

**PUBLIC HEARING FOR DOWNTOWN DEVELOPMENT PLAN AND TAX
INCREMENT FINANCING PLAN
March 4, 2024**

The Lincoln Village Council met on Monday March 4, 2024 at 6:30 p.m. for a Public Hearing regarding the Downtown Development Plan and Tax Increment Financing Plan. The meeting was called to order by President Sheila Phillips. The Pledge of Allegiance was recited. Those in attendance included President Philips, Treasurer/Zoning Administrator Mahalak, Clerk Somers and Council Members Durham, Lucas, Schick, Skuse and Wambold. Member Gauthier was absent. Several guests were also present. President Phillips gave an overview on the document that is under consideration for preparing the Village to become a RRC designated village in the state of MI. The public notices contain verbiage that has to be included according to the State guidelines. This pertains only to the DDA district. Attorney Matt Wojda spoke about the DDA specifications. We can't raise taxes and have no desire to displace anyone from their homes. This ordinance is necessary in order to move forward by both the DDA and the Village of Lincoln Council to put us in compliance of the requirements for RRC designation.

**VILLAGE OF LINCOLN
COUNTY OF ALCONA
STATE OF MICHIGAN
ORDINANCE NO. 24-1**

**ORDINANCE FOR ADOPTION OF THE 2024 DOWNTOWN DEVELOPMENT PLAN AND TAX
INCREMENT FINANCING PLAN IN THE VILLAGE OF LINCOLN, MICHIGAN**

An Ordinance to adopt an amended Downtown Development Plan and Tax Increment Financing Plan for the Downtown Development Authority of the Village of Lincoln, Alcona County, Michigan, pursuant to the provisions of Part 2 for Downtown Development Authorities of the Recodified Tax Increment Financing Act, 2018 Public Act 57, as amended ("Act 57").

THE VILLAGE OF LINCOLN ORDAINS:

Section 1. Title.

This Ordinance shall be known and may be cited as the “Village of Lincoln 2024 Downtown Development Plan and Tax Increment Financing Plan Ordinance.”

Section 2. Adoption.

The Lincoln Village Council, having held a public hearing on March 4th, 2024 on the amended Downtown Development Plan and Tax Increment Financing Plan (the “Plan”) prepared by the Downtown Development Authority, attached hereto as Exhibit A, and incorporated herein by reference, hereby make the determination that the Plan constitutes a public purpose and adopts the plan. This determination and adoption is based on the following considerations:

- A. The Village Council has considered the findings and recommendations of the Village of Lincoln Downtown Development Authority.
- B. The Plan meets the requirements set forth in Section 217(2) in Act 57.
- C. The plan includes the proposed method of financing the development which is feasible and the Village of Lincoln Downtown Development Authority has the ability to arrange the financing.
- D. The development described in the Plan is reasonable and necessary to carry out the purposes of Act 57.
- E. The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner.
- F. The development plan is in reasonable accord with the master plan of the Village of Lincoln.
- G. Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- H. Any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and the Village.

Section 3. Conflict and Severability.

All other ordinances, resolutions and orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby replaced. If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 4. Publication and Effective Date.

A synopsis of this Ordinance shall be published in a newspaper of general circulation, and this Ordinance shall become effective immediately upon such publication.

Ordinance No. 24-1 was adopted on the 4th day of March 2024, by the Lincoln Village Council as follows:

Motion by: Dorene Schick

Seconded by: Christine Skuse

Yeas: 5 Durham, Lucas, Schick, Skuse & Wambold

Nays: 0

Absent: Gauthier

I certify that this is a true copy of Ordinance No. 24-1 that was adopted by the Lincoln Village Council on March 4th, 2024 and published in the Alcona Review on March 12th, 2024.

Dated: March 4, 2021

Linda K Somers

Linda K. Somers, Clerk

Village of Lincoln

A motion was made by Wambold to close public comment, Durham offered support. Carried. Motion by Schick with support from Skuse to adopt Ordinance 24-1. Roll Call Vote: Durham, Lucas, Schick, Skuse, Wambold all Ayes. No Nays, Gauthier was absent. Motion carried. Motion to close Public Hearing was made by Wambold with support from Schick. Carried.

Linda K. Somers

Village Clerk