

**KEEGO HARBOR  
TAX INCREMENT FINANCE AUTHORITY**

**2001 PLAN AMENDMENTS**

**Introduction**

Pursuant to Act 450, Public Acts of Michigan, 1980, as amended (“Act 450”), the City of Keego Harbor established the Keego Harbor Tax Increment Finance Authority (the “TIFA”). Pursuant to Act 450, the City approved the Development Plan and Tax Increment Financing Plan by resolution adopted on December 22, 1986.

The TIFA was established to assist in the widening of Cass Lake Road and to provide streetscape improvements to Cass Lake Road and Orchard Lake Road along with improvements to the intersection of Cass Lake Road and Orchard Lake Road.

The purpose of these amendments is to extend the duration of the plan and to include bonded indebtedness to finance the improvement program.

**Amendments**

1. Section 2 of the Tax Increment Financing Plan is amended to delete the existing text and add the following:

The estimate of the captured assessed value and tax increment revenues for each year of the Plan are shown on the attached Exhibit A.

2. Section 3 of the Tax Increment Financing Plan is amended to delete the existing text and add the following:

The TIFA intends to incur a maximum bonded indebtedness of \$1,000,000. This indebtedness will be incurred by the City of Keego Harbor through the issuance of Michigan Transportation Fund Bonds. The TIFA will pledge its tax increment revenues in order to pay debt service on the Bonds.

3. Section 4 of the Tax Increment Financing Plan is amended to delete the existing text and add the following:

This Plan will have a total duration of 35 years, originally commencing upon its approval by the City Council in December, 1986 and ending in December, 2021.

4. Section 5 of the Tax Increment Financing Plan is amended to add the following:

The estimated impact of the Plan on the taxing jurisdictions for the remaining life of the Plan is shown on the attached Exhibit B.

DELIB:2229724.1\046904-00003

EXHIBIT A

KEEGO HARBOR TAX INCREMENT FINANCE AUTHORITY  
SCHEDULE OF PROJECTED TAX INCREMENT REVENUES

PROJECTED TAX INCREMENT REVENUES - SCHOOL REVENUE EXCLUDED						
Fiscal Year Ended 6-30,	TIFA Property Valuation Projection				Projected Captured Valuation	100.00% of Proj. TIF Revenue @ 21.4042 Mills
	New Constr.	Current Assessed	Growth Rate	Initial Assessed		
2001		\$5,552,840		\$2,047,200	\$3,505,640	\$75,035
2002	0	5,663,897	2.00%	2,047,200	3,616,697	77,413
2003	0	5,777,175	2.00%	2,047,200	3,729,975	79,837
2004	0	5,892,718	2.00%	2,047,200	3,845,518	82,310
2005	0	6,010,573	2.00%	2,047,200	3,963,373	84,833
2006	0	6,130,784	2.00%	2,047,200	4,083,584	87,406
2007		6,253,400	2.00%	2,047,200	4,206,200	90,030
2008		6,378,468	2.00%	2,047,200	4,331,268	92,707
2009		6,506,037	2.00%	2,047,200	4,458,837	95,438
2010		6,636,158	2.00%	2,047,200	4,588,958	98,223
2011		6,768,881	2.00%	2,047,200	4,721,681	101,064
2012		6,904,259	2.00%	2,047,200	4,857,059	103,961
2013		7,042,344	2.00%	2,047,200	4,995,144	106,917
2014		7,183,191	2.00%	2,047,200	5,135,991	109,932
2015		7,326,854	2.00%	2,047,200	5,279,654	113,007
2016		7,473,392	2.00%	2,047,200	5,426,192	116,143
2017		7,622,859	2.00%	2,047,200	5,575,659	119,343
2018		7,775,317	2.00%	2,047,200	5,728,117	122,606
2019		7,930,823	2.00%	2,047,200	5,883,623	125,934
2020		8,089,439	2.00%	2,047,200	6,042,239	129,329
2021		8,251,228	2.00%	2,047,200	6,204,028	132,792
2022		8,416,253	2.00%	2,047,200	6,369,053	136,324
		<u>\$0</u>				<u>\$2,280,585</u>

