on the East line of the West 310.0 feet of the SW ¼ of the SE ¼ of Section 11; thence South along the said East line to the point of intersection with the North line of Lot 8 of Lenger Plat extended West; thence East to the NW corner of said Lot 8; thence South to the SW corner of Lot 10 of Lenger Plat; thence East to the SE corner of Lot 10 of Lenger Plat and the West right-of-way line of Doncaster Avenue; thence South along said West right-of-way line 15.0 feet; thence East to a point on the East right-of-way line of Doncaster Avenue, said point lying 15.0 feet South of the SW corner of Lot 2 of Lenger Plat; thence North along said East right-of-way line 15.0 feet to the SW corner of said Lot 2; thence East to the SE corner of said Lot 2 and West line of Sherwood Forest No. 1; thence South to the SW corner of said Sherwood Forest No. 1; thence East to SE corner of Sherwood Forest No. 1; thence North along the East line of Sherwood Forest No. 1 to a point on the North line of the South 75.0 feet of the W ½ of the E ½ of the NE ¼ of the SW ¼ of the SE ¼ of Section 11; thence East along said North line to a point on the East line of the W ½ of the E ½ of the NE ¼ of the SW ¼ of
the SE ¼ of Section 11; thence North along said East line to a point on the North line of the South 85.0 feet of the E ½ of the E ½ of the NE ¼ of the SW ¼ of the SE ¼ of Section 11; thence East along said North line to a point on the West line of Clyde Park Hills; thence North to the NW corner of Lot 113 of Clyde Park Hills; thence East to NE corner of said Lot 113; thence East on North line of said Lot 113 extended to a point on the West line of Lot 142 of Clyde Park Hills; thence South to the NW corner of said Lot 143; thence East to NE corner of said Lot 143; thence Northeasterly to the most N’ly corner of Lot 148 of Clyde Park Hills; thence Southeasterly to the NE’ly corner of said Lot 148; thence Southeasterly to the NW corner of Lot 87 of Clyde Park Hills; thence Southerly along the Easterly right-of-way line of Longfellow Avenue to a point 35.0 feet Northerly of the SW corner of Lot 88 of Clyde Park Hills; thence Southeasterly to a point on the East line of said Lot 88, halfway between the NE corner and the SE corner of said Lot 88; thence South to the NW corner of Lot 73 of Clyde Park Hills; thence East to the NE corner of said Lot 73; thence Easterly to the NW corner of Lot 62 of Clyde Park Hills; thence East to the NE corner of Lot 41 of Clyde Park Hills; thence South to the NE corner of said Lot 40; thence Easterly to the NW corner of Lot 31 of Clyde Park Hills; thence East to the NE corner of said Lot 31; thence North to the NW corner of Lot 6 of Clyde Park Hills; thence East to the NE corner of said Lot 6; thence East on the North line of said Lot 6 extended to the point of intersection with the East line of Section 11 (Clyde Park Avenue) and the West line of Section 12; thence North along said West line of Section 12 to the NW corner of Tulum Addition; thence East to the NE corner of Tulum Addition and a point on the West line of Altamont Addition; thence North on the said West line to the point of intersection of a line lying 20.5 feet North of and parallel
with the North line of Lot 22 of Altamont Addition; thence East parallel with the North line of said Lot 22 to the centerline of vacated alley; thence South along said centerline to the point of intersection of the North line of Lot 54 of Altamont Addition extended West; thence East to the NE corner of said Lot 54; thence Easterly to a point on the East right-of-way line of Woodward Avenue, said point lying 5.0 feet North of the NW corner of Lot 22 of Buena Vista Addition; thence East parallel to the North line of said Lot 22 to the centerline of vacated alley; thence North along said centerline to the point of intersection of a line lying 11.5 feet South of and parallel with the North line of Lot 51 of Buena Vista Addition; thence East parallel with the North line of said Lot 51 to a point on the centerline of Longstreet Avenue; thence North along said centerline to the SW corner of Assessor’s Plat of Longstreet’s Unrecorded Plat; thence East to the SE corner of said Assessor’s Plat of Longstreet’s Unrecorded Plat and a point on the West line of Wyoming Hills; thence South to the NW corner of Lot 92 of Wyoming Hills; thence East to the NE corner of Lot 83 of Wyoming Hills; thence South to the SE corner of Lot 84 of Wyoming Hills; thence West to the NE corner of the West ½ of Lot 85 of Wyoming Hills; thence South parallel with the West line of said Lot 85 to a point on the North right-of-way line of 28th Street; thence East along said North right-of-way line to a point 1084.90 feet more or less West of the East line of the W ½ of the SE ¼ of Section 12; thence Northwesterly to a point on the South right-of-way line of Terminal Street, 1246.03 feet more or less West of the East line of W ½ of the SE ¼ of Section 12; thence East 1246.03 feet more or less along said South right-of-way line to a point on the East line of the W ½ of the SE ¼ of Section 12; thence North along said East line to a point on the Southwesterly right-of-way line of railroad; thence Southeasterly along said Southwesterly
right-of-way line to a point on the East line of Section 12 (Division Avenue); thence South along East line of Section 12 to the SE corner of Section 12 and the NE corner of Section 13; thence South along the East line of Section 13 to the point of intersection of the South line of Lot 46 of Hazen Heights extended East; thence West to the SW corner of Lot 40 of Hazen Heights; thence North to the NW corner of said Lot 40; thence West to the NW corner of Lot 27 of Hazen Heights; thence South to the SW corner of said Lot 27; thence West to the SW corner of Lot 26 of Hazen Heights; thence West along the South line of said Lot 26 extended to a point on the West right-of-way line of Buchanan Avenue; thence South along the said West right-of-way line to the North right-of-way line of Colrain Street; thence West along said North right-of-way line to a point on the East line of the West 714.0 feet of the NE 1/4 of Section 13; thence North along said East line to a point on the South right-of-way line of 28th Street; thence West said South right-of-way line to the point of intersection with the Westerly right-of-way line of US Highway 131; thence Southerly along the said Westerly right-of-way line to the point of intersection with the Northerly right-of-way line of Falmouth Drive; thence Northwesterly along said Northerly right-of-way line to the most Westerly corner of Lot 84 of Eppingtown; thence Southwesterly to the SE corner of Lot 28 of Eppingtown; thence Westerly to the SE corner of Lot 18 of Eppingtown; thence West to the SW corner of said Lot 18; thence West along the South line of said Lot 18 extended to the point of intersection with the centerline of Highgate Avenue; thence North along said centerline to the point of intersection with the South line of Lot 5 of Walter Lang Addition extended East; thence West to SW corner of said Lot 5 and a point on the East line of Beals, Brace & Wight's Addition; thence South to SE corner of Lot 8, Block 2 of Beals, Brace & Wight's Addition; thence South to SE corner of Lot 8.
Addition; thence West to the SW corner of Lot 8, Block 1 of Beals, Brace & Wight's Addition and a point on the East line of Beals Farm Addition; thence South on said East line to a point 8.0 feet South of the NE corner of Lot 6 of Beals Farm Addition; thence West parallel with the North line of said Lot 6 to a point on the centerline of Woodward Avenue; thence South along the said centerline to the NE corner of Baker-Huizen Plat No. 1; thence West to the NW corner of Baker-Huizen Plat No. 1; thence South along the West line of Baker-Huizen Plat No. 1 to the point of intersection with the North line of Lot 57 of Baker-Huizen Plat No. 1; thence West along said North line to the NW corner of said Lot 57 and the NE corner of Lot 56 of Baker-Huizen Plat; thence West to the NW corner of Baker-Huizen Plat and a point on the West line of Section 13 (Clyde Park Avenue) and the East line of Section 14; thence North along said East line of Section 14 to the NE corner of Rogers Heights Plat No. 2; thence West to the NW corner of Rogers Heights Plat No. 2; thence South along the West line of Rogers Heights Plat No. 2 to the point of intersection with the centerline of Canterbury Street extended West; thence West along said centerline extended 606.57 feet; thence South 30.0 feet perpendicular to said centerline extended; thence West parallel to said centerline extended to the point of intersection with the North-South ¼ line of Section 14 (Michael Avenue), said point lying 786.73 feet South of the N ¼ corner of Section 14; thence South along the North-South ¼ line of Section 14 to the point of intersection with the Northerly right-of-way line of Prairie Parkway extended East; thence Westerly along said Northerly right-of-way line to the point of intersection with the East right-of-way line of Burlingame Avenue; thence Westerly to the point of intersection of the Northerly right-of-way line of Prairie Parkway Westerly and the West right-of-way line of Burlingame Avenue; thence Westerly along the
said Northerly right-of-way line to the point of intersection with the North line of the
South 1571.6 feet of the NE ¼ of Section 15; thence West along said North line to a point
which is 1089.0 feet South and 819.0 feet West of the NE corner of Section 15; thence
Northeasterly to a point on the East line of Lot 5 of 28th Street Office Plaza extended
South; said point lying 22.37 feet South of the SE corner said Lot 5; thence North 22.37
feet to SE corner of said Lot 5; thence West to the SW corner of said Lot 5; thence North
to the NW corner of Lot 3 of 28th Street Office Plaza; thence Westerly to the SE corner of
Lot 9 of 28th Street Office Plaza; thence Westerly to the SW corner of Lot 10 of 28th
Street Office Plaza; thence South along the West line of Lot 8 of 28th Street Office Plaza
to a point of intersection with the South line of North 400.0 feet of the NE ¼ of Section
15; thence West along said South line to a point on the East line of the West 31.5 feet of
the E ¼ of the NE ¼ of Section 15; thence South along said East line to a point on the
North line of Gardentown Village, said point lying 133.5 feet West of the NE corner of
Gardentown Village; thence West to the NW corner of Gardentown Village and the NE
corner of Lot 1 of Taft Park; thence North to a point on the South line of the North 201.8
feet of the NE ¼ of Section 15; said point lying 202.4 feet East of the East right-of-way
line of Taft Avenue; thence West 202.4 feet parallel with the North line of Section 15 to
the East right-of-way line of Taft Avenue; thence Northwesterly to a point on the West
right-of-way line of Taft Avenue; said point lying 180.04 feet South, measured along the
said West right-of-way line, from the North line of Section 15; thence West to a point on
the East line of the West 760.0 feet of the NE ¼ of Section 15; said point lying 184.0 feet
South of the North line of Section 15; thence North 10.0 feet along said East line; thence
West parallel with the North line of Section 15 to the NE corner of Lot 20 of Roosien's
Wyoming Township Plat; thence West to the NW corner of Lot 1 of Roosien’s Wyoming Township Plat; thence West parallel with the North line of Section 15 to a point on a line which is 60.0 feet East of and parallel with the East line of Tuinstra Plat; said point lying 174.0 feet South of the North line of Section 15; thence South along said line 56.0 feet; thence West parallel with the North line of Section 15 to a point on the West line of Tuinstra Plat, said point lying 230.0 feet South of the North line of Section 15; thence North to the SE corner of Lot 3 of Tuinstra Plat; thence West to the SW corner of Lot 1 of Tuinstra Plat; thence Westerly to the SE corner of Lot 1 of Fountain Plat; thence West to the SW corner of Lot 2 of Fountain Plat and a point on the East line of Lot 46 of Katy Plat; thence South on said East line, to a point lying 60.0 feet North of the SE corner of said Lot 46; thence West parallel with the South line of said Lot 46 to the East right-of-way line of Sharon Avenue; thence Westerly to SE corner of Lot 2 of Katy Plat; thence West to the SW corner of Lot 1 of Katy Plat; thence South to the NE corner of Crestline Addition; thence West to the NW corner of Crestline Addition and a point on the East line of the W 1/2 of the E 1/2 of the W 1/2 of the E 1/2 of the NW 1/4 of Section 15; thence North on said East line to a point on the South line of the North 350.0 feet of the NW 1/4 of Section 15; thence West parallel with the North line of Section 15 to a point on the East line of the West 15.0 feet of the NE 1/4 of the NW 1/4 of Section 15; thence South 65.0 feet along the said East line to a point on the South line of the North 415.0 feet of the NW 1/4 of Section 15; thence West parallel with the North line of Section 15 to a point on the West line of the East 38.0 feet of the West 1086.1 feet of the NW 1/4 of Section 15; thence North 20.0 feet along the said West line to a point on the South line of the North 395.0 feet of the NW 1/4 of Section 15; thence West parallel with the North line of Section 15 to
a point on the East line of the West 916.1 feet of the NW ¼ of Section 15; thence South 92.0 feet along said East line to a point on the South line of the North 487.0 feet of the NW ¼ of Section 15; thence West parallel with the North line of Section 15 to a point on the East line of the West 784.1 feet of the NW ¼ of Section 15; thence South along said East line to a point on the North line of Lot 8 of Storm Plat; thence West to the NW corner of Lot 1 of Storm Plat; thence South along said West line of said Lot 1 to a point on the South line of the North 573.13 feet of the NW ¼ of Section 15; thence West along said South line to a point on the West line of Section 15 (Byron Center Avenue); thence North to the NW corner of Section 15 and place of beginning.
Full Legal Description available at the Office of the City Clerk.
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF WYOMING

