

CITY OF SOUTH HAVEN  
COUNTIES OF VAN BUREN AND ALLEGAN, MICHIGAN

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RESOLUTION NO. 2000- 01

A RESOLUTION APPROVING A FIRST AMEND-  
MENT TO THE DEVELOPMENT PLAN AND TAX  
INCREMENT FINANCING PLAN OF THE LOCAL  
DEVELOPMENT FINANCE AUTHORITY DISTRICT  
NUMBER ONE

Minutes of a regular meeting of the City of South Haven, Allegan and Van Buren Counties, State of Michigan, held in the City Hall, 539 Phoenix Street, South Haven, Michigan, on January 3, 2000, at 7:30 p.m., local time.

Present: Adler, Fanger, Lewis, McClendon, Nixon, Thaler and Mills

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Absent: None

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The following preamble and resolution were offered by Council Member Adler and supported by Council Member McClendon.

WHEREAS, pursuant to Act No. 281 of the Public Acts of Michigan, 1986, as amended (the "Act"), the City of South Haven did, on June 19, 1989, by Resolution No. 89-33, create and establish the City of South Haven Local Development Finance Authority (the "LDFA"); and

WHEREAS, by Resolution No. 90-23, the City adopted the LDFA Development Plan and Tax Increment Financing Plan Industrial Park Improvement Project on April 16, 1990; and

WHEREAS, in compliance with the provisions of the Act, the LDFA has prepared the LDFA's First Amendment to City of South Haven Local Development Finance Authority District One Development Plan and Tax Increment Financing Plan Industrial Park Improvement Project (the "First Amendment to Plan"); and

WHEREAS, attached to this Resolution as Exhibit A, and incorporated by reference, is the First Amendment to Plan which has been recommended to the City Council by the LDFA Board; and,

WHEREAS, the First Amendment to Plan constitutes a public purpose; and,

WHEREAS the changes to the development plan contained in the First Amendment to Plan meet the requirements set forth in section 15(2) of the Act, and the changes to the tax increment financing plan contained in the First Amendment to Plan meet the requirements set forth in section 12(1), (2), and (3) of the Act.

WHEREAS, the proposed method of financing the public facilities is feasible and the authority has the ability to arrange the financing; and,

WHEREAS, the development is reasonable and necessary to carry out the purposes of the Act; and,

WHEREAS, the amount of captured assessed value estimated to result from adoption of the plan is reasonable; and,

WHEREAS, the land to be acquired under the development plan is reasonably necessary to carry out the purposes of the Act; and,

WHEREAS, the development plan is in reasonable accord with the approved master plan of the municipality; and,

WHEREAS, public services are adequate to serve the property; and

WHEREAS, changes to zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City of South Haven.

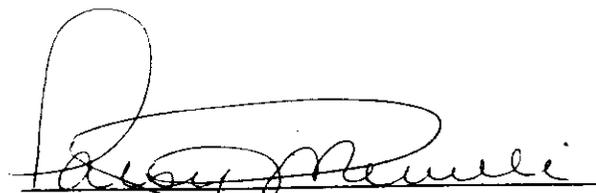
NOW, THEREFORE, BE IT RESOLVED THAT:

1. The First Amendment to Plan, attached and marked as Exhibit A, is hereby approved by the South Haven City Council.

AYES: Adler, Fanger, Lewis, McClendon, Nixon, Thaler and Mills

NAYS: None

RESOLUTION DECLARED ADOPTED.

  
Patsy J. Neville, City Clerk

**CERTIFICATION**

STATE OF MICHIGAN )  
 ) ss.  
COUNTIES OF ALLEGAN AND VAN BUREN )

I, Patsy J. Neville, the duly qualified and acting Clerk of the City of South Haven, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council at a meeting held on January 3, 2000, the original of which is on file in the office of the City Clerk. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereto affixed my official signature this January 3, 2000.

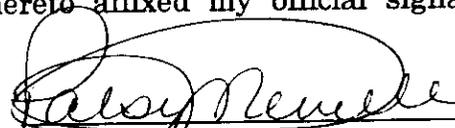
  
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Patsy J. Neville, City Clerk

EXHIBIT A

FIRST AMENDMENT TO  
CITY OF SOUTH HAVEN  
LOCAL DEVELOPMENT FINANCE AUTHORITY

DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN  
INDUSTRIAL PARK IMPROVEMENT PROJECT

The Local Development Finance Authority of the City of South Haven (the "Authority") hereby amends its Development Plan and Tax Increment Financing Plan Industrial Park Improvement Project (the "Original Plan") which was approved by the City Council of the City of South Haven, Michigan (the "City") pursuant to the provisions of Act 281, Public Acts of Michigan, 1986, as amended ("Act 281") and also pursuant to Resolution No. 90-23 enacted by the City Council on April 16, 1990.

This First Amendment to the Development Plan and Tax Increment Financing Plan (the "First Amendment") was adopted by the Authority on December 6, 1999 and approved by the City Council on January 3, 2000, by Resolution No. \_\_\_\_\_.

References herein to the "Plan" shall mean the Original Plan as amended by this First Amendment.

Section 1: Section I.C. of the Plan, entitled, "Overview of the Development," is amended to add additional projects to be undertaken by the Local Development Finance Authority (the "Additional Public Facilities"). These projects are in addition to those identified in the Original Plan.

"The additional projects can be summarized as follows:

- a) Environmental Improvements.
  - Environmental clean up of contaminated sites.
- b) Infrastructure Improvement
  - New landscaping to improve the industrial park appearance.
  - Property acquisition and development of land for industrial growth purposes.
  - Construct and repair utilities, sanitary and storm drainage systems which service the district.
  - Provide roadway access and utilities to sites including, but not limited to, rehabilitated industrial land.
  - Industry retention and attraction program costs."

Section 2: Section II.D. of the Plan is amended to add Additional Public Facilities to be acquired:

“1. Environmental clean up of contaminated sites. These facilities improvements include, but are not limited to the following: Soil and ground water investigation, preparation of reports, baseline environmental assessments and other assessments, plans, work plans, due care plans and compliance analyses or any other analysis, remediation of soil and groundwater, capping, engineering, and other professional fees and any other response activities which the LDFA Board deems necessary for adequate environmental cleanup of contaminated sites.

2. Landscaping. These facilities improvements will involve the installation of new landscaping within the public right-of-way to improve the industrial park appearance. These improvements will include, but not be limited to, removal of old sod, plantings, debris, soil and other material; installation of irrigation; landscaping, including, but not limited to, the installation of grass, trees, other plantings, and other decorative items; installation of benches, trash receptacles, lighting, signage, banners, dumpster enclosures, tree grates, etc.; engineering, and other professional fees; and any other items which the LDFA Board determines necessary or incidental for landscaping improvements.

3. Property acquisition and development of land for industrial growth purposes. These facilities improvements include, but are not limited to the acquisition of land, rights of way and easements; the demolition or rehabilitation of existing structures; clearing of the site; grading and other site preparation; engineering, and other professional fees; and any other items which the LDFA Board determines necessary or incidental to prepare sites for industrial development.

4. Construct and repair utilities, sanitary and storm drainage systems which service the district. These facilities improvements include but are not limited to, acquisition of property, easements and rights-of-way; site work, trenching and excavating; alteration of the roadway, parking lots or other structures, improvements or utilities impacted by the improvements; installation of drains, pipes, cables, utility poles, utility lines; rerouting or burying of utility lines; restoration of streets, parking lots and landscaping; engineering, and other professional fees; and any other items which the LDFA Board determines necessary or incidental for the construction or repair of utilities and sanitary or storm drainage systems which service the district.

5. Provide roadway access and utilities to industrial sites, including rehabilitated industrial land. These facilities improvement include, but are not limited to utilities improvements identified above;

acquisition of land, rights of way and easements; demolition of existing structures and clearing the right of way of other obstacles; grading and other site preparation; the construction of new streets and service drives; installation of the road bed and bituminous paving; installation of curb, gutter and sidewalks; installation of signage and traffic control devices; installation of streetscape improvements; engineering, and other professional fees; and such other improvements as the LDFA Board deems to be necessary or incidental to the to the construction of streets and utilities.”