# EXHIBIT B

## KEEGO HARBOR TAX INCREMENT FINANCE AUTHORITY REPORT OF IMPACT ON TAXING JURISDICTIONS

Fiscal Year Ended 6-30	Captured Assessed Valuation	City of Keego Harbor 15.15 mills	Oakland Community College 1.61 mills	West Bloomfield School District 0.00 mills	State of Michigan 0.00 mills	Oakland County 4.43 mills	Huron-Clinton Metropolitan Authority 0.22 mills	Oakland Schools 0.00 mills	Total Estimated Captured Revenue
2001	3,505,640	53,095	5,647	0	0	15,522	772	0	75,035
2002	3,616,697	54,777	5,826	0	0	16,013	796	0	77,413
2003	3,729,975	56,492	6,009	0	0	16,515	821	0	79,837
2004	3,845,518	58,242	6,195	0	0	17,026	847	0	82,310
2005	3,963,373	60,027	6,385	0	0	17,548	873	0	84,833
2006	4,083,584	61,848	6,578	0	0	18,080	899	0	87,406
2007	4,206,200	63,705	6,776	0	0	18,623	926	0	90,030
2008	4,331,268	65,599	6,977	0	0	19,177	954	0	92,707
2009	4,458,837	67,531	7,183	0	0	19,742	982	0	95,438
2010	4,588,958	69,502	7,392	0	0	20,318	1,010	0	98,223
2011	4,721,681	71,512	7,606	0	0	20,906	1,040	0	101,064
2012	4,857,059	73,563	7,824	0	0	21,505	1,070	0	103,961
2013	4,995,144	75,654	8,047	0	0	22,116	1,100	0	106,917
2014	5,135,991	77,787	8,274	0	0	22,740	1,131	0	109,932
2015	5,279,654	79,963	8,505	0	0	23,376	1,163	0	113,007
2016	5,426,192	82,182	8,741	0	0	24,025	1,195	0	116,143
2017	5,575,659	84,446	8,982	0	0	24,687	1,228	0	119,343
2018	5,728,117	86,755	9,227	0	0	25,362	1,261	0	122,606
2019	5,883,623	89,110	9,478	0	0	26,050	1,296	0	125,934
2020	6,042,239	91,513	9,733	0	0	26,753	1,331	0	129,329
2021	6,204,028	93,963	9,994	0	0	27,469	1,366	0	132,792
2022	6,369,053	96,462	10,260	0	0	28,200	1,402	0	136,324
		\$1,613,730	\$171,639	\$0	\$0	\$471,754	\$23,462	\$0	\$2,280,585



3. Prior to the public hearing to be held by the City Council with respect to the Plan Amendments, the Authority shall fully inform the taxing jurisdictions levying taxes subject to capture in which any portion of the Development Area described in the Plan is located of the fiscal and economic implications of the Plan Amendments.

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

AYES: Members Kline, Santia, Nicol, Zarzecki, Behler, Hoffman,  
R. Stanley, D. Stanley, Randolph

NAYS: Members None

RESOLUTION DECLARED ADOPTED.

Dorothy Zarzecki  
Secretary

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of the Keego Harbor Tax Increment Finance Authority, County of Oakland, State of Michigan, at a special meeting held on the 4th day of June, 2001 and that public notice of said meeting was given pursuant to and in full compliance with Act No 267, Public Acts of Michigan, 1976 and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Dorothy Zorzecki  
Secretary

DELIB:2237539.1\046904-00003

City of Keego Harbor  
County of Oakland, State of Michigan

RESOLUTION CALLING HEARING REGARDING  
APPROVAL OF AMENDMENTS TO THE DEVELOPMENT PLAN AND TAX  
INCREMENT FINANCING PLAN OF THE KEEGO HARBOR TAX INCREMENT  
FINANCE AUTHORITY

Minutes of a regular meeting of the City Council of the City of Keego Harbor, County of Oakland, State of Michigan, held in the City Hall in the City of Keego Harbor, on the 21st day of June, 2001, at 7:30 o'clock p.m., Eastern Daylight Time.

PRESENT: Members Sue Doyle, Mayor; Jeff Parker, Mayor Pro-Tem; Daryl Wood, Councilman; Robert Burns, Councilman; Eileen Seabolt, Council

ABSENT: Members None

The following preamble and resolution were offered by Member Wood and supported by Member Burns:

WHEREAS, the City of Keego Harbor, County of Oakland, Michigan (the "City"), is authorized by the provisions of Act 450, Public Acts of Michigan, 1980, as amended ("Act 450"), to create a tax increment finance authority; and

WHEREAS, pursuant to Act 450, the City Council of the City duly established the Keego Harbor Tax Increment Finance Authority (the "Authority") which exercises its powers within the Development Area designated by the City Council; and

WHEREAS, the City Council approved the Authority's Development Plan and Tax Increment Financing Plan (the "Plan"), for the Development Area described in the Plan on December 22, 1986; and

WHEREAS, in accordance with the provisions of Act 450, the Authority has prepared and submitted to the City Council for approval the amendments to the Plan attached hereto as Exhibit A (the "Plan Amendments"); and

WHEREAS, prior to approval of the Plan Amendments, it is necessary to conduct a public hearing in connection with the consideration of the Plan Amendments as required by Act 450.

NOW, THEREFORE, BE IT RESOLVED THAT:

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NOT A  
1-1-01  
FEB



1. The City Council hereby acknowledges receipt of the Plan Amendments from the Authority and directs the City Clerk to submit the Plan Amendments to all local taxing jurisdictions within the Development Area.

2. There shall be a public hearing on Thursday the 19th day of July, 2001, at 7:30 o'clock, p.m., Eastern Daylight Time, at the City Council chambers to consider adoption by the City Council of an ordinance approving the Plan Amendments.

3. The City Clerk shall cause notice of said public hearing to be published twice before the public hearing in the Oakland Press, a newspaper of general circulation in the City, qualified under State law to publish legal notices. The first such notice shall be published not less than 20 days before the date set for the public hearing. 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 Authority's District as shown by the most recent tax roll of the City.