BYLAWS

ARTICLE I

BOARD OF DIRECTORS

Section 1. The business and property of the authority shall be managed and directed by the board of directors, consisting of all of the members of which who shall serve terms as provided in the ordinance creating the authority.

Section 2. The fiscal year of the authority shall begin on July 1 of each year and end on the next succeeding June 30. The board annually at its first regular meeting in ______ shall elect a chairman, vice-chairman, secretary and treasurer. The officers so elected shall be for a term of one (1) year or any part thereof as may be determined, and until a successor is designated. No term of office created under this section shall extend beyond the term of the member designated.

Section 3. The board may employ and fix the compensation of a Director, subject to the approval of the Council. The Director shall not be a member of the board. The board may employ a deputy secretary and deputy treasurer who need not be members of the board and, subject to the approval of the Council, may fix the compensation of the deputy secretary and deputy treasurer. The Director, deputy secretary and deputy treasurer shall serve at the pleasure of the board for no definite term of office. The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

Section 4. The board may exercise all powers provided by Act 197, Public Acts of Michigan, 1975, as amended, or otherwise by law including those bestowed by the ordinance establishing the authority.

Section 5. The board shall have the power to engage and employ such manual, clerical, technical, financial and professional assistants as in its judgment may be necessary and is incidental to carry out the purposes of the authority.

Section 6. The board may adopt an official seal.

Section 7. The board shall cause an annual audit of its business to be made and the result thereof shall be submitted to the Council.
ARTICLE II

MEETINGS

Section 1. Meetings of the board shall be held in accordance with the provisions of the Michigan Open Meetings Act, being Act 267 of the Public Acts of Michigan, 1976, as amended, and shall be held in the City of Wyoming, Michigan.

Section 2. Regular meetings of the board shall be held at ______ o’clock, __m. on ________________.

Section 3. Special meetings shall be held whenever called by direction of the chairman, Director, or any two (2) members of the board on eighteen (18) hours’ written notice of the time and place of meeting. A waiver of notice in writing signed by a member entitled to such notice, whether before or after the time of the meeting, shall be deemed the equivalent to the giving of such notice.

Section 4. A majority vote of the members of the board shall be necessary for the transaction of any and all business or the passage of any resolution.

Section 5. At meetings of the board, business shall be transacted in such order as from time to time the board may determine.

ARTICLE III

OFFICIALS

Section 1. The chairman shall preside at meetings of the board and shall do and perform such other duties as may be from time to time assigned by the board. The vice chairman shall perform the duties of the chairman in the chairman’s absence and such other duties as shall from time to time be assigned by the board.

Section 2. (1) if a Director is appointed, then the Director shall be the chief executive officer of the authority. Before entering upon the duties of his office, the Director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the penal sum determined in the ordinance establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the City Clerk. The premium on the bond shall be deemed an operating expense of the authority, payable from funds available to the authority for expenses of operation. Subject to the approval of the board, the Director shall supervise, and be responsible for,
the preparation of plans and the performance of the functions of the authority in the manner authorized by law. The Director shall attend the meetings of the board, and shall render to the board and to the Council a regular report covering the activities and financial condition of the authority. If the Director is absent or disabled, the board may designate a qualified person as Acting Director to perform the duties of the office. Before entering upon the duties of the office, the Acting Director shall take and subscribe to the oath, and furnish bond, as required of the Director. The Director shall furnish the board with information or reports governing the operation of the authority as the board may require from time to time.

(2) The Director annually shall prepare and submit for the approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget of the authority except those funds authorized by law and by the Council.

Section 3. The secretary shall maintain custody of the official seal and of records, books, documents, or other papers of the authority not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings, and shall perform such other duties delegated by the board. The deputy secretary shall carry out such duties as are assigned by the secretary or the board.

Section 4. The treasurer shall keep the financial records of the authority and, together with the Director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated by the board and shall furnish bond in an amount as prescribed by the board. The deputy treasurer shall carry out such duties as are assigned by the treasurer or the board.

Section 5. All checks shall be signed by the treasurer and countersigned by either the chairman or the secretary, except as otherwise provided by the board.

ARTICLE IV
BYLAWS

Section 1. The board shall have power to make, alter or amend the bylaws in whole or in part, to be effective upon approval of the Council. Written copies of the proposed changes shall be delivered to the board prior to submission for approval at the next preceding regular or special meeting of the board.
Section 2. These bylaws shall become effective upon approval of the City Council of the City of Wyoming. Until such approval the bylaws shall be temporary bylaws for the authority.

Adopted ____________, 199__

__________________
Secretary

Approved by the City Council of the City of Wyoming on ____________, 199__

__________________
City Clerk
Downtown Development Authority of the
City of Wyoming
County of Kent, State of Michigan

RESOLUTION APPROVING BYLAWS FOR THE
DOWNTOWN DEVELOPMENT AUTHORITY OF THE
CITY OF WYOMING

Minutes of a regular meeting of the Board of Directors of the Downtown
Development Authority of the City of Wyoming, County of Kent, State of Michigan, held in the
City Hall in the City of the Wyoming on the 4th day of February, 1999, at
8 o'clock a.m., Eastern Standard Time.

PRESENT: Members Coombs, Davis, Harkema, Hoekstra, Keller, Kochneff, Lown,
Schab, VanderVeen

ABSENT: Members None

The following preamble and resolution were offered by Member and Davis and
supported by Member Lown.

WHEREAS, the City of Wyoming (the "City") is authorized by the provisions of Act
197, Public Acts of Michigan, 1975, as amended ("Act 197"), to create a downtown
development authority; and

WHEREAS, it is necessary for the best interests of the public, to halt property value
deterioration and increase property tax valuation where possible in the business district of the
City, to eliminate the causes of such deterioration, and to promote economic growth; and

WHEREAS, a proposed ordinance designating a downtown district and incorporating a
downtown development authority pursuant to Act 197 has been adopted by the City Council;
WHEREAS, the Board of Directors of the Downtown Development Authority of the City of Wyoming (the "DDA") deems it appropriate to approve the Bylaws of the DDA.