Section 3: Section II.E. is amended to add the following description of the Additional Public Facilities:

“The Additional Public Facilities are all located within the Authority District, except for the St. Joseph Storm and Sanitary Sewer improvements, part of which will connect the Authority District to the sewer outlets. The extent of the Additional Public Facilities is described in Section II.D. above. The estimated cost of the Additional Public Facilities and estimates of the time required for completion are shown on Exhibit A. The additional public facilities shall include all costs necessary and incidental to the acquisition or construction of the additional public facilities. The costs of the additional public facilities will include all architect’s, engineer’s, legal and accounting fees.”

Section 4: Section II.F. is amended to add the following description of the statement of construction or stages of construction planned and the estimated time of completion of each stage.

“The construction stages and times of completion are shown on Exhibit A.”

Section 5: Section II.H. is amended to add the following description of desired zoning changes and changes in streets, street levels, intersections and utilities regarding the Additional Public Facilities:

“Zoning: No zoning changes are required for the Additional Public Facilities.

Streets: The additional public improvements contemplate the resurfacing of St. Joseph Street after storm and sanitary sewer upgrades. Drives and access roads will be constructed for the National Motors site and other sites as needed.

Utilities: Storm and sanitary sewer upgrades are planned for St. Joseph Street, construction of utilities for various sites is planned as well as storm sewer improvements.”

Section 6: Section II.I. is amended to add an estimate of the costs of the Additional Public Facilities, a statement of the proposed method of financing the Additional Public Facilities, and the ability of the Authority to arrange the financing.

“An estimate of the costs of the Additional Public Facilities are set forth on Exhibit A. The methods of financing shall remain the same as those identified in the original plan. The Authority’s ability to finance the Additional Public Facilities is demonstrated by the estimate of tax increment revenues shown in Section 8.”

Section 7: Section III.B. is amended to add the estimate of captured assessed values for each year covered by this Amendment.

	1989 Initial Assessed Value (Adjusted)	Plan Year Assessed/ Taxable Value	Captured Assessed/ Taxable Value	Tax Increment Revenue	Cumulative Revenue
	11,065,250				
PLAN YEAR					
(1) 1990		12,428,600	1,363,350	71,686	71,686
(2) 1991		12,631,100	1,565,850	63,151	134,837
(3) 1992		14,159,800	3,094,550	101,815	236,652
(4) 1993		14,575,000	3,509,750	104,979	341,631
(5) 1994		17,400,560	6,335,310	190,051	531,682
(6) 1995		22,202,200	11,136,950	157,327	689,009
(7) 1996		22,291,716	11,226,466	155,484	844,493
(8) 1997		20,219,072	9,153,822	116,282	960,775
(9) 1998		21,216,537	10,151,287	140,271	1,101,046
(10) 1999		25,278,951	14,213,701	202,415	1,303,461
(11) 2000		25,555,689	14,490,439	206,528	1,509,989
(12) 2001		25,840,729	14,775,479	210,764	1,720,753
(13) 2002		26,134,320	15,069,070	215,127	1,935,880
(14) 2003		26,436,719	15,371,469	219,621	2,155,501
(15) 2004		26,748,190	15,682,940	224,250	2,379,751
(16) 2005		27,069,005	16,003,755	229,018	2,608,769
(17) 2006		27,399,444	16,334,194	233,928	2,842,697
(18) 2007		27,739,797	16,674,547	238,986	3,018,683
(19) 2008		28,090,360	17,025,110	244,196	3,325,879

(20) 2009		28,451,440	17,386,190	249,562	3,575,441
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Section 8: Section III.C. is amended to add the estimate of tax increment revenues for each year covered by this amendment.

Plan Year	Captured Value	Millage	Actual/Estimated Tax Increment Revenues
1999	14,213,701	10.8 - 21.7	202,415
2000	14,490,439	10.8 - 21.7	206,528
2001	14,775,479	10.8 - 21.7	210,764
2002	15,069,070	10.8 - 21.7	215,127
2003	15,371,469	10.8 - 21.7	219,621
2004	15,682,940	10.8 - 21.7	224,250
2005	16,003,755	10.8 - 21.7	229,018
2006	16,334,194	10.8 - 21.7	233,928
2007	16,674,547	10.8 - 21.7	238,986
2008	17,025,110	10.8 - 21.7	244,196
2009	17,386,190	10.8 - 21.7	249,562

Section 9: Section III.H. is amended in its entirety to read as follows:

“H. Duration of the development plan and tax increment plan.  
Section 12(2)(h).”

The Development Plan and Tax Increment Financing Plan shall remain in effect until all development has been completed. In any event, the Plan will terminate on December 31, 2010; provided, however, the Authority may amend or alter the Plans to the extent to do so is permitted by the Articles of Incorporation and the Act.”

Section 10: Section III.I. is amended in its entirety to read as follows:

“I. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located. Section 12(2)(i).”

Since the finance plan is dependent on new values to be created, the taxing jurisdictions would continue to receive their prorated taxes from the current base year of 1989 values. This plan provides for the use of all of the tax increment revenues captured by the Authority. The amount of the estimated tax increment revenues from each of the taxing jurisdictions is as follows:

<u>Year</u>	<u>City of South Haven</u>	<u>Van Buren County</u>
2000	144,404	62,124
2001	147,366	63,398
2002	150,417	64,710
2003	153,559	66,062
2004	156,796	67,454
2005	160,129	68,889
2006	163,562	70,366
2007	167,099	71,887
2008	170,742	73,454
2009	174,494	75,068

Section 11: Section III.J. is amended in its entirety to read as follows:

J. A legal description of the "eligible property" to which the tax increment financing plan applies. Section 12(1)(i).

("Eligible property" means land improvements, buildings, structures, and other real property, and machinery, equipment, furniture, and fixtures, or any part or accessory thereof whether completed or in the process of construction comprising an integrated whole, located within an authority district, of which the primary purpose and use is 1 of the following: (i) The manufacture of goods or materials or the processing of goods or materials by physical or chemical change. (ii) Agricultural processing. (iii) A high technology activity that has as its primary purpose research, produce development, engineering, laboratory testing, or development of industrial technology. This subparagraph applies only to eligible property for which a tax increment financing plan or development plan is adopted and bonds are issued under this act before January 1, 1993.)

A legal description of the eligible property to which the tax increment financing plan applies is attached as Exhibit B.

Section 12: Except as provided above, the LDFA Development Plan and Tax Increment Financing Plan Industrial Park Improvement Project originally approved on April 16, 1990 is ratified and confirmed.

**EXHIBIT A**

Additional Public Facilities	Estimated Time of Completion	Estimated Cost
1. Environmental clean up of contaminated sites a) National Motors site b) Other areas as needed	2002-2004	\$ 200,000
2. Landscaping	2000-2010	\$ 130,000
3. Property acquisition and development of land for industrial growth purposes	2000-2010	\$1,200,000
4. Construct and repair utilities, sanitary and storm drainage systems a) St. Joseph Street b) Other areas as needed	2007-2009 2000-2010	\$2,000,000
5. Provide roadway access a) National Motors site b) Other areas as needed	2004 2000-2010	\$ 700,000

EXHIBIT B

BEGINNING AT THE CENTER MONUMENT FOR SECTION 15, T1S, R17W, THENCE NORTH 479.32 FT., THENCE EAST 880.69 FT., THENCE NORTH 300 FT., THENCE EAST 223 FT., THENCE NORTH 154 FT., THENCE EAST 162.6 FT TO M-140 WESTERLY RIGHT-OF-WAY LINE, THENCE NORTH 65.9 FT., THENCE WEST 175.6 FT., THENCE NORTH 108.34 FT., THENCE WEST 396.69 FT., THENCE NORTH 210 FT., THENCE WEST 694.08 FT., THENCE NORTH 1317.38 FT. TO CENTER LINE OF AYLWORTH AVE., THENCE WEST 1014.25 FT. TO CENTER LINE OF INDIANA AVE., THENCE NORTH 1938.32 FT., THENCE WEST 193 FT., THENCE NORTH 93.88 FT., THENCE WEST 115 FT., THENCE SOUTH 85.79 FT., THENCE WEST 207.08 FT., THENCE SOUTH 218 FT., THENCE WEST 200 FT., THENCE SOUTH 170 FT., THENCE WEST 100 FT., THENCE SOUTH 239 FT., TO CENTER LINE OF ELKENBURG ST., THENCE WEST 161.5 FT. TO CENTER LINE OF ST. JOSEPH ST., THENCE SOUTH 1322 FT. TO CENTER LINE OF AYLWORTH AVE., THENCE WEST 651.22 FT. TO CENTERLINE OF J.R. MONROE BLVD., THENCE SOUTH 183 FT., THENCE EAST 636.3 FT., THENCE SOUTH 310.26 FT., THENCE EAST 22.9 FT., THENCE SOUTH 856.33 FT., TO CENTER LINE OF LOVEJOY AVE., THENCE WEST 175.90 FT., TO THE WEST LINE OF ST. JOSEPH ST., THENCE SOUTH AND SOUTH EASTERLY 1300.25 FT., THENCE SOUTH 1967.44 FT., THENCE EAST 290.99 FT., THENCE SOUTH EASTERLY 256.19 FT. TO THE NORTH WESTERLY RIGHT-OF-WAY LINE FOR BLUE STAR MEMORIAL HIGHWAY, THENCE NORTH EASTERLY 246.47 FT., THENCE NORTH 1922.02 FT., THENCE EAST 1334.69 FT. TO POINT OF BEGINNING.