4. The notice of the hearing shall be in substantially the following form:

CITY OF KEEGO HARBOR  
COUNTY OF OAKLAND, STATE OF MICHIGAN

NOTICE OF PUBLIC HEARING ON  
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AMENDMENTS  
OF THE KEEGO HARBOR TAX INCREMENT FINANCE AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF KEEGO HARBOR:

PLEASE TAKE NOTICE that the City Council of the City of Keego Harbor, County of Oakland, State of Michigan, will hold a public hearing on Thursday, the 19th day of July, 2001, at 7:30 o'clock, p.m., Eastern Daylight Time, at Keego Harbor City Hall, 2025 Beechmont, Keego Harbor, Michigan, to consider the adoption of an ordinance approving amendments to the Development Plan and Tax Increment Financing Plan for the Keego Harbor Tax Increment Finance Authority pursuant to Act 450 of the Public Acts of Michigan of 1980, as amended.

The boundaries of the development area to which the amended Plan applies are as follows:

[Insert description of boundaries of development area]

Copies of the proposed amendments to the Development Plan and Tax Increment Financing Plan, maps, etc. are on file at the office of the City Clerk for inspection.

At the public hearing, all interested persons desiring to address the City Council shall be afforded an opportunity to be heard in regard to the approval of the amendments to the Development Plan and Tax Increment Financing Plan for the Keego Harbor Tax Increment Finance Authority.

FURTHER INFORMATION may be obtained from the City Clerk/Treasurer.

This notice is given by order of the City Council of the City of Keego Harbor, Michigan.

Dorothy Zarzecki  
Clerk, City of Keego Harbor

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


AYES: Members Doyle, Parker, Wood, Burns, Seabolt

NAYS: Members none

RESOLUTION DECLARED ADOPTED.

Dorothy Jurecki  
City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Keego Harbor, County of Oakland, State of Michigan, at a regular meeting held on the 21st day of June, 2001 and that public notice of said meeting was given pursuant to and in full compliance with Act No 267, Public Acts of Michigan, 1976, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

  
City Clerk

DELIB:2237575.1\046904-00003

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

City of Keego Harbor  
County of Oakland, State of Michigan

RESOLUTION APPROVING AMENDMENTS TO DEVELOPMENT PLAN AND TAX  
INCREMENT FINANCING PLAN FOR THE KEEGO HARBOR TAX INCREMENT FINANCE  
AUTHORITY

Minutes of a regular meeting of the City Council of the City of Keego Harbor, County of Oakland, State of Michigan, held at the City Hall on the 19th day of July, 2001, at 7:30 o'clock p.m. Eastern Daylight Time.

PRESENT: Members Sue Doyle, Mayor; Jeff Parker, Mayor Pro-Tem;  
Daryl Wood, Councilman; Robert Burns, Councilman; Eileen Seabolt,  
Councilwoman

ABSENT: Members None

The following preamble and resolution were offered by Member Burns and supported by Member Parker:

WHEREAS, the Keego Harbor Tax Increment Finance Authority (the "Authority") has prepared and recommended for approval an amendment attached hereto as Exhibit A (the "Plan Amendments") to the Development Plan and Tax Increment Finance Plan on file with the City Clerk (herein the "Plan") for the Development Area within the City of Keego Harbor (the "City"); and

WHEREAS on July 19, 2001, the City Council held a public hearing on the Plan Amendments for the Authority's Development Area pursuant to Act 450, Public Acts of Michigan, 1980, as amended (the "Act"); and

WHEREAS, the purpose of the amendment is to amend the Plan to extend the duration of the Plan and to include bonded indebtedness to finance the improvement program for the benefit of the Development Area; and

WHEREAS the City Council has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the City Council and to express their views and recommendations regarding the Plan Amendments, as required by the Act.

NOW, THEREFORE, THE CITY OF KEEGO HARBOR ORDAINS:

1. Review Considerations. As required by the Act, the Council has in reviewing the Plan taken into account the following considerations:

(a) The Development Plan included in the Plan meets the requirements set forth in section 16(2) of the Act and the Tax Increment Financing Plan included in the Plan meets the requirements set forth in section 13(1), (2) and (3) of the Act.

(b) The proposed method of financing the public facilities is feasible and the Authority has the ability to arrange the financing.

(c) The development is reasonable and necessary to carry out the purposes of the Act.

(d) The amount of Captured Assessed Value estimated to result from adoption of the Plan is reasonable.

(e) The land to be acquired under the Development Plan, if any, is reasonably necessary to carry out the purposes of the Plan and the purposes of the Act.

(f) The Development Plan is in reasonable accord with the master plan of the City.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the property described in the Development Plan.

(h) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, are reasonably necessary for the project and for the City.

2. Public Purpose. The City Council hereby determines that the Plan as amended by the Plan Amendments constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to encourage local development and to promote economic growth in the Development Area to proceed with the Plan as amended by the Plan Amendments.

4. Approval and Adoption of Plan Amendments. The Plan Amendments are hereby approved and adopted. A copy of the Plan, the Plan Amendments and all later amendments thereto shall be maintained on file in the City Clerk's office.

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

AYES: Members Sue Doyle, Mayor; Jeff Parker, Mayor Pro-Tem;  
Daryl Wood, Councilman; Robert Burns, Councilman; Eileen Seabolt,  
Councilwoman

NAYS: Members none

RESOLUTION DECLARED ADOPTED.