NOW, THEREFORE, BUT IT RESOLVED THAT:

1. The Bylaws of the DDA, a form of which is attached hereto, are hereby approved.

2. The Secretary of the DDA is hereby authorized to transmit a copy of the Bylaws, together with a certified copy of this resolution, to the City Council of the City of Wyoming requesting its approval.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members Coombs, Davis, Harkema, Hoekstra, Keller, Kochneff, Lown, Schab, VanderVeen

NAYS: Members None

RESOLUTION DECLARE ADOPTED.

[Signature]
City Clerk

DELIB:2031581.1098873-00025
Downtown Development Authority of the
City of Wyoming
County of Kent, State of Michigan

RESOLUTION APPROVING BYLAWS FOR THE
DOWNTOWN DEVELOPMENT AUTHORITY OF THE
CITY OF WYOMING

Minutes of a __________ meeting of the Board of Directors of the Downtown Development Authority of the City of Wyoming, County of Kent, State of Michigan, held in the ___________ in the City of the Wyoming on the ____ day of __________ , 199__, at ____ o’clock ___m., Eastern ______ Time.

PRESENT: Members ____________________________________________

ABSSENT: Members ____________________________________________

The following preamble and resolution were offered by Member and __________ and supported by Member ____________.

WHEREAS, the City of Wyoming (the “City”) is authorized by the provisions of Act 197, Public Acts of Michigan, 1975, as amended (“Act 197”), to create a downtown development authority; and

WHEREAS, it is necessary for the best interests of the public, to halt property value deterioration and increase property tax valuation where possible in the business district of the City, to eliminate the causes of such deterioration, and to promote economic growth; and

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and
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3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members

NAYS: Members

RESOLUTION DECLARE ADOPTED.

City Clerk
November 30, 1998

Mr. Jason Cherry
1155 28th Street, SW
P.O. Box 905
Wyoming, Michigan 49509-0905

Re: City of Wyoming DDA

Dear Mr. Cherry:

In response to your telephone call, I reviewed the documentation in our file. I understand that the City of Wyoming has adopted an ordinance establishing the Downtown Development Authority. There are no Articles of Incorporation required for the Authority. However, I am enclosing a set of Bylaws for consideration by the Authority and the City.

I am also enclosing two (2) resolutions, one each for the Authority and the City. According to the Ordinance, the City Council must approve the Bylaws of the Authority. The Authority should first adopt the resolution approving the Bylaws, and then request approval from the City Council.

If you have any questions, please do not hesitate to call.

Very truly yours,

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

By:

Donald W. Keim

cc: Joel L. Piell, Esq.

DELIB: 2031566.10/098873-00025
DOWNTOWN DEVELOPMENT AUTHORITY

PLAN INFORMATION
<table>
<thead>
<tr>
<th>Year</th>
<th>Estimated Inflation Rate</th>
<th>Taxable Value ([C+(C\times B)])</th>
<th>Base District Value</th>
<th>Taxable Increment (C-D)</th>
<th>Estimated Captured Millage (E\times .01904)</th>
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</thead>
<tbody>
<tr>
<td>1999</td>
<td>1.8% $</td>
<td>29,946,873 $</td>
<td>29,475,072 $</td>
<td>471,801 $</td>
<td>8,979 $</td>
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<td>2.5% $</td>
<td>30,695,340 $</td>
<td>29,475,072 $</td>
<td>1,220,268 $</td>
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<td>2002</td>
<td>2.5% $</td>
<td>32,249,292 $</td>
<td>29,475,072 $</td>
<td>2,774,220 $</td>
<td>52,821 $</td>
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<tr>
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<td>2.5% $</td>
<td>33,055,524 $</td>
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<td>3,580,452 $</td>
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<tr>
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<td>2.5% $</td>
<td>33,881,912 $</td>
<td>29,475,072 $</td>
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<tr>
<td>2005</td>
<td>2.5% $</td>
<td>34,728,960 $</td>
<td>29,475,072 $</td>
<td>5,253,888 $</td>
<td>100,034 $</td>
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<td>2006</td>
<td>2.5% $</td>
<td>35,597,184 $</td>
<td>29,475,072 $</td>
<td>6,122,112 $</td>
<td>116,565 $</td>
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<td>2007</td>
<td>2.5% $</td>
<td>36,487,113 $</td>
<td>29,475,072 $</td>
<td>7,012,041 $</td>
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<td>2008</td>
<td>2.5% $</td>
<td>37,399,291 $</td>
<td>29,475,072 $</td>
<td>7,924,219 $</td>
<td>150,877 $</td>
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</tbody>
</table>

Total $ 775,943

## ESTIMATED TOTAL TAX CAPTURE - WYOMING DDA - 1999 TO 2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Inflation Rate</th>
<th>New Development Value(^a) [C+$280,000]</th>
<th>Inflation Adjusted Value (B\times C)</th>
<th>Captured Millage on New Development (D\times 0.1904)</th>
<th>Base Captured Amount(^b)</th>
<th>Combined Captured Amounts (E+F)</th>
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<tbody>
<tr>
<td>1999</td>
<td>0.0%</td>
<td>$280,000</td>
<td>$280,000</td>
<td>$5,331</td>
<td>$8,979</td>
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<td>2000</td>
<td>2.5%</td>
<td>$560,000</td>
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<td>2001</td>
<td>2.5%</td>
<td>$840,000</td>
<td>$861,000</td>
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<td>2.5%</td>
<td>$1,680,000</td>
<td>$1,722,000</td>
<td>$32,787</td>
<td>$83,906</td>
<td>$116,693</td>
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<tr>
<td>2005</td>
<td>2.5%</td>
<td>$1,960,000</td>
<td>$2,009,000</td>
<td>$38,251</td>
<td>$100,034</td>
<td>$138,285</td>
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<td>2006</td>
<td>2.5%</td>
<td>$2,240,000</td>
<td>$2,296,000</td>
<td>$43,716</td>
<td>$116,565</td>
<td>$160,281</td>
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<td>2007</td>
<td>2.5%</td>
<td>$2,520,000</td>
<td>$2,583,000</td>
<td>$49,180</td>
<td>$133,509</td>
<td>$182,689</td>
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<tr>
<td>2008</td>
<td>2.5%</td>
<td>$2,800,000</td>
<td>$2,870,000</td>
<td>$54,645</td>
<td>$150,877</td>
<td>$205,522</td>
</tr>
</tbody>
</table>

**TOTALS:** $15,778,000 $300,413 $775,942 $1,076,355

---

\(a\) Based upon average annual value of major new projects along 28th Street, 1988 to 1996.

\(b\) From Estimated Tax Capture on Base Value Table

**SOURCE:** Wyoming Planning and Development 1/99.
PHASE II IMPROVEMENTS
FOR THE WYOMING DDA AREA

Phase I improvements are interpreted as the implementation of the current MDOT grant for 28th Street landscaping, Clyde Park to Burlingame Avenues. That project will be completed during the 1999/2000 fiscal year, mostly as a City of Wyoming project. However, there are several new ideas for the area that might also be considered in Phase I, with possible DDA funding. Phase II improvements are future ones, to be considered by the newly formed Wyoming Downtown Development Authority. They are expected to be reviewed and prioritized by the DDA, as part of the DDA Plan, with recommendations to City Council in early 1999 for possible funding by the DDA, City Council or a combination thereof.
Suggested Improvement Projects for the Wyoming DDA District

Staff has compiled a list of possible improvement projects and the estimated costs of these projects that have been suggested for implementation within the 28th Street corridor. Input regarding these projects was from the 28th Street Committee of the Wyoming Chamber of Commerce. The input from the new Downtown Development Authority will be necessary to come up with the preferred alternatives for funding from captured tax revenues. These projects do not include the current MDOT funded 28th Street landscaping project from Clyde Park to Burlingame. The costs indicated are for the three-mile DDA area unless otherwise indicated.

1. Yearly maintenance of the parkway along 28th Street: Estimated cost for yearly mowing for the entire three-mile strip after landscaping is installed: $30,000.

2. Remove the existing power poles along 28th Street: Reroute the electrical lines to the rear of the buildings on both sides of the ¼ mile stretch from Clyde Park to Michael Street. Estimated time to complete: 6 months. Estimated cost: $500,000.

3. Street vacatings: The following six streets stubs, or ends, could be considered for vacating. This would improve traffic safety and provide much needed parking or building expansion area for businesses located adjacent to them: North of 28th Street: Riley, Tennyson, and McKee. South of 28th Street: Woodward, Longstreet, and Charlesgate. Estimated time to complete: Four months. Estimated cost: $42,000.

4. Sidewalks and Landscaping: After completion of the landscape along 28th Street that has been funded with the MDOT grant, between Clyde Park and Burlingame Ave., the next area for completion should be Clyde Park to the U.S. 131 freeway, the City’s “front door”, should be completed; next should be U.S. 131 to Division Ave., and finally the section of 28th Street from Burlingame to Byron Center Ave.. Landscaping will include the installation of an irrigation system for the parkway lawn area. Estimated time to complete: one year per segment. Estimated cost: 2 million dollars. (Note: this is the same treatment as for the current MDOT grant from Burlingame to Clyde Park. A less extensive treatment could be considered for these other portions of 28th Street.)

5. Replace traffic signals at all nine intersections within the DDA with signal arm structures. Estimated time to complete: several years. Estimated Cost: $900,000.