EXCEPTING LOT 11 IRVING T OLSON IND SUB. (A851I, 1348 KALAMAZOO ST)

ALSO EXCEPTING BEG AT SE COR OF LOT 17, TH N89D19'30"W ON S L OF SD LOT 576.70' TO E L OF ST JOSEPH ST, TH N13D45'W ON SD E L 35.11', TH S89D19'30"E 412.10', TH N0D05'E 154.42' TO N L OF S1/2 OF SD LOT 17, TH S89D20'03"E ON SAME 173.0' TO E L OF LOT 17, TH S0D05'W ON SD E L 188.45' TO BEG. IRVING T OLSON INDUSTRIAL SUB. (A851O, 749 ST JOSEPH ST)

ALSO EXCEPTING LOT 13 IRVING T OLSON IND SUB. (A851K, 195 LOVEJOY ST)

ALSO EXCEPTING LOT 16 IRVING T OLSON IND SUB. (A851N, 1435 ST JOSEPH ST)

ALSO EXCEPTING N ½ OF LOT 17 IRVING T OLSON IND SUB. (A851O1, 1445 ST JOSEPH ST)

ALSO EXCEPTING W 214.5' OF E 379.5' OF N ½ NW1/4 NW1/4 OF SEC. EX  
AYLWORTH AVE ROW. UNPLATTED SECTION 15. (A857AA1, 144  
AYLWORTH AVE)

ALSO EXCEPTING BEG AT NW COR OF LOT 1, TH E ALG N L OF LOTS 1,4  
& 5 193.3', TH S 0 DEG 24'10" E 150', TH W193.3' TO W L OF LOT 3, TH N 0  
DEG 24' 10" W ON W L OF LOTS 3, 2 & 1 150' TO BEG. AYLWORTH AVE  
SUBDIVISION AND UNPLATTED. (A476-A3, 1207 MONROE BLVD)

ALSO EXCEPTING BEG ON N L LOT 5 193.3' W OF NW COR LOT 1, TH E  
ON N L SD LOTS 5 & 6 TO THE NE COR LOT 6, TH S 0 DEG 24'10" E 150',  
TH W TO A PT S OF BEG, TH N TO BEG. BLOCK 1 AYLWORTH AVENUE  
SUBDIVISION & UNPLATTED. (A476-A6, 74 AYLWORTH AVE)

ALSO EXCEPTING W 300' OF E 679.5' OF N ½ OF NW ¼ OF NW ¼ OF SEC  
EX N 150' THEREOF. ALSO EX BEG AT SW COR OF SD E 679.5' OF N ½ OF  
NW ¼ OF NW ¼ OF SEC, TH E ALG S L OF SD N ½ 22.7', TH N PAR WITH  
W SEC L 165', TH W PAR WITH SD S L 22.9', TH S 165' TO BEG. ALSO EX  
BEG AT SW COR OF LOT 12 OF THE AYLWORTH AVE SUB, TH S 122',  
THE E 120', TH N 122' TO S L OF SD SUB, TH W ON SAME 120' TO BEG.  
UNPLATTED SECTION 15. (A857AA2, 144 AYLWORTH AVE)

SOUTH HAVEN LOCAL DEVELOPMENT FINANCE AUTHORITY

March 5, 1990

Executive Summary

The South Haven City Council has created a Local Development Finance Authority and established a development district for the Authority's industrial development program.

The Authority has adopted a Development Plan (Exhibit A) which calls for the evaluation of any environmental problems that may exist with currently under utilized properties; to work toward eliminating those problems so the properties could be put to productive use; to provide for necessary infrastructure improvements, as described in the plan, to enhance the industrial growth of the community; and to promote the availability of properties to interested parties.

The Authority has developed a Finance Plan that proposes the use of tax increment financing to fund the development plan. Tax increment financing is a government financing program which allows that portion of the tax base, (within the Authority District), resulting from the economic growth of the area to be used to finance certain projects which create economic growth and development.

The Finance Plan estimates captured revenues from 10 years growth to be approximately \$2,109,237.00. The costs of the Development Plan are estimated at \$1,177,000.00. Project priorities and yearly costs are shown on Exhibit D.

The P.A. 281 provides for tax revenues in excess of program needs, to revert proportionately to the respective taxing jurisdictions.

In an effort to correct some of the existing industrial deficiencies, the Local Development Finance Authority has developed a plan that utilizes most of the new revenues in the first five years. Starting in the sixth year "pass-thrus" begins with steadily increasing monies. Very substantial pass-thrus are estimated to occur in the 8, 9, and 10th years. Captured taxes, development plan costs, and remaining dollar balance are shown on Exhibit F.

A public hearing on the Development and Finance Plan is expected to be scheduled in mid April of 1990. A complete detailed plan is available for review at the South Haven City Managers office.

## I. INTRODUCTION

### A. Purpose of The Local Development Financing Act. Act 281, Public Acts of 1986.

Michigan Public Act 281 of 1986, as amended, commonly referred to as Local Development Finance Authority Act (the "Act"), is an Act to encourage local development to prevent conditions of unemployment and promote economic growth; to provide for the establishment of local development finance authorities and to prescribe their powers and duties; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to provide for the creation and implementation of development plans; to authorize the acquisition and disposal of interests in real and personal property; to permit the issuance of bonds and other evidences of indebtedness by an authority; to prescribe powers and duties of certain state officers and agencies; and to authorize and permit the use of tax increment financing.

The Legislature has made the following findings and statement of purpose:

- (a) That there exists in this state conditions of unemployment, underemployment, and joblessness detrimental to the state economy and the economic growth of the state economy.
- (b) That government programs are desirable and necessary to eliminate the causes of unemployment, underemployment, and joblessness therefore benefiting the economic growth of the state.
- (c) That it is appropriate to finance these government programs by means available to the state and local units of government, including tax increment financing.
- (d) That tax increment financing is a government financing program which contributes to economic growth and development by dedicating a portion of the tax base resulting from the economic growth and development to certain public facilities and structures or improvements of the type designed and dedicated to public use and thereby facilitate certain projects which create economic growth and development.

- (e) That it is necessary for the legislature to exercise the sovereign power to legislate tax increment financing as authorized in this act and in the exercise of this sovereign power to mandate the transfer of tax increment revenues by city, village, township, school district, and county treasurers to authorities created under this act in order to effectuate the legislated government programs to eliminate the conditions of unemployment, underemployment, and joblessness and to promote state economic growth.
- (f) That the creation of jobs and the promotion of economic growth in the state are essential governmental functions and constitute essential public purposes.
- (g) That the creation of jobs and the promotion of economic growth stabilize and strengthen the tax bases upon which local units of government rely and that government programs to eliminate causes of unemployment, underemployment, and joblessness benefit local units of government and are for the use of these local units of government.
- (h) That the provisions of this act are enacted to provide a means for local units of government to eliminate the conditions of unemployment, underemployment, and joblessness and to promote economic growth in the communities served by these local units of government.

B. Creation of The Local Development Finance Authority of the City of South Haven.

The Local Development Finance Authority of the City of South Haven (the "Authority") was established by resolution No. 89-33 by the City Council of the City of South Haven on June 19, 1989. At that time, the City Council adopted Articles of Incorporation for the Authority. The Articles of Incorporation provide for the adoption of by-laws by the Board of the Authority for the rules of procedure for the Authority. The Authority was granted all the powers permitted a local development finance authority under the Act.

c. Overview of the Development.