Dorothy Zarycki  
City Clerk

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Keego Harbor, County of Oakland, State of Michigan at a regular meeting held on July 19th, 2001, and that said meeting was conducted and public notice of said meeting was given pursuant to an in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dorothy Zayech  
City Clerk

**RESOLUTION NO. 03-05**

**A RESOLUTION AMENDING PARAGRAPH 4 OF "A RESOLUTION TO ESTABLISH A TAX INCREMENT FINANCE AUTHORITY IN THE CITY OF KEEGO HARBOR PURSUANT TO ACT 450, PUBLIC ACTS OF MICHIGAN, 1980; TO PROVIDE FOR ESTABLISHMENT OF A BOARD OF DIRECTORS FOR THE AUTHORITY; TO DEFINE THE BOUNDARIES OF THE AUTHORITY DISTRICT CONSTITUTING THE TAX INCREMENT FINANCE AUTHORITY; AND TO PROVIDE FOR ALL OTHER MATTERS NECESSARY AND RELATED THERETO"**

Council Member Wood moved, supported by Council Member Maxwell, the following:

**WHEREAS**, Act 450 of 1980, known as the Tax Increment Finance Authority Act provides that the board of directors of the authority shall be not less than 7 nor more than 13 persons, and

**WHEREAS**, on December 22, 1986, the City of Keego Harbor City Council adopted a resolution creating the Tax Increment Finance Authority and establishing the number on the board of directors as the same range as that established in Act 450, and

**WHEREAS**, at a meeting held on January 7, 2003, the TIFA board recommended that council amend its original resolution creating the authority to set the board size at 9-members.

**NOW, THEREFORE, BE IT RESOLVED**, the City of Keego Harbor City Council amends paragraph 4 of the resolution adopted on December 22, 1986 to read:

4. The Tax Increment Finance Authority shall be under the supervision and control of a Board of Directors consisting of 9-persons appointed by the Mayor subject to the approval of the City Council as established by Act 450 of 1980, being MCL 125.1801 and following sections, as amended.

**AYES:** Lowe, Kline, Maxwell, and Wood

**NAYS:**

**ABSTAINED:**

**ABSENT:** Burns

Mayor Pro Tem Lowe declared the resolution adopted.



**RESOLUTION 03-94**

**A RESOLUTION APPROVING TAX INCREMENT FINANCE AUTHORITY'S  
DEVELOPMENT PLAN AMENDMENT**

Council Member Wood moved, supported by Mayor Pro Tem Lowe, the following:

**WHEREAS**, the City of Keego Harbor, County of Oakland, State of Michigan, is authorized by the provisions of Act 450, Public Acts of Michigan, 1980, as amended, to create a tax increment finance authority, and

**WHEREAS**, the City Council of the City of Keego Harbor duly established the Keego Harbor Tax Increment Finance Authority ("TIFA") which exercises its powers within the Development Area designated by the City Council, and

**WHEREAS**, the City Council of the City of Keego Harbor approved TIFA's Tax Increment Financing and Development Plan (Plan), for the Development Area described in the Original Plan on December 22, 1986, as amended; and

**WHEREAS**, at it's meeting of May 6, 2003, TIFA approved by resolution a recommendation to the City Council of the City of Keego Harbor to expand the development area to coincide with the tax capture area, thereby enabling the captured funds to be utilized for public improvements in the entire tax increment capture area, and

**WHEREAS**, the proposed amendment does not extend the duration of the tax capture nor change the boundaries of the tax increment capture district, and

**WHEREAS**, the plan is consistent with the master plan adopted by the Keego Harbor Planning Commission on September 5, 2002, and

**WHEREAS**, the City Council of the City of Keego Harbor held a duly noticed public hearing on the proposed amendment on August 21, 2003;

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Keego Harbor hereby determines that the Plan as amended constitutes a public purpose, and be it further

**RESOLVED**, the City Council of the City of Keego Harbor hereby determines that it is in the best interest of the public to promote economic growth to proceed with the Plan as amended by the Plan Amendments, and be it further,

**RESOLVED**, the Plan Amendments are hereby approved and adopted. A copy of the Plan and Plan Amendments are maintained in the office of the clerk-treasurer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

AYES: (5) Burns, Lowe, Kline, Maxwell, and Wood

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

Mayor Burns declared the resolution adopted at the regular city council meeting of August 21, 2003.

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Randall Moore  
City Clerk-Treasurer

City of Keego Harbor  
County of Oakland, State of Michigan  
05-21



**RESOLUTION CALLING HEARING REGARDING  
APPROVAL OF AMENDMENTS TO THE DEVELOPMENT PLAN AND TAX  
INCREMENT FINANCING PLAN OF THE KEEGO HARBOR TAX INCREMENT  
FINANCE AUTHORITY**

Minutes of a regular meeting of the City Council of the City of Keego Harbor, County of Oakland, State of Michigan, held in the Roosevelt School in the City of Keego Harbor, on the **15th day of March 2005**, at 7:00 o'clock p.m., Eastern Daylight Time.