6. Elimination of ten curb cuts that are dangerous, unworkable, or useless via ordinance amendments and/or voluntary closure: Estimated time for completion: Several years. Estimated cost: $30,000.

7. Purchase banners for the entire DDA: Based upon a cost of $225.00 per pole, installed, each pole 100 feet apart - $250,000.
8. Purchase large Christmas decorations: For the area between Clyde Park and Burlingame; 200 feet apart - $300 per pole at 200 feet apart: $15,600. Maintenance and Installation: $6,000.

9. Purchase individual properties within the district in order to assemble larger parcels for development: Time required: variable. Estimated Cost: Up to $1,000,000 or more. *(Based upon developer request or a specific plan.)*
TRANSPORTATION ENHANCEMENT FUND APPLICATION
Information required by Michigan Department of Transportation, by authority of the
Transportation Equity Act for the 21st Century of 1998, to apply for funding.

APPLICANT INFORMATION
APPLICANT AGENCY - Must indicate one of the following:
☐ MDOT
☐ County Road Commission
☐ MOENR
☐ Eligible City Agency
☐ Transit Agency

2. ELIGIBLE APPLICANT NAME
City of Wyoming

3. SPONSOR(S) - Attach address and phone number for each sponsor listed:

4. PROJECT NAME/ROUTE NO./FACILITY NAME
28th Street Streetscape, Phase II, Clyde Park – Burlingame Avenues

5. APPLICANT MAILING ADDRESS
1155 – 28th Street, S.W.
CITY: Wyoming
STATE: MT
ZIP CODE: 49509

6. CONTACT PERSON
Gerald J. Mears
TITLE: Planning & Devt. Dir.
PHONE NO.: 616 1530-7258

PROJECT DESCRIPTION
COUNTY: Kent
MCOT REGION (See region map): 5
CITY/VILLAGE/TWP: Wyoming

ROUTE NO./STREET NAME/FACILITY NAME:
Along 28th Street (M-11) Between Clyde Park and Burlingame Avenues

CONTROL SECTION (MCOT projects only): 1.0
PROJECT LIMITS: Part of Wyoming's DDA area

Provide decorative pedestrian walk lighting along 28th St., as second phase of streetscape

PROJECT CATEGORY: Check all boxes that apply. Attachment C must be completed for every project category selected.
☐ NON-MOTORIZED
☐ Provision of Facilities for Pedestrians and Bicycles
☐ Preservation of Abandoned Railway Corridors
☐ Provision of Safety and Educational Activities for Pedestrians and Bicyclists

☐ TRANSPORTATION AESTHETICS
☐ Scenic Highway Programs
☐ Acquisition of Scenic Easements and Scenic Sites
☐ Landscaping and Other Scenic Beautification
☐ Control and Removal of Outdoor Advertising

☐ HIGHWAY RUNOFF
☐ Mitigation of Water Pollution Due to Highway Runoff
☐ Reduction of Vehicle-Caused Wildlife Mortality

☐ HISTORIC PRESERVATION
☐ Acquisition of Historic Sites
☐ Historic Highway Programs
☐ Historic Preservation
☐ Renovation and Operation of Historic Transportation Buildings, Structures, or Facilities (including railroad facilities and canals)
☐ Archaeological Planning and Research
☐ Establishment of Transportation Museums

IS PROJECT A CONTINUATION OF A PREVIOUSLY FUNDED PROJECT?
☐ Yes ☐ No

DOES LOCAL UNIT OF GOVERNMENT SUPPORT PROJECT? (If yes, resolution of support must be included in Att. H.)
☐ Yes ☐ No

IS PROJECT ON A STATE HIGHWAY? (If yes, letter of approval from the MDOT region must be included in Attachment H.)
☐ Yes ☐ No

IS PROJECT WITHIN A METROPOLITAN PLANNING ORGANIZATION (M.P.O.) BOUNDARY?
(If yes, letter of support from the M.P.O. must be included in Attachment H.)
☐ Yes ☐ No

DOES PROJECT HAVE SUPPORT OF TRANSPORTATION AGENCY (e.g. county road commission, city street administration, local transit agency) WITH JURISDICTION OVER THE FACILITY?
(If yes, letter of support from the agency must be included in Attachment H.)
☐ Yes ☐ No

FUND REQUESTED, LOCAL MATCH AND SOURCE
Funds Requested:
$ 175,000

Local Match (Must be at least 20% of participating project cost):
$ 175,000

Total Participating Project Costs (Funds Requested plus Local Match):
$ 350,000

Non-Participating Project Costs:

Source of Local Match (Obligated funds, prospective loan, future revenues, DDA, etc.):
Obligated Funds

Source of Non-Participating Funds:

TOTAL (Participating plus Non-participating Costs):
$ 350,000

CHECKLIST
☐ Attachment A - Description of Proposed Project
☐ Attachment B - Maps, Plans and Photographs
☐ Attachment C - Evidence of Eligibility by Project Category
☐ Attachment D - Benefits of Proposed Project
☐ Attachment E - Environmental Review
☐ Attachment F - Budget and Implementation Schedule
☐ Attachment G - Proposed Maintenance Plans, Agreements and Preservation Covenants
☐ Attachment H - Resolution of Support and Letters of Approval

SIGNATURE:

NAME and TITLE: Donald L. Mason, City Manager
DATE: 1/13/99
TRANSPORTATION ENHANCEMENT FUND APPLICATION

Information required by Michigan Department of Transportation, by authority of the
Transportation Equity Act for the 21st Century of 1998, to apply for funding.

APPLICANT INFORMATION

1. APPLICANT AGENCY - Must indicate one of the following:
   □ MDOT
   □ County Road Commission
   □ MDNR
   (Eligible City Agency)
   □ Transit Agency

2. ELIGIBLE APPLICANT NAME
   City of Wyoming

3. SPONSOR(S) (Attach address and phone number for each sponsor listed.)
   City of Wyoming

4. PROJECT NAME & ROUTE NO./FACILITY NAME
   28th Street Streetscape, Phase III, Clyde Park - Division Avenues

5. APPLICANT MAILING ADDRESS
   1155 - 28th Street, S.W.
   CITY Wyoming
   STATE MI
   ZIP CODE 49509

6. CONTACT PERSON
   Gerald J. Mears
   TITLE Planning & Devt. Dir.
   PHCNE NO. (616) 530-7258

PROJECT DESCRIPTION

COUNTY
   Kent

MCOT REGION (See region map)
   5:
   Wyoming

ROUTE NO./STREET NAME/FACILITY NAME
   Along 28th Street (M-11) Between Clyde Park and Division Avenues

CONTROL SECTION (MCOT projects only)
   LENGTH (To nearest tenth of mile)
   PROJECT LIMITS
   1.0
   Part of Wyoming’s DDA area

7. LOCATION
   Provide sidewalks, where missing, street trees, new parkway lawn and decorative pavers.

8. TYPE OF WORK - Describe proposed work in one sentence.
   NCNMCTORIZED

9. PROJECT CATEGORY - Check all boxes that apply. Attachment C must be completed for every project category selected.
   ✔ Provision of Facilities for Pedestrians and Bicycles
   ✔ Preservation of Abandoned Railway Corridors
   ✔ Provision of Safety and Educational Activities for Pedestrians and Bicyclists
   HIGHWAY RUNOFF
   ✔ Mitigation of Water Pollution Due to Highway Runoff
   ✔ Reduction of Vehicle-Caused Wildlife Mortality
   HISTORIC PRESERVATION
   ✔ Acquisition of Historic Sites
   ✔ Historic Highway Programs
   ✔ Historic Preservation
   ✔ Rehabilitation and Restoration of Historic Transportation Buildings, Structures, or Facilities (including railroad facilities and canals)
   ✔ Archaeological Planning and Research
   ✔ Establishment of Transportation Museums

10. IS PROJECT A CONTINUATION OF A PREVIOUSLY FUNDED PROJECT? (next mile)
    Yes ☒ No ☐

11. DOES LOCAL UNIT OF GOVERNMENT SUPPORT PROJECT? (If yes, resolution of support must be included in Att. H.)
    Yes ☒ No ☐

12. IS PROJECT ON A STATE HIGHWAY? (If yes, letter of approval from the MDOT region must be included in Attachment H.)
    Yes ☒ No ☐

13. IS PROJECT WITHIN A METROPOLITAN PLANNING ORGANIZATION (M.P.O.) BOUNDARY?
    Yes ☐ No ☒

14. DOES PROJECT HAVE SUPPORT OF TRANSPORTATION AGENCY (e.g., county road commission, city street administration, local transit agency) WITH JURISDICTION OVER THE FACILITY?
    Yes ☒ No ☐

15. FUNDS REQUESTED, LOCAL MATCH AND SOURCE

   FUNDS REQUESTED
   $ 400,000
   LOCAL MATCH (Must be at least 20% of participating project cost)
   $ 400,000
   TOTAL PARTICIPATING PROJECT COSTS (Funds Requested plus Local Match)
   $ 800,000

   SOURCE OF LOCAL MATCH (Obligated funds, prospective loan, future revenues, DDA, etc.)
   Obligated Funds
   NON-PARTICIPATING PROJECT COSTS
   $

   SOURCE OF NON-PARTICIPATING FUNDS
   TOTAL (Participating plus Non-participating Costs)
   $ 800,000

CHECKLIST

16. CHECK ALL OF THE FOLLOWING ITEMS WHICH ARE ATTACHED:
   □ Attachment A - Description of Proposed Project
   □ Attachment B - Maps, Plans and Photographs
   □ Attachment C - Evidence of Eligibility by Project Category
   □ Attachment D - Benefits of Proposed Project
   □ Attachment E - Environmental Review
   □ Attachment F - Budget and Implementation Schedule
   □ Attachment G - Proposed Maintenance Plans, Agreements and
   Preservation Covenants
   □ Attachment H - Resolutions of Support and Letters of Approval