The Community of South Haven has determined that in its own interest of economic growth and stability of employment, it is important that an on going program of industrial development and job retention be created, supported, and expanded. This is an overall program of industrial retention, reclamation of vacant industrial buildings and sites, environmental corrections, industrial park expansion, infrastructure improvements as well as industrial and Community promotion.

The projects to be undertaken by the Local Development Finance Authority can be summarized as follows:

(a) Environmental Improvements.

- \* Testing and development cost estimates to be used to negotiate purchase and rehabilitation of existing industrial properties.

(b) Infrastructure Improvements.

- \* Improve two key industrial roadways and install storm sewers to replace open ditches.
- \* New signs and street trees to improve the industrial park appearance.
- \* Develop new lands for industrial growth purposes.

(c) Promotion of Authority District.

- \* Promotion of the district in conjunction with other agencies.
- \* Administration costs to oversee the programs.

D. Purpose of this Development Plan and Tax increment Financing Plan.

Under the Act, the Authority must prepare a development plan and a tax increment financing plan if it intends to finance a project under the Act. This document constitutes both of those plans, with the development plan (the "Development Plan") consistent with the format described in Section 15 of the Act, followed by the tax increment financing plan (the "Tax Increment Financing Plan") as described in Section 12(2) of the Act (collectively, the "Plans").

## II. DEVELOPMENT PLAN

- A. A description of the property to which the plan applies in relation to the boundaries of the authority district and a legal description of the property. Section 15(2)(a).

The Development Plan applies to the entire Authority District. However, pursuant to Section 12(3) of the Act, the Tax Increment Financing Plan applies to only the eligible property as defined in Section 2(h) of the Act. The Authority District is approximately 200 acres in the southwestern corner of the City.

A legal description of the Authority District and a map showing the boundaries are attached as Exhibit A and page A-1.

- B. The designation of boundaries of the property to which the plan applies in relation to highways, streets, or otherwise. Section 15(2)(b).

The Authority District is generally bounded on the north by private property, on the east by Indiana Avenue and the City limits, on the south by City limits and on the west by City limits and St. Joseph Street. (See exhibit A.)

c. The location and extent of existing streets and other public facilities in the vicinity of the property to which the plan applies; the location, character, and extent of the categories of public and private land uses then existing and proposed for the property to which the plan applies, including residential, recreational, commercial, industrial, educational, and other uses. Section 15(2)(c).

1. Streets: The Authority District presently has several major industrial streets serving the area. The principal north - south streets are Kalamazoo Street, Indiana Avenue, and Stieve Road. All roads are paved and all weather roads. Any new industrial lands developed will need the Michigan certified industrial park standards.
2. Public Facilities: Water mains and sanitary sewers are developed within the street right of ways as shown on Exhibit B. New storm sewers are proposed for Kalamazoo Street and Lovejoy Street.
3. Current Land Uses: The land within the Authority District are developed with industrial properties. Approximately 60 acres are zoned for industrial purposes and available for expansion or new development.
4. Proposed Land Uses: The private land uses proposed within the Authority District. The public lands in the District are zoned for industrial purposes to be developed with new industrial buildings.

- D. A description of public facilities to be acquired for the property to which the plan applies, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements. Section 15(2)(d).

This Development Plan calls for the following facilities improvements:

1. Streets: Kalamazoo Street and Lovejoy Street are to be resurfaced and turning radius improved for better truck access.
2. Storm Sewers: Open ditches on Kalamazoo and Lovejoy Streets are to be replaced with adequate storm sewers.
3. Park Signs and Street Trees: Improved identification signs and placement of street trees are to be part of the overall visual improvement of the area.
4. Property Acquisition: The acquisition and disposal of real and personal property or an interest in that property, demolition of structures, site preparation, relocation costs, building rehabilitation, and all administrative costs related to the above, including, but not limited to, architect's engineer's, legal, and accounting fees as contained in the resolution establishing the district's plan.

Time Estimates for the components of the plan are shown on Exhibit C.

E. The location, extent, character, and estimated cost of the public facilities for the property to which the plan applies, and an estimate of the time required for completion. Section 15(2)(e).

The public facilities in the Authority District are shown on Exhibit B-1.

The public facilities include street resurfacing and improvements, storm sewers, signs and street trees. Additional lands and streets, sewers, water and all utilities are anticipated in the latter half of the development plan.

The public facilities also include the acquisition and disposal of real and personal property or an interest in that property, demolition of structures, site preparation, relocation costs, building rehabilitation, and all administrative costs related to the above, including, but not limited to architect's, engineer's, legal, and accounting fees as contained in the resolution establishing the district's development plan.

The estimated costs and timing of the projects are shown on Exhibit D.

F. A statement of the construction or stages of construction planned, and the estimated time of completion of each stage. Section 15(2)(f).

Planned Construction

Infrastructure Improvements

	<u>Completion</u>
1. Land Acquisition Redevelopment and Resale	July 1990 July 1998
2. Storm Sewers Kalamazoo Street Lovejoy Street	September 1991 June 1993
3. Resurfacing Kalamazoo Street Lovejoy Street	September 1993 June 1994
4. Street Trees and Signs Stieve Road Elkenburg Road Kalamazoo and Aylworth Trees on improved streets	September 1990 May 1991 May 1991 September 1994

- G. A description of any portions of the property to which the plan applies, which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms. Section 15(2)(g).

The Authority does not intend to sell, donate, exchange or lease to or from the municipality any portion of the Development Area. Certain areas within the Authority District, however, are owned by the City and will be sold to industrial developers to create jobs. The Authority may enter into agreement with the City to purchase and sell industrial property.

H. A description of desired zoning changes and changes in streets, street levels, intersections, and utilities. Section 15(2)(h).

Zoning: The Authority District is currently zoned for industrial purposes and the only changes anticipated will related to landscaping and parking lot paving requirements.

Streets: Resurfacing of Kalamazoo and Lovejoy Streets are proposed as well as storm sewers replacing open drainage ditches.

An estimate of the cost of the public facility or facilities, a statement of the proposed method of financing the public facility or facilities, and the ability of the authority to arrange the financing. Section 15(2)(i).

The costs of the facilities encompassed by this plan (the "Development") are set forth on Exhibit D.

Financing for the public improvements to be undertaken on public or Authority-owned lands will come from three potential sources:

1. Tax Increment Revenues used for development costs as such revenues are available.
2. City general funds.
3. Grants or loans.

J. Designation of the person or persons, natural or corporate, to whom all or a portion of the public facility or facilities is to be leased, sold, or conveyed and for whose benefit the project is being undertaken, if that information is available to the authority. Section 15(2)(j).

Information on the potential purchasers or lessees of industrial property is not available at this time.

K. The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the public facility or facilities upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons. Section 15(2)(k).

Not applicable.

L. Estimates of the number of persons residing on the property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition,, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. Section 15(2)(1).

No people are residing on the property to which the plan applies. No people are to be displaced by the project. No occupied residences will be acquired or demolished by the Authority.

M. A plan for establishing priority for the relocation of persons displaced by the development. Section 15(2)(m).

Not applicable.

No relocation.

N. Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, 42 U.S.C. 4601 to 4655. Section 15(2)(p).

Not applicable.

No relocation.

- o. A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws (an act to provide financial assistance, advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property). Section 15(2)(o).

Not applicable.

p. Other material which the authority or governing body considers pertinent. Section 15(2)(p).

There are vacant lands adjacent to the southern portion of the Authority District. As these lands are acquired and annexed to the City (or developed under Public Act 425) it is the intent of the City Council and the Authority Board to amend this plan and the District boundaries for the purpose of expanding the industrial park to include these adjacent land areas.

### III. TAX INCREMENT FINANCING PLAN

- A. A statement of the reasons that the plan will result in the development of captured assessed value which could not otherwise be expected. The reasons may include, but are not limited to, activities of the municipality, authority, or others undertaken before formulation or adoption of the plan in reasonable anticipation that the objectives of the plan would be achieved by some means. Section 12(2)(a).

Implementation of the tax increment financing plan will make the land and particularly the existing industrial buildings more attractive to private investors. Identifying the extent or lack of environmental problems with existing buildings will allow more reasonable negotiations for the purchase of said buildings.