PRESENT: Mayor Pro Tem Kline, Council Member Lowe, Council Member Rogers

ABSENT: Mayor Burns, Council Member Wood

The following preamble and resolution were offered by Member Lowe and supported by Member Rogers:

WHEREAS, pursuant to Act 450, Public Acts of Michigan, 1980, as amended ("Act 450"), the City Council of the City of Keego Harbor, County of Oakland, Michigan (the "City"), has established the Keego Harbor Tax Increment Finance Authority (the "Authority") which exercises its powers within the Development Area designated by the City Council; and

WHEREAS, the City Council approved the Authority's Development Plan and Tax Increment Financing Plan (the "Plan"), on December 22, 1986, as amended on July 19, 2001; and

WHEREAS, in accordance with the provisions of Act 450, the Authority has prepared and submitted to the City Council for approval the amendments to the Plan attached hereto as Exhibit A (the "2005 Plan Amendments"); and

WHEREAS, prior to approval of the 2005 Plan Amendments, it is necessary to conduct a public hearing in connection with the consideration of the 2005 Plan Amendments as required by Act 450.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the 2005 Plan Amendments from the Authority and directs the City Clerk to submit the 2005 Plan Amendments to all local taxing jurisdictions within the Development Area in accordance with the requirements of Act 450.

2. There shall be a public hearing on Thursday, the 21st day of April, 2005, at 7:00 o'clock, p.m., Eastern Time, at the City Council chambers to consider adoption by the City Council of a resolution approving the 2005 Plan Amendments.

3. The City Clerk shall cause notice of said public hearing given in accordance with Act 450 as follows:

a. Notice shall be published twice before the public hearing in the *West Bloomfield Eccentric*, a newspaper of general circulation in the City, qualified under State law to publish legal notices. The first such notice shall be published not less than 20 days before the date set for the public hearing.

b. Notice shall be mailed by first class mail not less than 20 days prior to the hearing to all property taxpayers of record in the Authority's District as shown by the most recent tax roll of the City.

4. The notice of the hearing shall be in substantially the following form:

## **CONSENT AGENDA**

### **RESOLUTION 05-14**

#### **A RESOLUTION APPROVING THE CONSENT AGENDA FOR THE MEETING OF MARCH 15, 2005**

Moved by Council Member Lowe supported by Council Member Rogers for the following:

**Be It Resolved**, to approve the lot split for 1778 Beechmont, Parcel #18-01-050-049 lot 47 and lot 48 and be it further

**Be It Resolved**, to set a Public Hearing Date of April 21, 2005 at 7:00 P.M. for the revision of the TIFA Plan and be it further

**Be It Resolved**, to set a Public Hearing date of April 21, 2005 at 7:00 P.M. for Dangerous Building for 2912-2914 Pridham, Parcel #18-01-352-054 and be it further

**Be It Resolved**, to approve the contribution of \$1,500 allocated from Community Development Block Grant Funds and be it further

**Be It Resolved**, to approve the increase of the Employee portion on MERS Contribution to 3% and be it further

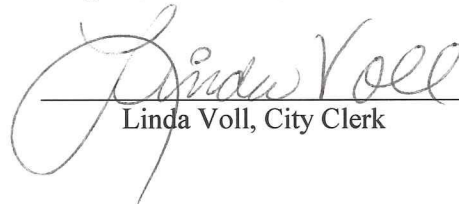
**Be It Resolved**, to approve the Opposing of the Elimination of the Community Development Block Grant Program and be it further

**Be It Resolved**, to approve the Paid Bills Report, Revenue and Expenditure Report and Budget Amendments from February 2005 and be it further

**Be It Resolved**, the City Council approved the Special Meeting Minutes for February 11, Study Session Meeting Minutes of February 15, Council Meeting Minutes of February 17, 2005.

**Resolved**, to amend the name of the Wilma Web Pocket Park to the Web Pocket Park

Mayor Pro Tem Kline declared the resolution adopted, March 15, 2005

  
Linda Voll, City Clerk

CITY OF KEEGO HARBOR  
COUNTY OF OAKLAND, STATE OF MICHIGAN

NOTICE OF PUBLIC HEARING ON  
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AMENDMENTS  
OF THE KEEGO HARBOR TAX INCREMENT FINANCE AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF KEEGO HARBOR:

PLEASE TAKE NOTICE that the City Council of the City of Keego Harbor, County of Oakland, State of Michigan, will hold a public hearing on Thursday, the 21st day of April, 2005, at 7:00 o'clock, p.m., Eastern Time, at Roosevelt Elementary School, 2065 Cass Lake Road, Keego Harbor, Michigan, to consider the adoption of a resolution approving amendments to the Development Plan and Tax Increment Financing Plan for the Keego Harbor Tax Increment Finance Authority pursuant to Act 450 of the Public Acts of Michigan of 1980, as amended.

The boundaries of the development area to which the amended Plan applies are as follows:

[Insert description or map of boundaries of development area]

Copies of the proposed amendments to the Development Plan and Tax Increment Financing Plan, maps, etc. are on file at the office of the City Clerk for inspection.

At the public hearing, all interested persons desiring to address the City Council shall be afforded an opportunity to be heard in regard to the approval of the amendments to the Development Plan and Tax Increment Financing Plan for the Keego Harbor Tax Increment Finance Authority.

FURTHER INFORMATION may be obtained from the City Manager's Office.

This notice is given by order of the City Council of the City of Keego Harbor, Michigan.