17. SIGNATURE
   NAME and TITLE: (Print or Type)
   Donald L. Mason, City Manager
   DATE 1/13/99
MICHIGAN DEPARTMENT OF TRANSPORTATION

28TH STREET LANDSCAPING GRANT
City Council Retreat Outline

28th Street Landscaping Project

I. Design Plan

II. Project Costs

I. Design Plan

- Overall Design
- Sidewalk R.O.W. Acquisition
- Tree Spacing and Species
- Corners Treatment
- Retaining Walls
- Bus Stops
- Jenkins Intersection

II. Project Costs

- Comparison - FTCH Cost Table/MDOT Grant
  - MDOT Exceptions
  - Pedestrian Lighting
- Project Financing Alternatives
  - Major Street Fund
  - City General Fund
  - DDA Bonding
  - Special Assessment
Right-of-way Acquisition
- Narrow parkway
- Wide parkway
Tree Spacing
Tree Spacing
# Proposed Tree Species

<table>
<thead>
<tr>
<th>Wyoming Streetscapes Tree Plantings</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Symbol</strong></td>
<td><strong>Common Name</strong></td>
</tr>
<tr>
<td>AM</td>
<td>Amur Maple</td>
</tr>
<tr>
<td>TM</td>
<td>Tatarian Maple</td>
</tr>
<tr>
<td>PC</td>
<td>Prairie Fire Crabapple</td>
</tr>
<tr>
<td>SDC</td>
<td>Snowdrift Crabapple</td>
</tr>
<tr>
<td>JL</td>
<td>Spring Snow Crabapple</td>
</tr>
<tr>
<td>CP</td>
<td>Japanese Tree Lilac</td>
</tr>
<tr>
<td>AA</td>
<td>Cleveland Select</td>
</tr>
<tr>
<td>AC</td>
<td>Autumn Applause White Ash</td>
</tr>
<tr>
<td>AC</td>
<td>Cleveland Norway Maple</td>
</tr>
</tbody>
</table>

*Revised 10/22/98 by P. M. Bough, Inc.*
# Proposed Tree Species

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM</td>
<td>Amur Maple</td>
<td>Acer ginnala</td>
<td></td>
</tr>
<tr>
<td>TM</td>
<td>Tatarian Maple</td>
<td>Acer tataricum</td>
<td></td>
</tr>
<tr>
<td>PC</td>
<td>Prairie Fire Crabapple</td>
<td>Malus 'Prairie Fire'</td>
<td></td>
</tr>
<tr>
<td>SDC</td>
<td>Snowdrift Crabapple</td>
<td>Malus 'Snowdrift'</td>
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</tr>
<tr>
<td>SSC</td>
<td>Spring Snow Crabapple</td>
<td>Malus 'Spring Snow'</td>
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</tr>
<tr>
<td>JL</td>
<td>Japanese Tree Lilac</td>
<td>Syringa reticulata 'Ivory Silk'</td>
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</tr>
<tr>
<td>CP</td>
<td>Cleveland Select Callery Pear</td>
<td>Pyrus calleryana 'Cleveland Select'</td>
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</tr>
<tr>
<td>AA</td>
<td>Autumn Applause White Ash</td>
<td>Fraxinus americana 'Autumn Applause'</td>
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<tr>
<td>AC</td>
<td>Cleveland Norway Maple</td>
<td>Acer platanoides 'Cleveland'</td>
<td></td>
</tr>
</tbody>
</table>
Tree Species

Amur Maple

Autumn Applause White Ash

Cleveland Norway Maple
Street Corner Treatment

- Existing
- Proposed
Retaining Walls

- Proposed
- Existing
Bus Stop
# 28th Street Streetscape

## Financial Summary

<table>
<thead>
<tr>
<th>Grant Application</th>
<th>Final Design</th>
</tr>
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<tbody>
<tr>
<td>Sidewalk</td>
<td>Sidewalk</td>
</tr>
<tr>
<td>$227,500</td>
<td>$198,782</td>
</tr>
<tr>
<td>Ped Lights</td>
<td>Ped Lights</td>
</tr>
<tr>
<td>$ 75,000</td>
<td>$443,100*</td>
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<tr>
<td>Banners</td>
<td>Banners</td>
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<tr>
<td>$ 70,000</td>
<td>N/I*</td>
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<tr>
<td>Landscaping</td>
<td>Landscaping</td>
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<tr>
<td>$161,000</td>
<td>$134,489</td>
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<tr>
<td>Contingency</td>
<td>Design/Cont.</td>
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<tr>
<td>$ 53,500</td>
<td>$139,097</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>Irrigation</strong></td>
</tr>
<tr>
<td><strong>$587,000</strong></td>
<td><strong>$120,000</strong>*</td>
</tr>
</tbody>
</table>

City Participation 50% ($293,000)  

*Ped Lights, Banners, & Irrigation are not eligible for Grant Funds.
## 28th Street Streetscape
### Proposed Finance Plan

<table>
<thead>
<tr>
<th>Grant Project</th>
<th>Source</th>
</tr>
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<tbody>
<tr>
<td>Sidewalk</td>
<td>$198,782</td>
</tr>
<tr>
<td>Landscaping</td>
<td>$225,718</td>
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<tr>
<td>Contingency</td>
<td>$ 42,500</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$467,000</strong></td>
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</table>

City Participation (50%) $233,500

Grant (50%) $233,500

### City Contribution

<table>
<thead>
<tr>
<th>Contribution</th>
<th>Source</th>
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</thead>
<tbody>
<tr>
<td>Pedestrian Light Wiring</td>
<td>C.I.P.</td>
</tr>
<tr>
<td>Irrigation Contract</td>
<td>C.I.P.</td>
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<tr>
<td>Traffic Signal Installation</td>
<td>Major Street Traffic</td>
</tr>
<tr>
<td>(Jenkins Street)</td>
<td></td>
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<tr>
<td>Banners</td>
<td>D.D.A.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amount</th>
<th>Source</th>
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</thead>
<tbody>
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<td>$100,000</td>
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<tr>
<td>$120,000</td>
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<tr>
<td>$100,000</td>
<td></td>
</tr>
<tr>
<td>$ 70,000</td>
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</table>
28th Street Streetscape Phase II

<table>
<thead>
<tr>
<th>Source</th>
<th>C.I.P.</th>
<th>Grant</th>
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</thead>
<tbody>
<tr>
<td>Total</td>
<td>$350,000</td>
<td>$175,000</td>
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</tbody>
</table>

Pedestrian Lighting
28th St. Streetscape C.I.P. Summary

Phase I Grant

   Lighting/Irrigation  $220,000
   $453,000

Phase II Grant

   Pedestrian Lights  $175,000

Total Phases I & II  $628,500

Proposed C.I.P.

   1997-2000  Cash  $500,000
   S.A.  $200,000

Does NOT Include:

   Phase III Clyde Park to Division
       City Cost  $500,000

   Phase IV Byron Center to West City Limit Sidewalk
       City Cost  $200,000

   Phase V Burlingame to Byron Center
       City Cost  $500,000
ANNUAL REPORTS REGARDING
STATUS OF TAX INCREMENT FINANCING

I. AGENCY

Department of Treasury, Michigan State Tax Commission
Contact: Sharon Erwine (517) 241-2029

II. PURPOSE OF REPORT

Every Downtown Development Authority (DDA), Tax Increment Finance Authority (TIFA), and Local Development Finance Authority is required by law to annually submit a financial report to the governing body of the municipality and to the State Tax Commission. Reporting requirements are prescribed in each of the State Acts. In addition to other purposes, these reports are used to verify school taxes captured by the plans.

III. REPORTING REQUIREMENTS

Annual reports are due to the State Tax Commission within ninety (90) days of the end of the fiscal year of the authority (see Bulletin #9-2/4/97). The following information is required:

1) The amount and source of revenue in the account (DDA) or the amount and source of tax increment revenues received (TIFA and LDFA).
2) The amount in any bond reserve account
3) The amount and purpose of expenditures of tax increment revenues
4) The amount of principal and interest on any outstanding bonded indebtedness
5) The initial assessed value retained by the authority.
6) The captured assessed value retained by the authority
7) The tax increment revenues received (DDA only)
8) The number of jobs created as a result of the tax increment financing plan.
9) Additional information the governing body or the state considers necessary.
10) Additional information required beginning with the 1997 fiscal year:

- All required information must be reported on a plan by plan basis by those authorities which have multiple plans.
- All value figures (initial and captured assessed value) must be separated by tax role:
  - Ad valorem homestead
  - Ad valorem non-homestead
  - Industrial Facilities Tax-New Facilities (pre 1994 certificate)
  - Industrial Facilities Tax-New Facilities (post 1993 certificate)
  - Commercial Facilities Tax-New Facilities
- The source of tax increment revenue must be subdivided by each millage levied
- Liabilities and expenditures must be reported separately for each eligible obligation, eligible advance, and other protected obligation
- A payment schedule must be submitted for the term of each obligation and outstanding advance, showing principal payments, interest payments, and payment dates.
<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>REVENUE SOURCE</th>
<th>1997 Fiscal Year (beginning-ending)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td></td>
<td></td>
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<tr>
<td>Taxes</td>
<td>City/Township</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>County</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>Community College</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>Other (Specify)</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>Interest</td>
<td>$0.00</td>
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<td></td>
<td>Rentals</td>
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<td></td>
<td><strong>Revenue Sub-Total:</strong></td>
<td><strong>$0.00</strong></td>
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<tr>
<td>Bond Reserve</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Expenditures</td>
<td>Community Development Projects</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>Debt Service-Principal</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>Debt Service-Interest</td>
<td>$0.00</td>
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<tr>
<td></td>
<td><strong>Expenditure Sub-Total:</strong></td>
<td>$0.00</td>
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<tr>
<td>Outstanding Bonded</td>
<td>Principal</td>
<td>$0.00</td>
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<tr>
<td>Indebtedness</td>
<td>Interest</td>
<td>$0.00</td>
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<tr>
<td></td>
<td><strong>Bond Indebtedness Sub-Total:</strong></td>
<td>$0.00</td>
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<tr>
<td>Initial Assessed Value</td>
<td></td>
<td>$0.00</td>
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<tr>
<td>1997 Captured Value</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Tax Increment Revenues Received</td>
<td>Homestead</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>Non-Homestead</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>Commercial Facilities Tax</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>IFT (pre 1994 certificate)</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>IFT (Post 1993 certificate)</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td><strong>Sub-Total:</strong></td>
<td><strong>$0.00</strong></td>
</tr>
<tr>
<td>Number of Jobs Created</td>
<td></td>
<td>[number]</td>
</tr>
<tr>
<td>Additional Information (specified by state or governing body)</td>
<td>See Below</td>
<td></td>
</tr>
</tbody>
</table>

1 Specify the amount and purpose of expenditures (may require additional line items).

2 Full time equivalent employees created (not required for BRDA).

3 Transfer of ownership of or interest in each eligible property (BRDA only)
DOWNTOWN DEVELOPMENT AUTHORITY
General Provisions

The Wyoming Downtown Development Authority was established in 1998 under Act 197 of the Public Acts of 1975.

Purpose
The Wyoming Downtown Development Authority is to halt property value deterioration and increase property tax valuation within the District as established by Ordinance No. 26-98, to eliminate the causes of such deterioration, and to promote economic growth.

Powers
The Wyoming Downtown Development Authority is the governing body of the Wyoming Downtown Development District and as such shall have the authority to authorize the levy and collection of taxes, authorize the acquisition and disposal of interest in real and personal property, authorize the creation and implementation of development plans in the District, to promote economic growth, authorize the issuance of bonds and other evidences of indebtedness, to authorize the use of tax increment financing, and other such powers as provided under Public Act 197.

Development Area Citizens Advisory Council
Public Act 197 of 1975 provides for the appointment of a Development Area Citizens Advisory Council.

Purpose
The Advisory Council shall act as an advisory body to the Downtown Development Authority and to the City Council. Periodically a representative of the Downtown Development Authority shall consult with and advise the Advisory Council regarding the aspects of a development plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan.

Meeting Dates and Time
Meetings of the Advisory Council shall be open to the public. Notice of such meetings shall be given by publication in a newspaper of general circulation or by the United States mail not less than 5 days before the date set for the meeting.

Meetings
A person present at the meeting shall have reasonable opportunity to be heard.

Membership
The Development Area Citizens Advisory Council shall consist of nine members, all of whom shall reside in the development area. All members must be at least 18 years of age.

Terms
The term of office shall be determined by the City Council.

Compensation
None
DOWNTOWN DEVELOPMENT AUTHORITY
General Provisions

The Wyoming Downtown Development Authority was established in 1998 under Act 197 of the Public Acts of 1975.

Purpose
The Wyoming Downtown Development Authority is to halt property value deterioration and increase property tax valuation within the District as established by Ordinance No. 26-98, to eliminate the causes of such deterioration, and to promote economic growth.

Powers
The Wyoming Downtown Development Authority is the governing body of the Wyoming Downtown Development District and as such shall have the authority to authorize the levy and collection of taxes, authorize the acquisition and disposal of interest in real and personal property, authorize the creation and implementation of development plans in the District, to promote economic growth, authorize the issuance of bonds and other evidences of indebtedness, to authorize the use of tax increment financing, and other such powers as provided under Public Act 197.

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Terms
The term of office shall be determined by the City Council.

Compensation
None
RESOLUTION NO. 18771

RESOLUTION OF INTENT CALLING A HEARING REGARDING
ESTABLISHMENT OF A DOWNTOWN DEVELOPMENT AUTHORITY
AND DESIGNATION OF A DOWNTOWN DISTRICT

WHEREAS, the City of Wyoming, County of Kent, Michigan (the "City") is authorized by
the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), to create a
downtown development authority, and

WHEREAS, it is necessary, for the best interests of the public, to halt property value
deterioration and increase property tax valuation where possible in the business district of the
City, to eliminate the causes of such deterioration, and to promote economic growth, and

WHEREAS, a proposed ordinance designating a downtown district and incorporating a
downtown development authority pursuant to Act 197 has been presented to the City Council,
and

WHEREAS, it is necessary to conduct a public hearing in connection with the consideration
of such proposed ordinance as required by Act 197, now, therefore,

BE IT RESOLVED THAT:

1. The City Council determines that it is necessary for the best interests of the public to
create a downtown development authority pursuant to Act 197 in order to halt property value
deterioration and increase property tax valuation where possible in the business district of the
City, to eliminate the causes of such deterioration, and to promote economic growth, and the City
Council hereby declares its intention to create and provide for the operation of a downtown
development authority pursuant to Act 197.

2. The downtown district subject to the jurisdiction of the downtown development authority
as provided in Act 197 is hereby tentatively designated to be as set forth in Exhibit A attached
hereto and made part hereof.

3. There shall be a public hearing on the 21st day of September, 1998, at 7:01 o'clock
p.m. in the City Council Chambers at City Hall to consider adoption by the City Council of an
ordinance creating a downtown development authority, designating the downtown district, and
setting out certain procedures in connection therewith.
4. The City Clerk shall cause notice of said public hearing to be published in the Wyoming Advance, a newspaper of general circulation in the City, twice before the public hearing. The notice shall be published not less than 20 or more than 40 days before the date set for the public hearing. The notice shall be published as a display advertisement prominent in size. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days prior to the hearing to all property taxpayers of record in the proposed downtown district as shown by the most recent tax roll of the City and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. The Clerk also shall post, or cause the posting of, the notice in at least 20 conspicuous and public places in the proposed downtown district not less than 20 days before the hearing.

5. The notice of the hearing shall be in substantially the following form:
NOTICE OF PUBLIC HEARING

CITY OF WYOMING
County of Kent, Michigan

ON THE FORMATION OF A DOWNTOWN DEVELOPMENT AUTHORITY
AND DESIGNATION OF DOWNTOWN DISTRICT BOUNDARIES

TO ALL INTERESTED PERSONS IN THE CITY OF WYOMING:

PLEASE TAKE NOTICE that the City Council of the City of Wyoming, County of Kent, Michigan, will hold a public hearing on the ___ day of __________, 1998, at __ o'clock p.m., in the City Hall, 1155 - 28th Street, S.W., Wyoming, Michigan, to consider the adoption of an ordinance establishing a downtown development authority for the City of Wyoming and designating the boundaries of a downtown district in connection therewith, pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

PROPOSED BOUNDARIES

The boundaries of the proposed downtown district within which the downtown development authority shall exercise its powers are as follows:

Commencing on the east at Division Avenue, thence northwest along the Penn-Central Railroad right-of-way, to Buchanan Avenue, thence south to Terminal Street, thence west to Clyde Park Avenue, thence westward along a line meandering between 150 feet and 600 feet from 28th Street to Byron Center Avenue, thence southward along Byron Center Avenue to a point located 515 feet south of 28th Street, thence eastward in a meandering line located 150 to 900 feet from 28th Street to Division Avenue, thence northward to 28th Street. Area includes mostly parcels zoned B-1, B-2 and B-3 Business or RO-1, Restricted Office. Some additional parcels zoned R-2, Single Family Residential and R-4, Low Density Multiple Family Residential and I-1, Light Industrial are included where necessary to create a logical boundary for the district.

At the public hearing, all citizens, taxpayers and property owners of the City of Wyoming desiring to address the City Council shall be afforded an opportunity to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district.

FURTHER INFORMATION may be obtained from the City Assessor's Department.

This notice is given by order of the City Council of the City of Wyoming, County of Kent, Michigan.

NANCY M. GIAR
Wyoming City Clerk
6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Councilmember ________Peuler_________ moved, seconded by Councilmember ________Sheets________, that the above Resolution be adopted.

Motion carried: ________ Yeas, ________ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Wyoming, Michigan, at a ________regular________ session held on the ________17th______ day of ________August________, 1998.

[Signature]

NANCY M. GIAR
Wyoming City Clerk

Attachment: Exhibit A

RESOLUTION NO. 18771
I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Wyoming, County of Kent, State of Michigan, at a meeting held on August 17, 1998, 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, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

[Nancy M. Giar]
Wyoming City Clerk
ORDINANCE NO. 26-98

AN ORDINANCE TO ADD SECTIONS 2-210 THROUGH 2-216
TO THE CODE OF THE CITY OF WYOMING
TO CREATE A DOWNTOWN DEVELOPMENT AUTHORITY
AND TO DESIGNATE BOUNDARIES OF THE DOWNTOWN
DEVELOPMENT DISTRICT

THE CITY OF WYOMING ORDAINS:

Section 1. That Sections 2-210 through 2-216 are hereby added
to the Code of the City of Wyoming to read as follows:

DOWNTOWN DEVELOPMENT AUTHORITY

Sec. 2-210. DETERMINATION OF NECESSITY. The City Council
hereby determines that it is necessary for the best interests of
the public to create a public body corporate which shall operate
to halt property value deterioration, eliminate the causes of that
deterioration, increase property tax valuation where possible in
the business district of the City, and promote economic growth,
pursuant to Act 197 of the Public Acts of Michigan, 1975, as
amended.