Road and storm sewer improvements will remove some of the "unkept" appearance of parts of the park. Additional signs and landscaping will further improve the appearance and identity of the industrial park.

B. An estimate of the captured assessed value for each year of the plan. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used shall be clearly stated in the plan. The authority or municipality creating the authority may exclude from captured assessed value a percentage of captured assessed value as specified in the plan or growth in property value resulting solely from inflation. If excluded, the plan shall set forth the method for excluding growth in property value resulting solely from inflation. Section 12(2)(b).

The estimated captured assessed values for each plan year are shown in Exhibit E. The Local Development Finance Authority anticipates entering into an agreement with the taxing jurisdictions limiting the taxing revenue to be captured to the current operating milage.

c. The estimated tax increment revenues for each year of the plan. Section 12(2)(c).

The estimated tax increment revenues for each year of the plan are as follows:

<u>Plan Year</u>	<u>C.A.V.</u>	<u>Millage</u>	<u>Estimated Tax Increment Revenues</u>
			66,746.00
1990	1114850	59.87	102,015.00
1991	1703950	59.87	132,476.00
1992	2212725	59.87	160,314.00
1993	2677700	59.87	236,732.00
1994	3954105	59.87	246,736.00
1995	4121200	59.87	263,665.00
1996	4403960	59.87	280,932.00
1997	4692375	59.87	298,545.00
1998	4986559	59.87	316,510.00
1999	5286626	59.87	

D. A detailed explanation of the tax increment procedure.  
Section 12(2)(d).

The Act permits the Authority to undertake a broad range of activities which will promote economic growth and eliminate the causes of value deterioration in a development area. These activities include the adoption and implementation of a plan of development necessary to achieve the purposes of the Act.

One of the Authority's means of implementing a plan of development is tax increment financing. A tax increment financing plan must be prepared, submitted to, and approved by the governing body of the municipality through a resolution adopting a tax increment financing plan.

The purpose of tax increment financing is to capture tax revenues attributable to increases in value of real and personal property within the boundaries of the development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions, inflation or other factors the assessor may deem appropriate.

All of this land in the Authority District has been certified as an industrial park by the State of Michigan.

The most recently assessed values, as finally equalized by the State Board of Equalization, of all the eligible properties located within the boundaries of the authority district (based on assessed values as of December 31, 1988) at the time the resolution establishing the tax increment financing plan is approved will become what is called the "initial assessed value." At the time the resolution adopting the tax increment financing plan is approved, property exempt from taxation is given an initial assessed value of zero.

In each year after the tax increment financing plan is approved, the total assessed value of the eligible real and personal property within the boundaries of the authority district is referred to as the "current assessed value." The difference between the current assessed value and the initial assessed value in each year is known as the "captured assessed value."

During the period the development plan and tax increment financing plan are in force, the local taxing jurisdictions continue to receive the full amount of tax revenue based on the initial-assessed value. However, the portion allocable to the captured assessed value is transmitted to the Authority for use according to the tax increment financing plan. This portion is known as "tax increment revenue." The tax increment revenue will be used for the purposes set forth in this tax increment financing plan and, if bonds are issued to finance a project in the development plan, the tax increment revenues will be pledged to the repayment of such bonds.

The amount of tax increment revenue to be transmitted to the Authority, by the City, School District and County Treasurers will be that portion of the tax levy of all taxing jurisdictions paid each year on the captured assessed value of each eligible property included in the tax increment financing plan excluding millage specifically levied for the payment of principal and interest of obligations approved by electors or obligations pledging the unlimited taxing power of the local governmental unit. The Authority will expend the tax increments revenue received for the development program only pursuant to this tax increment financing plan. Any surplus funds shall revert proportionately to the respective taxing bodies.

This tax increment financing plan shall be administered in full compliance with Sections 12, 13 and 14 and all other provisions of the Act.

E. The maximum amount of bonded indebtedness to be incurred, if any. Section 12(2)(e).

The maximum amount of bonded indebtedness to be incurred under this tax increment financing plan shall be \$-0-.

F. The amount of operating and planning expenditures of the authority and municipality, the amount of advances extended by or indebtedness incurred by the municipality, and the amount of advances by others to be repaid from tax increment revenues. Section 12(2)(f).

The City funded the Authority with \$12,000.00 in July, 1989 to cover initial preparation of the development and finance plans as well as legal, secretarial and publication costs.

The plan does not call for any further direct financial support, however the Local Development Finance Authority does anticipate administration and legal assistance on the programs from the city. In addition the plan estimates \$35,000 intended for special program administration costs.

- G. The costs of the plan anticipated to be paid from tax increment revenues as received. Section 12 (2)(g).

The following components of the Development Plan are expected to be paid from the tax increment revenues as they are generated. (For details see Exhibit D)

	<u>Estimated Cost</u>	<u>Year</u>
A. Storm Sewers	\$ 234,000	91/93
B. Street Resurfacing	37,000	93/94
C. Signs & Street Trees	12,000	90/93
D. Acquisition and disposal of eligible property	882,000	90/98

H. The duration of the development plan and the tax increment plan. Section 12(2)(h).

The Development Plan of the Tax Increment Financing Plan shall remain in effect until all development has been completed. In any event the Plan will terminate in 10 years. However, the Authority may amend or alter the Plans to the extent to do so is permitted by the Articles of Incorporation and the Act.

I. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located. Section 12(2)(i).

Since the finance plan is dependant on new values to be created, the taxing jurisdictions would continue to receive their prorated taxes from the current base year of 1989 values.

In an effort to correct some of the existing industrial deficiencies the Local Development Finance Authority has developed a plan that utilizes most of the new revenues in the first five years. Starting in the sixth year "pass-thru's" begin with steadily increasing monies. Very substantial pass-thru's are estimated to occur in the 8, 9, and 10th years. (See Exhibit F)

J. A legal description of the "eligible property" to which the tax increment financing plan applies. Section 12(2)(j).

("Eligible property" means land improvements, building, structures, and other real property, and machinery, equipment, furniture, and fixtures, or any part or accessory thereof whether completed or in the process of construction comprising an integrated whole, located within an authority district, of which the primary purpose and use is (i) manufacture of goods or materials, or the processing of goods or materials by physical or chemical change, (ii) agricultural processing, or (iii) a high technology activity that has as its primary purpose research, product development, engineering, laboratory testing, or development of industrial technology.)

The eligible property comprises all of the certified industrial park. (See Exhibit A.)

K. An estimate of the number of jobs to be created as a result of implementation of the tax increment financing plan. Section 12(2)(k).

It is estimated that the tax increment financing plan, when implemented to rehabilitate industrial buildings and promote development of industrial lands, will result in the creation of approximately 175 jobs.

In addition to the new development, the retention of existing industry and their expected expansion will produce an additional 275 jobs.

If the construction of eligible property has, or may reasonably be expected to have, the effect of transferring employment of 50 or more full-time jobs from 1 or more local governmental units of this state to the municipality in which the eligible property is located, that eligible property shall be considered excluded from the authority district or districts unless the legislative body of each local governmental unity from which 50 or more full-time jobs are to be transferred consents, by resolution, to the inclusion of that eligible property in the authority district for purposes of the tax increment financing plan.