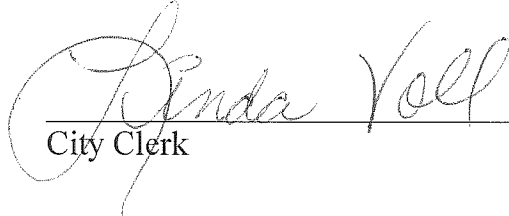
LINDA VOLL  
Clerk, City of Keego Harbor

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

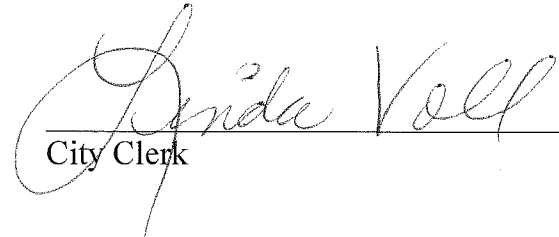
AYES: Mayor Pro Tem Kline, Council Member Lowe, Council Member Rogers

NAYS: None

RESOLUTION DECLARED ADOPTED.

  
\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Keego Harbor, County of Oakland, State of Michigan, at a regular meeting held on the 15th day of March, 2005, and that public notice of said meeting was given pursuant to and in full compliance with Act No 267, Public Acts of Michigan, 1976, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

  
\_\_\_\_\_  
City Clerk

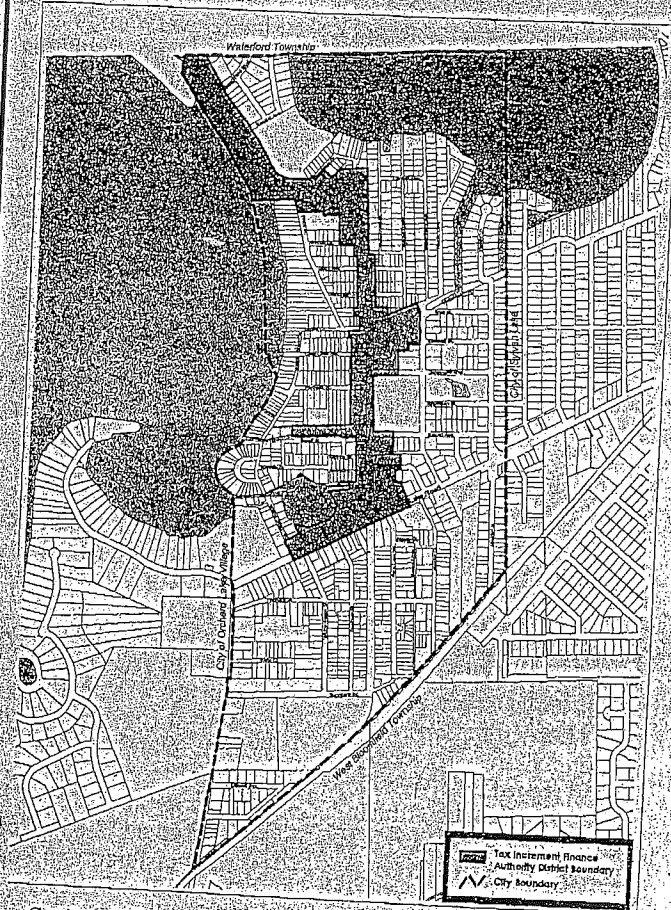
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CITY OF KEEGO HARBOR  
COUNTY OF OAKLAND, STATE OF MICHIGAN  
NOTICE OF PUBLIC HEARING ON  
DEVELOPMENT PLAN AND TAX INCREMENT  
FINANCING PLAN AMENDMENTS OF THE  
KEEGO HARBOR TAX INCREMENT FINANCE  
AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF KEEGO  
HARBOR:

PLEASE TAKE NOTICE that the City Council of the City of  
Keego Harbor, County of Oakland, State of Michigan, will hold a  
public hearing on Thursday, the 21st day of April, 2005, at 7:00  
o'clock p.m. Eastern Time, at Roosevelt Elementary School  
Gymnasium, 2065 Cass Lake Road, Keego Harbor, Michigan, to  
consider the adoption of a resolution amendments to the  
Development Plan and Tax Increment Financing Plan for the Keego  
Harbor Tax Increment Finance Authority pursuant to Act 450 of  
the Public Acts of Michigan of 1980, as amended.

The boundaries of the development area to which the amended  
Plan applies are as follows:



NOTE:  
MAP OF AUTHORITY  
W/ MAP OF PLAN  
WITHIN

Copies of the proposed amendments to the Development Plan  
and Tax Increment Financing Plan, maps, etc. are on file at the  
office of the City Clerk for inspection.

At the public hearing, all interested persons desiring to address  
the City Council shall be afforded an opportunity to be heard in  
regard to the approval of the amendments to the Development Plan  
and Tax Increment Financing Plan for the Keego Harbor Tax  
Increment Finance Authority.

FURTHER INFORMATION may be obtained from the City  
Manager's Office.

This notice is given by order of the City Council of the City of  
Keego Harbor, Michigan.

LINDA VOLL  
Clerk, City of Keego Harbor

Publish: March 27 & 31, 2005

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Customer Service  
rough Friday 8:30



## KEEGO HARBOR TAX INCREMENT FINANCE AUTHORITY 2005 PLAN AMENDMENTS

Pursuant to Act 450, Public Acts of Michigan, 1980, as amended ("Act 450"), the Keego Harbor Tax Increment Finance Authority ("Authority") recommends the following 2005 Amendments to the Authority's Tax Increment Financing and Development Plan ("Plan"), as adopted by the City Council of the City of Keego Harbor on December 22, 1986, and amended on July 19, 2001.