Sec. 2-211. DEFINITIONS. The terms used in this ordinance
shall have the same meaning as given to them in Act 197 or as
hereinafter provided. As used in this ordinance:

"Authority" means the Downtown Development Authority of
the City of Wyoming created by this ordinance.

"Act 197" means Act No. 197 of the Public Acts of
Michigan of 1975, as amended.
"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City.

"City" means the City of Wyoming, Michigan.

"Council" or "City Council" means the City Council of the City.

"Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

Sec. 2-212. CREATION OF DOWNTOWN DEVELOPMENT AUTHORITY. There is hereby created, pursuant to Act 197, a Downtown Development Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under the title "Downtown Development Authority of the City of Wyoming". 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 purposes of its incorporation as provided by this ordinance and Act 197. The enumeration of powers in this ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

Sec. 2-213. TERMINATION. Upon completion of its purposes, the Authority may be dissolved by the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

Sec. 2-214. DESCRIPTION OF DOWNTOWN DISTRICT. The Downtown District shall consist of the territory in the City described in Exhibit A, attached hereto and made a part hereof, subject to such
changes as may hereinafter be made pursuant to this ordinance and Act 197.

Sec. 2-215. BOARD OF DIRECTORS. The Authority shall be under the supervision and control of the Board. The Board shall consist of 9 members including the Chief Executive Officer of the City, who shall be appointed and serve in accordance with Act 197. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt Bylaws governing its procedures subject to the approval of the City Council.

Sec. 2-216. POWERS OF AUTHORITY. Except as specifically otherwise provided in this ordinance, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

Sec. 2-217. FISCAL YEAR; BUDGET.

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

(b) The Board shall prepare annually a budget and shall submit it to the City Council for approval. 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 Council.
Section 2. This ordinance shall be in full force and effect on the 5th day of January, 1999.

I hereby certify that the above-entitled Ordinance was adopted by the City of Wyoming at a regular session of the City Council held on the 21st day of December, 1998.

[Signature]
NANCY M. QIAK
Wyoming City Clerk
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF WYOMING

BYLAWS

ARTICLE I

BOARD OF DIRECTORS

Section 1. The business and property of the authority shall be managed and directed by the board of directors, consisting of all of the members of which who shall serve terms as provided in the ordinance creating the authority.

Section 2. The fiscal year of the authority shall begin on July 1 of each year and end on the next succeeding June 30. The board annually at its first regular meeting in January shall elect a chairman, vice-chairman, secretary and treasurer. The treasurer does not need to be a member of the board to serve in this office. The officers so elected shall be for a term of one (1) year or any part thereof as may be determined, and until a successor is designated. No term of office created under this section shall extend beyond the term of the member designated.

Section 3. The board may employ and fix the compensation of a Director, subject to the approval of the Council. The Director shall not be a member of the board. The board may employ a deputy secretary and deputy treasurer who need not be members of the board and, subject to the approval of the Council, may fix the compensation of the deputy secretary and deputy treasurer. The Director, deputy secretary and deputy treasurer shall serve at the pleasure of the board for no definite term of office. The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

Section 4. The board may exercise all powers provided by Act 197, Public Acts of Michigan, 1975, as amended, or otherwise by law including those bestowed by the ordinance establishing the authority.

Section 5. The board shall have the power to engage and employ such manual, clerical, technical, financial and professional assistants as in its judgment may be necessary and is incidental to carry out the purposes of the authority.

Section 6. The board may adopt an official seal.

Section 7. The board shall cause an annual audit of its business to be made and the result thereof shall be submitted to the Council.
ARTICLE II

MEETINGS

Section 1. Meetings of the board shall be held in accordance with the provisions of the Michigan Open Meetings Act, being Act 267 of the Public Acts of Michigan, 1976, as amended, and shall be held in the City of Wyoming, Michigan.

Section 2. Regular meetings of the board shall be held at ___8___ o'clock, a.m. on ___1st Tuesdays monthly__.

Section 3. Special meetings shall be held whenever called by direction of the chairman, Director, or any two (2) members of the board on eighteen (18) hours' written notice of the time and place of meeting. A waiver of notice in writing signed by a member entitled to such notice, whether before or after the time of the meeting, shall be deemed the equivalent to the giving of such notice.

Section 4. A majority vote of the members of the board shall be necessary for the transaction of any and all business or the passage of any resolution.

Section 5. At meetings of the board, business shall be transacted in such order as from time to time the board may determine.

ARTICLE III

OFFICIALS

Section 1. The chairman shall preside at meetings of the board and shall do and perform such other duties as may be from time to time assigned by the board. The vice chairman shall perform the duties of the chairman in the chairman's absence and such other duties as shall from time to time be assigned by the board.

Section 2. (1) if a Director is appointed, then the Director shall be the chief executive officer of the authority. Before entering upon the duties of his office, the Director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the penal sum determined in the ordinance establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the City Clerk. The premium on the bond shall be deemed an operating expense of the authority, payable from funds available to the authority for expenses of operation. Subject to the approval of the board, the Director shall supervise, and be responsible for,
the preparation of plans and the performance of the functions of the authority in the manner authorized by law. The Director shall attend the meetings of the board, and shall render to the board and to the Council a regular report covering the activities and financial condition of the authority. If the Director is absent or disabled, the board may designate a qualified person as Acting Director to perform the duties of the office. Before entering upon the duties of the office, the Acting Director shall take and subscribe to the oath, and furnish bond, as required of the Director. The Director shall furnish the board with information or reports governing the operation of the authority as the board may require from time to time.

(2) The Director annually shall prepare and submit for the approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget of the authority except those funds authorized by law and by the Council.

Section 3. The secretary shall maintain custody of the official seal and of records, books, documents, or other papers of the authority not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings, and shall perform such other duties delegated by the board. The deputy secretary shall carry out such duties as are assigned by the secretary or the board.

Section 4. The treasurer shall keep the financial records of the authority and, together with the Director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated by the board and shall furnish bond in an amount as prescribed by the board. The deputy treasurer shall carry out such duties as are assigned by the treasurer or the board.

Section 5. All checks shall be signed by the treasurer and countersigned by either the chairman or the secretary, except as otherwise provided by the board.

ARTICLE IV

BYLAWS

Section 1. The board shall have power to make, alter or amend the bylaws in whole or in part, to be effective upon approval of the Council. Written copies of the proposed changes shall be delivered to the board prior to submission for approval at the next preceding regular or special meeting of the board.
Section 2. These bylaws shall become effective upon approval of the City Council of the City of Wyoming. Until such approval the bylaws shall be temporary bylaws for the authority.

Adopted February 4, 1999

Signature
Secretary

Approved by the City Council of the City of Wyoming on 2-15-1999

Signature
City Clerk
RESOLUTION NO. 18771

RESOLUTION OF INTENT CALLING A HEARING REGARDING
ESTABLISHMENT OF A DOWNTOWN DEVELOPMENT AUTHORITY
AND DESIGNATION OF A DOWNTOWN DISTRICT

WHEREAS, the City of Wyoming, County of Kent, Michigan (the "City") is authorized by
the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), to create a
downtown development authority, and

WHEREAS, it is necessary, for the best interests of the public, to halt property value
deterioration and increase property tax valuation where possible in the business district of the
City, to eliminate the causes of such deterioration, and to promote economic growth, and

WHEREAS, a proposed ordinance designating a downtown district and incorporating a
downtown development authority pursuant to Act 197 has been presented to the City Council,
and

WHEREAS, it is necessary to conduct a public hearing in connection with the consideration
of such proposed ordinance as required by Act 197, now, therefore,

BE IT RESOLVED THAT:

1. The City Council determines that it is necessary for the best interests of the public to
create a downtown development authority pursuant to Act 197 in order to halt property value
deterioration and increase property tax valuation where possible in the business district of the
City, to eliminate the causes of such deterioration, and to promote economic growth, and the City
Council hereby declares its intention to create and provide for the operation of a downtown
development authority pursuant to Act 197.

2. The downtown district subject to the jurisdiction of the downtown development authority
as provided in Act 197 is hereby tentatively designated to be as set forth in Exhibit A attached
hereto and made part hereof.

3. There shall be a public hearing on the 21st day of September, 1998, at 7:01 o’clock
p.m. in the City Council Chambers at City Hall to consider adoption by the City Council of an
ordinance creating a downtown development authority, designating the downtown district, and
setting out certain procedures in connection therewith.
4. The City Clerk shall cause notice of said public hearing to be published in the Wyoming Advance, a newspaper of general circulation in the City, twice before the public hearing. The notice shall be published not less than 20 or more than 40 days before the date set for the public hearing. The notice shall be published as a display advertisement prominent in size. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days prior to the hearing to all property taxpayers of record in the proposed downtown district as shown by the most recent tax roll of the City and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. The Clerk also shall post, or cause the posting of, the notice in at least 20 conspicuous and public places in the proposed downtown district not less than 20 days before the hearing.