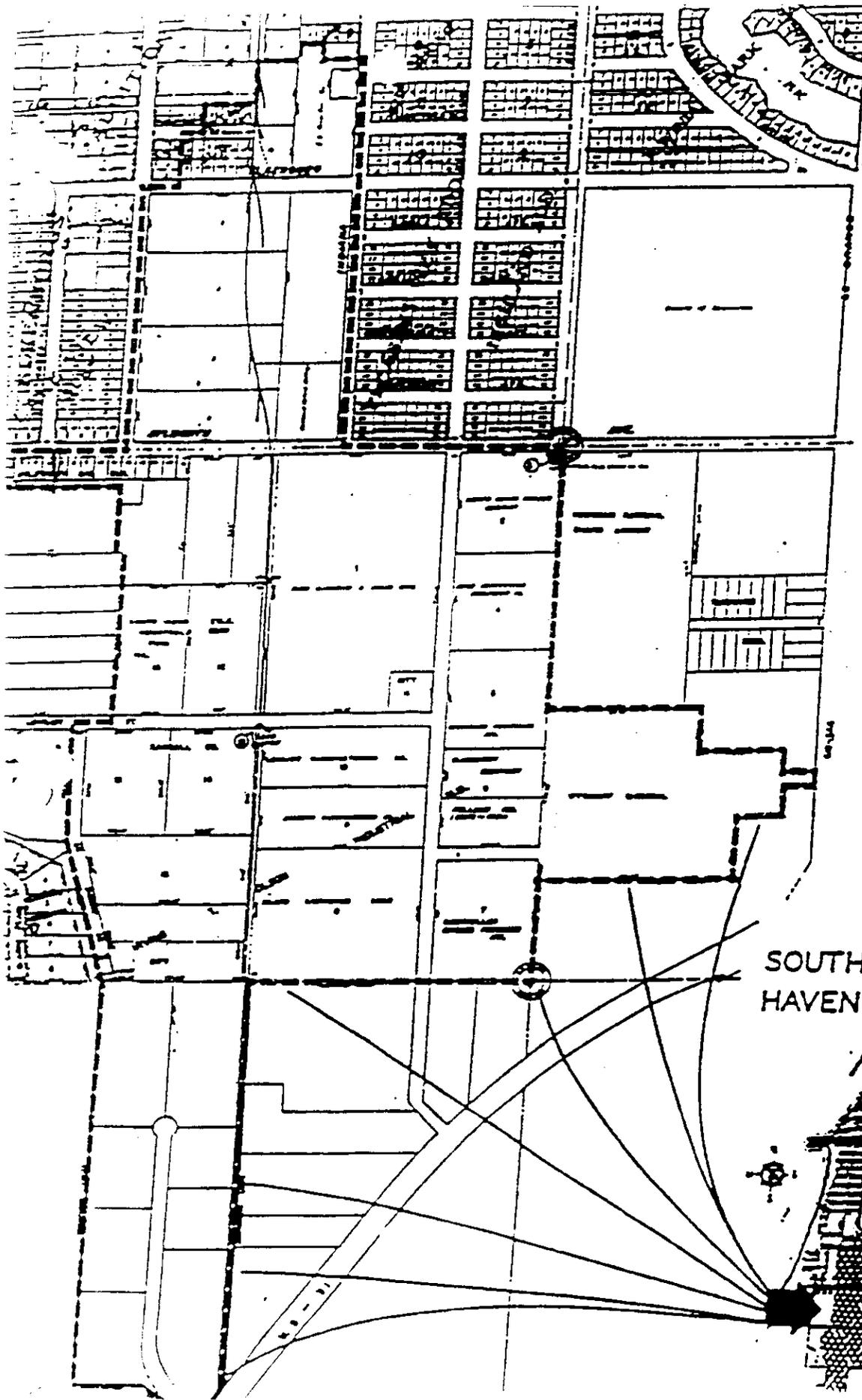


EXHIBIT A

SOUTH HAVEN LOCAL  
DEVELOPMENT AUTHORITY  
DISTRICT

SOUTH  
HAVEN

EXHIBIT A - 1

SOUTH HAVEN AUTHORITY DISTRICT LEGAL DISCRPTION

BEGINNING AT THE CENTER MONUMENT FOR SECTION 15, T1S, R17W,  
THENCE NORTH 479.32 FT., THENCE EAST 880.69 FT., THENCE  
NORTH 300 FT., THENCE EAST 223 FT., THENCE NORTH 154 FT.,  
THENCE EAST 162.6 FT. TO M-140 WESTERLY RIGHT-OF-WAY LINE,  
THENCE NORTH 65.9 FT., THENCE WEST 175.6 FT., THENCE NORTH  
108.34 FT., THENCE WEST 396.69 FT., THENCE NORTH 210 FT.,  
THENCE WEST 694.08 FT., THENCE NORTH 1317.38 FT. TO CENTER  
LINE OF AYLWORTH AVE., THENCE WEST 1014.25 FT. TO CENTER  
LINE OF INDIANA AVE., THENCE NORTH 1938.32 FT., THENCE WEST  
193 FT., THENCE NORTH 93.88 FT., THENCE WEST 115 FT., THENCE  
SOUTH 85.79 FT., THENCE WEST 207.08 FT., THENCE SOUTH 218  
FT., THENCE WEST 200 FT., THENCE SOUTH 170 FT., THENCE WEST  
100 FT., THENCE SOUTH 239 FT., TO CENTER LINE OF ELLENBURG  
ST., THENCE WEST 161.5 FT. TO CENTER LINE OF ST. JOSEPH ST.,  
THENCE SOUTH 1322 FT. TO CENTER LINE OF AYLWORTH AVE.,  
THENCE WEST 651.22 FT. TO CENTER LINE OF J. R. MONROE BLVD.,  
THENCE SOUTH 183 FT., THENCE EAST 636.3 FT., THENCE SOUTH  
310.26 FT., THENCE EAST 22.9 FT., THENCE SOUTH 856.33 FT.,  
TO CENTER LINE OF LOVEJOY AVE., THENCE WEST 175.90 FT.,  
TO THE WEST LINE OF ST. JOSEPH ST., THENCE SOUTH AND SOUTH  
EASTERLY 1300.26 FT., THENCE SOUTH 1967.44 FT., THENCE EAST  
290.93 FT., THENCE SOUTH EASTERLY 256.19 FT. TO THE NORTH  
WESTERLY RIGHT-OF-WAY LINE FOR BLUE STAR MEMORIAL HIGHWAY,  
THENCE NORTH EASTERLY 246.47 FT., THENCE NORTH 1922.02 FT.,  
THENCE EAST 1334.69 FT. TO POINT OF BEGINNING.