*ADDITIONAL PROJECTS IN AREA EXPANSION*

I. DEVELOPMENT PLAN AMENDMENTS. The following section shall be added to the Plan at Section \_\_ thereof:

**Description Of Additional Improvements To Be Made In The Development Area, Description Of Repairs And Alterations Necessary To Make The Improvements, An Estimate Of The Time Required For Completion Of The Improvements; Location, Extent, Character And Estimated Cost Of The Improvements And An Estimate Of The Time Required For Completion; Statement Of The Stages Of Construction Planned And The Estimated Time Of Completion Of Each Stage.**

In addition to the development objectives and improvements set forth in this Plan, and in order to continue the revitalization of the City's commercial area, the TIFA plans to accomplish some or all of the following capital improvements over the life of the Plan; it is anticipated that many of these improvements, being in the nature of rehabilitation or reuse of existing property and improvements, will involve demolition, repair or alteration. Unless otherwise indicated, the projects will be completed in stages as circumstances warrant, the time required for completion will vary but not exceed the life of the Plan, and the costs shall not exceed the amounts anticipated to be captured under the Tax Increment Financing Plan or which can be retired from revenues captured under the Tax Increment Financing Plan.

1. Public administration building. This would include the acquisition and construction, or the lease or lease/purchase, of a public administration building and associated public facilities and appurtenances related thereto. Estimated cost of \$3.9 million would be financed through the issuance of municipal bonds, through the execution of a lease with option to purchase, or a combination thereof. Estimated time required for completion: 2006-08.
2. Adaptive reuse of buildings and property throughout the Development Area. This would include improving land and buildings, preparing the site or sites for a building or buildings, including the demolition of existing structures and constructing, reconstructing, rehabilitating, restoring, and preserving, equipping, improving, maintaining, repairing, and operating any building, including any type of housing, and any necessary or desirable appurtenances thereto, within the Development Area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof, so as to facilitate private development or redevelopment.



3. Street lighting improvements. This would include removing and replacing existing street lights and the cost of operation thereof.
4. Traffic signal/signage improvements. This would include upgrading or replacing traffic signs, signals and related improvements.
5. Road improvements. This would include reconstruction, resurfacing, repairing or similar improvements to roads within the Development Area.
6. Additional public parking. This would include creating new parking as well as upgrading, renovating or otherwise improving existing public parking.
7. Greenbelt and landscape improvements. This would include acquisition and planting of additional trees and other landscaping as well as adopting programs encouraging the placement of additional landscaping by private property owners.
8. Land acquisition/leases, combination and sale to private sector throughout the Development Area. This would include acquiring by purchase or otherwise, on terms and conditions and in a manner the TIFA considers proper, owning, conveying, demolishing, relocating, rehabilitating, or otherwise disposing of, or leasing as lessor or lessee, land and other property, real or personal, or rights or interests therein for or related to public facilities to be acquired or constructed pursuant to the TIFA Plan, which the TIFA determines is reasonably necessary to achieve the purposes of the TIFA Plan, and to grant or acquire licenses, easements, and options with respect thereto. This further would include acquisition of property which suffers from environmental contamination, clean up of the contamination, clearing of such property to the extent necessary, combination with adjacent parcels to the extent appropriate, and sale of such property to private interests for new development. Sale proceeds may be held by the TIFA to be used for additional property purchases.
9. Move/eliminate transmission wires. This would include working with Detroit Edison or other utility or franchisee to minimize the number of transmission wires within the Development Area and otherwise minimize the unsightly appearance of such overhead wires.

II. TAX INCREMENT FINANCING PLAN AMENDMENTS. The following sections of the TIF Plan shall be updated and amended:

Section 2 of the TIF Plan shall be amended by updating Exhibit A to reflect projections for the 20-year period 2006-25.

Section 3 of the TIF Plan is restated in its entirety as follows:

The TIFA or the City may incur bonded indebtedness to finance the projects set forth in the Development Plan. The amount of bonded indebtedness incurred shall be subject to City Council approval but in any event shall not exceed \$9 million. Capital projects may be financed from revenues received by the TIFA or from the proceeds of various types of bond issues either

separately or in combination and either immediately or in phases, depending on the type of financing vehicle used. Below are described the various available methods of financing the TIFA, with the City Council's approval, may seek to use.

Tax Increment Bonds: Section 15 of the Act 450 permits the TIFA to issue tax increment bonds supported by the estimated tax increment revenues.

Revenue Bonds: Section 12 of Act 450 permits the TIFA to issue revenue bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended.

Special Assessment/General Obligation Bonds of the City: The City may also issue special assessment bonds alone or in combination with general obligation bonds to finance all or part of the street and alley improvements, the sidewalks, lighting and the parking improvements. The size of such bond issues would depend on and is limited by the projects included within such bond issues and the portion of each such project to be financed from special assessments and the portion, if any, to be financed from general funds. Payment of such special assessment bonds would be from the proceeds of the special assessment rolls consisting of the lands specially benefited by the project. Payment of the general obligation bonds would be from general funds of the City derived from the proceeds of taxes levied upon all property within the City.