5. The notice of the hearing shall be in substantially the following form:
NOTICE OF PUBLIC HEARING

CITY OF WYOMING
County of Kent, Michigan

ON THE FORMATION OF A DOWNTOWN DEVELOPMENT AUTHORITY
AND DESIGNATION OF DOWNTOWN DISTRICT BOUNDARIES

TO ALL INTERESTED PERSONS IN THE CITY OF WYOMING:

PLEASE TAKE NOTICE that the City Council of the City of Wyoming, County of Kent, Michigan, will hold a public hearing on the ____ day of ______________, 1998, at __ o’clock p.m., in the City Hall, 1155 - 28th Street, S.W., Wyoming, Michigan, to consider the adoption of an ordinance establishing a downtown development authority for the City of Wyoming and designating the boundaries of a downtown district in connection therewith, pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

PROPOSED BOUNDARIES

The boundaries of the proposed downtown district within which the downtown development authority shall exercise its powers are as follows:

Commencing on the east at Division Avenue, thence northwest along the Penn-Central Railroad right-of-way, to Buchanan Avenue, thence south to Terminal Street, thence west to Clyde Park Avenue, thence westward along a line meandering between 150 feet and 600 feet from 28th Street to Byron Center Avenue, thence southward along Byron Center Avenue to a point located 515 feet south of 28th Street, thence eastward in a meandering line located 150 to 900 feet from 28th Street to Division Avenue, thence northward to 28th Street. Area includes mostly parcels zoned B-1, B-2 and B-3 Business or RO-1, Restricted Office. Some additional parcels zoned R-2, Single Family Residential and R-4, Low Density Multiple Family Residential and I-1, Light Industrial are included where necessary to create a logical boundary for the district.

At the public hearing, all citizens, taxpayers and property owners of the City of Wyoming desiring to address the City Council shall be afforded an opportunity to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district.

FURTHER INFORMATION may be obtained from the City Assessor’s Department.

This notice is given by order of the City Council of the City of Wyoming, County of Kent, Michigan.

NANCY M. GIAR
Wyoming City Clerk
6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Councilmember Peuler moved, seconded by Councilmember Sheets, that the above Resolution be adopted.

Motion carried: 7 Yeas, 0 Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Wyoming, Michigan, at a regular session held on the 17th day of August, 1998.

NANCY M. GIAR
Wyoming City Clerk

Attachment: Exhibit A
I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Wyoming, County of Kent, State of Michigan, at a meeting held on August 17, 1998, 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, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

NANCY M. GIAR
Wyoming City Clerk
ORDINANCE NO. 26-98

AN ORDINANCE TO ADD SECTIONS 2-210 THROUGH 2-216 TO THE CODE OF THE CITY OF WYOMING TO CREATE A DOWNTOWN DEVELOPMENT AUTHORITY AND TO DESIGNATE BOUNDARIES OF THE DOWNTOWN DEVELOPMENT DISTRICT

THE CITY OF WYOMING ORDAINS:

Section 1. That Sections 2-210 through 2-216 are hereby added to the Code of the City of Wyoming to read as follows:

DOWNTOWN DEVELOPMENT AUTHORITY

Sec. 2-210. DETERMINATION OF NECESsSITY. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the City, and promote economic growth, pursuant to Act 197 of the Public Acts of Michigan, 1975, as amended.

Sec. 2-211. DEFINITIONS. The terms used in this ordinance shall have the same meaning as given to them in Act 197 or as hereinafter provided. As used in this ordinance:

"Authority" means the Downtown Development Authority of the City of Wyoming created by this ordinance.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City.

"City" means the City of Wyoming, Michigan.

"Council" or "City Council" means the City Council of the City.

"Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

Sec. 2-212. CREATION OF DOWNTOWN DEVELOPMENT AUTHORITY. There is hereby created, pursuant to Act 197, a Downtown Development Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under the title "Downtown Development Authority of the City of Wyoming". 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 purposes of its incorporation as provided by this ordinance and Act 197. The enumeration of powers in this ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

Sec. 2-213. TERMINATION. Upon completion of its purposes, the Authority may be dissolved by the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

Sec. 2-214. DESCRIPTION OF DOWNTOWN DISTRICT. The Downtown District shall consist of the territory in the City described in Exhibit A, attached hereto and made a part hereof, subject to such
changes as may hereinafter be made pursuant to this ordinance and Act 197.

Sec. 2-215. BOARD OF DIRECTORS. The Authority shall be under the supervision and control of the Board. The Board shall consist of 9 members including the Chief Executive Officer of the City, who shall be appointed and serve in accordance with Act 197. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt Bylaws governing its procedures subject to the approval of the City Council.

Sec. 2-216. POWERS OF AUTHORITY. Except as specifically otherwise provided in this ordinance, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

Sec. 2-217. FISCAL YEAR; BUDGET.

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

(b) The Board shall prepare annually a budget and shall submit it to the City Council for approval. 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 Council.
Section 2. This ordinance shall be in full force and effect on the __5th____ day of __January______, 1999.

I hereby certify that the above-entitled Ordinance was adopted by the City of Wyoming at a ______ regular ______ session of the City Council held on the __21st____ day of December ______, 1998.

[Signed]

NANCY M. O'NEAR
Wyoming City Clerk
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF WYOMING

BYLAWS

ARTICLE I

BOARD OF DIRECTORS

Section 1. The business and property of the authority shall be managed and directed by the board of directors, consisting of all of the members of which who shall serve terms as provided in the ordinance creating the authority.

Section 2. The fiscal year of the authority shall begin on July 1 of each year and end on the next succeeding June 30. The board annually at its first regular meeting in January shall elect a chairman, vice-chairman, secretary and treasurer. The treasurer does not need to be a member of the board to serve in this office. The officers so elected shall be for a term of one (1) year or any part thereof as may be determined, and until a successor is designated. No term of office created under this section shall extend beyond the term of the member designated.

Section 3. The board may employ and fix the compensation of a Director, subject to the approval of the Council. The Director shall not be a member of the board. The board may employ a deputy secretary and deputy treasurer who need not be members of the board and, subject to the approval of the Council, may fix the compensation of the deputy secretary and deputy treasurer. The Director, deputy secretary and deputy treasurer shall serve at the pleasure of the board for no definite term of office. The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

Section 4. The board may exercise all powers provided by Act 197, Public Acts of Michigan, 1975, as amended, or otherwise by law including those bestowed by the ordinance establishing the authority.

Section 5. The board shall have the power to engage and employ such manual, clerical, technical, financial and professional assistants as in its judgment may be necessary and is incidental to carry out the purposes of the authority.

Section 6. The board may adopt an official seal.

Section 7. The board shall cause an annual audit of its business to be made and the result thereof shall be submitted to the Council.
ARTICLE II
MEETINGS

Section 1. Meetings of the board shall be held in accordance with the provisions of the Michigan Open Meetings Act, being Act 267 of the Public Acts of Michigan, 1976, as amended, and shall be held in the City of Wyoming, Michigan.

Section 2. Regular meetings of the board shall be held at ___ o'clock, a.m. on ___ Tuesdays monthly__.

Section 3. Special meetings shall be held whenever called by direction of the chairman, Director, or any two (2) members of the board on eighteen (18) hours' written notice of the time and place of meeting. A waiver of notice in writing signed by a member entitled to such notice, whether before or after the time of the meeting, shall be deemed the equivalent to the giving of such notice.

Section 4. A majority vote of the members of the board shall be necessary for the transaction of any and all business or the passage of any resolution.

Section 5. At meetings of the board, business shall be transacted in such order as from time to time the board may determine.

ARTICLE III
OFFICIALS

Section 1. The chairman shall preside at meetings of the board and shall do and perform such other duties as may be from time to time assigned by the board. The vice chairman shall perform the duties of the chairman in the chairman's absence and such other duties as shall from time to time be assigned by the board.

Section 2. (1) If a Director is appointed, then the Director shall be the chief executive officer of the authority. Before entering upon the duties of his office, the Director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the penal sum determined in the ordinance establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the City Clerk. The premium on the bond shall be deemed an operating expense of the authority, payable from funds available to the authority for expenses of operation. Subject to the approval of the board, the Director shall supervise, and be responsible for,
the preparation of plans and the performance of the functions of the authority in the manner authorized by law. The Director shall attend the meetings of the board, and shall render to the board and to the Council a regular report covering the activities and financial condition of the authority. If the Director is absent or disabled, the board may designate a qualified person as Acting Director to perform the duties of the office. Before entering upon the duties of the office, the Acting Director shall take and subscribe to the oath, and furnish bond, as required of the Director. The Director shall furnish the board with information or reports governing the operation of the authority as the board may require from time to time.

(2) The Director annually shall prepare and submit for the approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget of the authority except those funds authorized by law and by the Council.

Section 3. The secretary shall maintain custody of the official seal and of records, books, documents, or other papers of the authority not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings, and shall perform such other duties delegated by the board. The deputy secretary shall carry out such duties as are assigned by the secretary or the board.

Section 4. The treasurer shall keep the financial records of the authority and, together with the Director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated by the board and shall furnish bond in an amount as prescribed by the board. The deputy treasurer shall carry out such duties as are assigned by the treasurer or the board.

Section 5. All checks shall be signed by the treasurer and countersigned by either the chairman or the secretary, except as otherwise provided by the board.

ARTICLE IV

BYLAWS

Section 1. The board shall have power to make, alter or amend the bylaws in whole or in part, to be effective upon approval of the Council. Written copies of the proposed changes shall be delivered to the board prior to submission for approval at the next preceding regular or special meeting of the board.
Section 2. These bylaws shall become effective upon approval of the City Council of the City of Wyoming. Until such approval the bylaws shall be temporary bylaws for the authority.

Adopted February 4, 1999

[Signature]
Secretary

Approved by the City Council of the City of Wyoming on 2-15, 1999

[Signature]
City Clerk