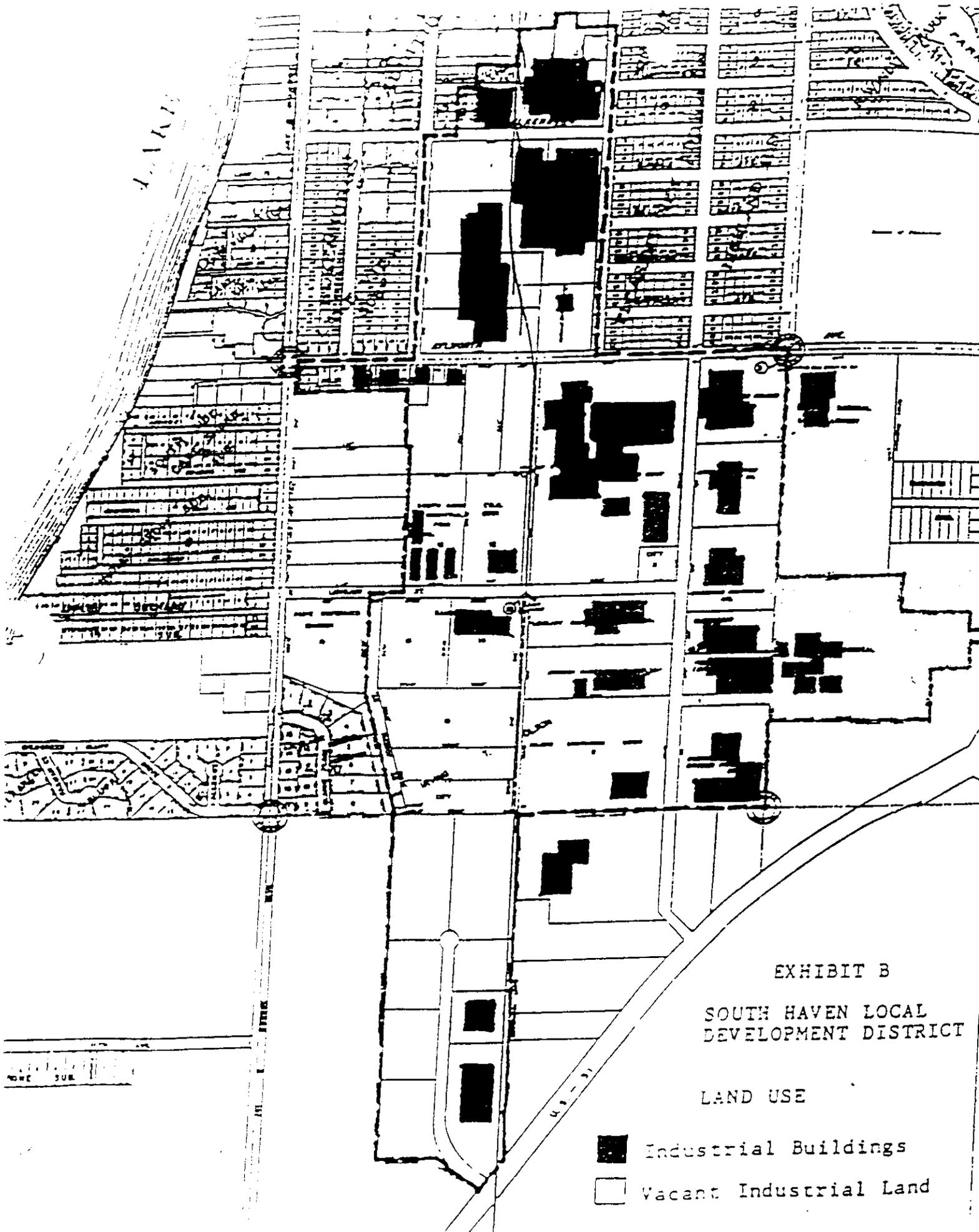
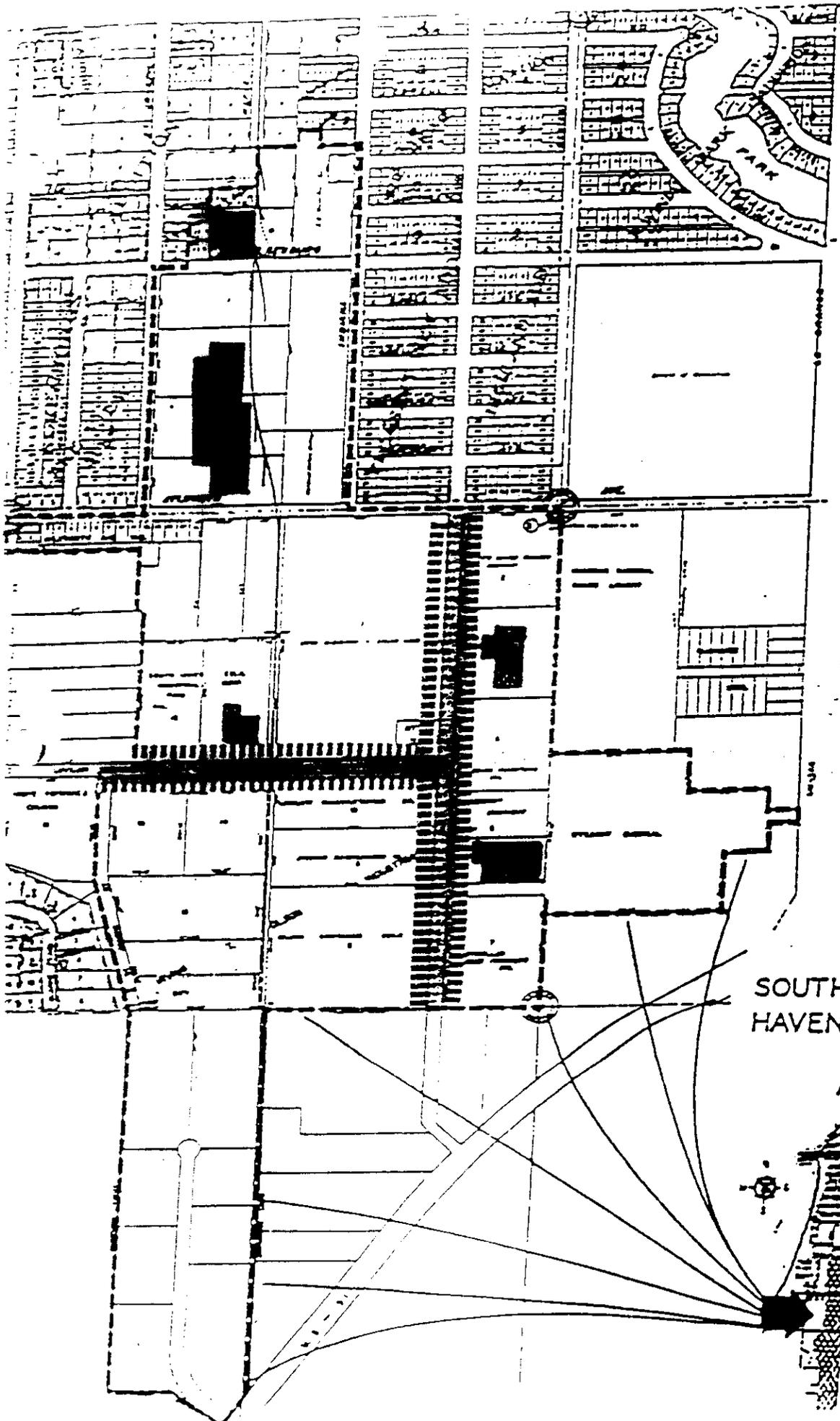