Michigan Transportation Fund Bonds: For purposes of paying the costs of major and local street improvements, including paving, widening and lighting, the City may also issue bonds in anticipation of the City's receipts from the Michigan Transportation Fund for the State fiscal year immediately preceding such a bond issue.

Section 4 of the TIF Plan is restated in its entirety as follows:

The Plan shall expire on December 31, 2025.

Section 5 of the TIF Plan shall be amended by updating Exhibit B to reflect projections for the 20-year period 2006-25

Section 7 of the TIF Plan is amended by striking subsection (b).

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# City Council Meeting

Thursday 7:00 P.M, April 21, 2005

**CALL TO ORDER:** Called to Order at 7:00 p.m.

**PLEDGE OF ALLEGEANCE**

**ROLL CALL:**

**PRESENT:**

Mayor Robert Burns, Mayor Pro Tem Barbara Kline, Council Member Lowe,  
Council Member Glenn Rogers, Council Member Daryl Wood

**PUBLIC HEARING:**

- Amendments to the Development Plan and Tax Increment Financing Plan  
Resolution approving the amendments to the Tax Increment Finance Authority Plan

City Manager Lehr stated that the Development Plan and Tax Increment Financing Plan amendments were suggested by Attorney Mike McGhee, the current Development Plan had certain limitations and the amendments would cover future plans and would allow the city to have maximum flexibility of the TIFA Funds. George Gurrola, who was Mr. McGhee's assistant, was at the meeting to answer any question the City Council or the residents might have regarding the amendment to the Development Plan. All of the public agencies and property owners have been notified and no responses have been returned.

**Opened to the floor for public comment:**

**Closed to the floor for public comment**

Mayor Burns asked could the plan be amended to expand the boundaries of the TIFA District from where it currently stands?

Mr. Gurrola replied it was not legal to expand the boundaries of the TIFA District.

Council Member Lowe asked what were the changes and what would be the specific impact?

Council Member Wood replied to allow the TIFA District to pay for the police department portion of the new city hall.

Manager Lehr replied that with this amendment it would allow the TIFA Funds along with the General Funds be utilized to the fullest for the new city hall.

A resolution by Council Member Wood supported by Council Member Rogers to approve the amendments to the Tax Increment Finance Authority Plan.

Ayes: 5

Nays: 0

Absent: 0

**Motion Carried**

RESOLUTION 05-21.5

APPROVAL OF AMENDMENTS TO THE DEVELOPMENT PLAN AND TAX  
INCREMENT FINANCING PLAN OF THE KEEGO HARBOR TAX  
INCREMENT FINANCE AUTHORITY

Motion for a resolution by Council Member Wood second by Council Member Rogers  
for the following:


**NOW THEREFORE BE IT RESOLVED**, the City Council of the City of Keego  
Harbor approve the amendments to the Development Plan and Tax Increment Financing  
Plan of the Keego Harbor Tax Increment Finance Authority as presented at the Regular  
Council Meeting of **April 21, 2005**

Ayes: 5  
Nays: 0  
Absent: 0  
Abstained: 0

Mayor Burns declared the resolution adopted on April 21, 2005

CERTIFICATION

I, Linda Voll, being the duly appointed and qualified Clerk of the City of Keego Harbor,  
Oakland County, Michigan, do hereby certify and declare that the foregoing is a true and  
correct copy of a Resolution adopted by the City of Keego Harbor Council at its Regular  
Council Meeting held on Thursday, April 21, 2005.

  
\_\_\_\_\_  
Linda Voll, City Clerk

7/27/06  
Date



TAX INCREMENT FINANCE DISTRICT

RESOLUTION 05- 55

RESOLUTION TO DESIGNATE NON-DEDICATED BOND FUNDS EST.  
\$560,000 TO SUPPORT CONSTRUCTION OF A NEW CITY HALL IN THE  
TIFA DISTRICT

Moved by Walter Sands and supported by Sharon Horger for the following:

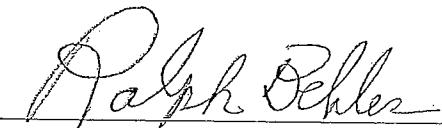
Whereas, the City of Keego Harbor is currently renting its municipal offices, and has determined a need to construct a new city hall for efficiency and stability for the future, and

Whereas, the TIFA Board and the City Council approved the amendment of its Development Plan in 2005 which includes the acquisition, construction or lease/purchase of a public administration building in 2006-2008,

**Be It Resolved**, that the TIFA Board of the City of Keego Harbor approves to designate approximately \$560,000 in unappropriated bond funds and after anticipated projects toward the construction costs of a new city hall in the TIFA District, and

**Be It Further Resolved**, that the TIFA Board will designate the full amount of the "School Capture" funds that TIFA is not required to re-pay to the State (\$540,000 currently set aside) toward the funding of the new city hall construction in the TIFA District.

Ayes:	Behler, T. Lynch, Nicol, North, Sands, Santia, Horger, B. Lynch
Nays:	None
Abstain	None
Absent	Muhal

	<u>8/4/05</u>
Ralph Behler, Chairman	Date

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