EXHIBIT B  
SOUTH HAVEN LOCAL  
DEVELOPMENT DISTRICT

LAND USE

- Industrial Buildings
- Vacant Industrial Land

SCALE BAR



**EXHIBIT B-1**

- PROPOSED IMPROVEMENTS
- ||||||| STORM SEWER
- RESURFACING
- POTENTIAL ACQUISITION

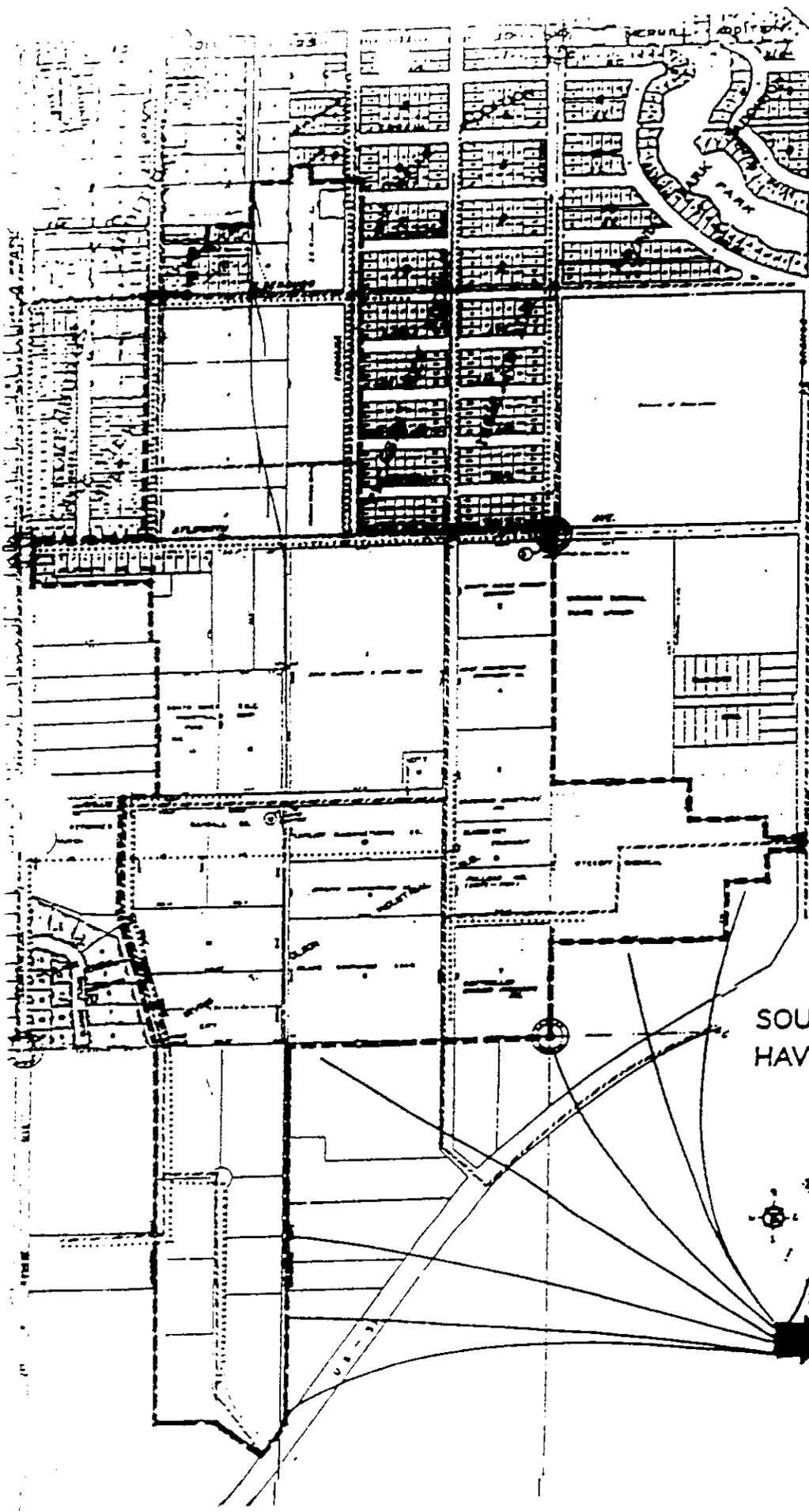
SOUTH HAVEN

EXHIBIT B-21

DISTRICT BOUNDRIES

WATER

SANITARY



INDUSTRIAL  
DISTRICT

SOUTH  
HAVEN

56

PROJECT PRIORITIES

EXHIBIT D

	90/91	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/2000	TOTALS
A. ENVIRONMENTAL IMPROVEMENTS											
1. PRELIMINARY EVALUATION	5000										5000
2. ADDITIONAL TESTING & ASSESSMENT	50000										50000
B. INFRASTRUCTURE IMPROVEMENTS											
1. ENGINEER REPORT	2000										2000
2. RESURFACE STREETS				37000							
3. STORM SEWERS		85000	120000	29000							37000
4. NEW ENTRANCE SIGNS											234000
- INDUSTRIAL PARK	1000										
- INCUBATION		1000									1000
- KALAMAZOO STREET		1000									1000
- AYLWORTH STREET		1000									1000
5. STREET TREES											
- 50 TREES	2000										2000
- 50 TREES		2000									2000
- 100 TREES				4000							4000
6. NEW INDUSTRIAL DEVELOPMENT				70000							70000
					200000	200000	200000	80000			750000
C. PROMOTIONAL & ADMINISTRATION											
1. PROMOTIONAL											
- BROCHURES		5000									5000
- COOP ADVERTISEMENTS			5000	5000	5000	5000	5000	5000	5000		35000
2. ADMINISTRATION											
- STAFF	3000	4000	4000	4000	4000	4000	4000	4000	4000		35000
- LEGAL	2000	1000	1000	2000	1500	1500	1000	2000			12000
- DEBT RETURN											
TOTALS	65,000	100,000	130,000	151,000	210,500	210,500	210,000	91,000	9000		1,177,000
ESTIMATED TAX REVENUE	66,800	102,234	132,764	160,662	237,766	247,772	266,237	281,542	299,193	317,197	



DISTRIBUTION OF PUBLIC HEARING NOTICE  
LOCAL DEVELOPMENT FINANCE AUTHORITY DISTRICT ONE  
TAX INCREMENT FINANCING AND DEVELOPMENT PLAN AMENDMENT

Distribution by Certified Mail or in Person on December 9, 1999

Notice published in the St. Joseph Herald Palladium on December 10, 1999

Notice published in the St. Joseph Herald Palladium on December 17, 1999

South Haven City Assessor  
539 Phoenix Street  
South Haven, Michigan  
(In Person)

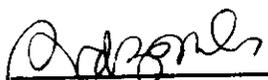
Board of Commissioners  
County of Van Buren  
212 East Paw Paw Street  
Paw Paw, Michigan  
(Certified Mail)

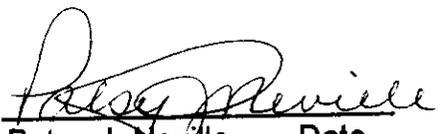
South Haven City Council  
C/O City Manager  
539 Phoenix Street  
South Haven, Michigan  
(In Person)

Board of Education  
South Haven Public Schools  
554 Green Street  
South Haven, Michigan 49090

Superintendent  
Intermediate School District  
701 South Paw Paw Street  
Lawrence, Michigan 49064

I certify the attached public hearing notice was mailed or delivered and published as indicated above.

  
\_\_\_\_\_  
Raul VandenBosch      12/28/99  
Secretary, LDFA      Date

Attest:   
\_\_\_\_\_  
Patsy J. Neville      Date  
City Clerk      12-29-99

City of South Haven  
Council Minutes  
January 3, 2000

The regular meeting of the South Haven City Council was called to order by Mayor Mills.

Members present: Adler, Fanger, Lewis, McClendon, Nixon, Thaler and Mills.

Rev. Mark Poppen, Hope Reformed Church, gave the Invocation.

Moved by Lewis supported by McClendon to appoint Councilmember Sharon Fanger as Mayor Pro-Tem. All voted yes. Motion carried.

Mr. Tom Tanczos, newly elected County Commissioner, introduced himself to the Council.

Moved by Adler supported by McClendon to approve Consent Agenda Items #1, 2, 4 and 5. Voting yes: Lewis, McClendon, Nixon, Thaler, Adler, Fanger, and Mills. Motion carried.

1. Approval of December 20, 1999 minutes
2. Approved budgeted purchased over \$5,000
  - 2a) 4-wheel drive truck in the amount of \$21,959.45
  - 2b) Laser Fiche in the amount of \$5,995.00
4. Approved payment of bills in the amount of \$444,739.21 for the period ending January 3, 2000
5. Accepted Administrative Reports  
SHAES Budget for the Year 2000  
Van Buren County Solid Waste Management Plan Update

Moved by Fanger supported by McClendon to approve the license agreement between the City of South Haven and Sally J. Morris to allow for the hanging of an awning at 503 Quaker Street. All voted yes. Motion carried.

Moved by Fanger supported by McClendon to open a public hearing to receive comments from all interested citizens prior to closing out a grant for the Double J Molding Sewer Relocation Project, 97-00-EDIG. All voted yes. Motion carried.

Moved by Lewis supported by Fanger to close the public hearing for the Double J Molding Sewer Relocation Project, 97-00-EDIG. All voted yes. Motion carried.

Moved by Fanger supported by Adler to open a public hearing to hear all interested citizens regarding the proposed first amendment to the City of South Haven Local Development Finance Authority Development Plan and Tax Increment Financing Plan for Industrial Park Improvement Project. All voted yes. Motion carried.

Moved by Fanger supported by Thaler to close the public hearing for the proposed first amendment to the City of South Haven Local Development Finance Authority Development Plan and Tax Increment Financing Plan for Industrial Park Improvement Project. All voted yes. Motion carried.

Moved by Adler supported by McClendon to approve Resolution #00-01, a resolution approving a first amendment to the Development Plan and Tax Increment Financing Plan of the Local Development Finance Authority District #1. All voted yes. Motion carried.

Moved by Adler supported by Fanger to appoint the following Council members as representatives to Boards and Commissions: William Nixon - Harbor Commission; Scott Thaler - Community Development Commission; Bob McClendon - Local Development Finance Authority. All voted yes. Motion carried.

Moved by Lewis supported by Adler to adjourn into Executive Session to conduct the performance evaluation of the City Manager under 8(c) of the Open Meetings Act. Voting yes: Nixon, Thaler, Adler, Fanger, Lewis, McClendon and Mills. Motion carried.

Moved by Lewis supported by Fanger to reconvene the regular meeting. All voted yes. Motion carried.

Moved by Fanger supported by Lewis to follow through with the commitments as outlined in his contract. All voted yes. Motion carried.

Moved by Fanger supported by McClendon to adjourn. All voted yes. Motion carried.

Patsy J. Neville, City Clerk

STATE OF MICHIGAN )  
 ) ss.  
COUNTIES OF VAN BUREN AND ALLEGAN )

I, Patsy J. Neville, the duly qualified and acting Clerk of the City of South Haven, Van Buren and Allegan Counties, Michigan (the "City") do hereby certify that the foregoing is a true and complete copy of the minutes of the City Council meeting held on January 3, 2000, the original of which is on file in my office. Public Notice of said meeting was given to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, including in the case of a special or rescheduled meeting, notice by publication or posting eighteen (18) hours prior to the time set for the meeting.

IN WITNESS WHEREOF, I have affixed by official signature this 11th day of January, 2000.



Patsy J. Neville, City Clerk  
City of South Haven, Michigan