

**14.0100 DOWNTOWN DEVELOPMENT AUTHORITY ORDINANCE
TOWNSHIP OF GRAND HAVEN, MICHIGAN
ord. no. 297 eff. July 30, 1998
amended ord. no. 593 eff. October 17, 2021**

An Ordinance to establish a Downtown Development Authority in the Charter Township of Grand Haven pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended; to define the boundaries of the Downtown District constituting the Downtown Development Authority; and to provide for other matters necessary and related thereto.

THE TOWNSHIP OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN,
ORDAINS:

14.0101 Sec. 1 TITLE

This Ordinance shall be known and may be cited as the “Downtown Development Authority Ordinance”.

14.0102 Sec. 2 DEFINITIONS

The terms used herein shall have the same meaning as given them in Act 197 or as hereinafter in this section provided, unless the context clearly indicates to the contrary. As used in this Ordinance:

1. “Authority” - means the Downtown Development Authority of Grand Haven Charter Township created by this Ordinance.
2. “Act 197” - means Act No. 197 of the Public Acts of Michigan of 1975 as now in effect or hereafter amended.
3. “Board or Board of Directors” - means the Board of Directors of the Authority.
4. “Township” - means the Charter Township of Grand Haven.
5. “Township Board” - means the Township Board of Grand Haven Charter Township.
6. “Downtown District” - means the downtown district designated herein or as hereafter amended.
7. “Supervisor” - means the Supervisor of the Township.
8. “Superintendent” - means the Superintendent of the Township.

14.0103 Sec. 3 PURPOSE AND FINDINGS

The Township Board of the Charter Township of Grand Haven hereby determines and finds that it is necessary for the best interests of the Township to create a public body corporate in order to halt the property value deterioration, and increase property tax valuation where possible in the Downtown District, to eliminate the causes of the deterioration and to promote economic growth pursuant to Act 197.

14.0104 Sec. 4 CREATION OF AUTHORITY

There is hereby created pursuant to Act 197 a Downtown Development Authority for the Township. The Authority shall be a public body corporate and shall be known and exercise the powers under title of “Downtown Development Authority of Grand Haven Charter Township”. The Authority may adopt a seal, may sue and be sued in any court of this State, and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided herein and in Act 197. The enumeration of a power herein or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

14.0105 Sec. 5 DESCRIPTION OF DOWNTOWN DISTRICT

The Downtown District in which the Authority shall exercise its power as provided by Act 197 shall consist of the property in the Township described on Exhibit A attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this Ordinance and Act 197.

14.0106 Sec. 6 BOARD OF DIRECTORS

The Authority shall be under the supervision and control of the Board of Directors consisting of the Supervisor and eight members. The members shall be appointed by the Supervisor subject to approval by the Township Board. Eligibility for membership of the Board of Directors and terms of office shall be as provided by Act 197. Each member shall hold office until the member’s successor is appointed. (ord. no. 416 eff. March. 11, 2006)

14.0107 Sec. 7 POWERS OF THE AUTHORITY

The Authority shall possess all of the powers necessary to carry out the purposes of its incorporation and shall have all the powers provided by Act 197.

14.0108 Sec. 8 FISCAL YEAR; ADOPTION OF BUDGET; REPORTS; AUDITS

1. The fiscal year of the Authority shall begin on January 1 of each year and end on December 31 of the same year, or such other fiscal year as may hereafter be adopted by the Township.

Downtown Development Authority Description of Boundaries

Starting at the intersection of Robbins Road and 172nd Avenue and proceeding southerly following the boundary line between the City of Grand Haven and Grand Haven Charter Township approximately 983.63' along 172nd Avenue, then easterly following the boundary of the city and township approximately 569.22', then northerly following the boundary of the city and township approximately 983.74' to Robbins Road, then easterly along Robbins Road following the boundary of the city and township to the intersection of Robbins Road and 168th Avenue, then southerly following the boundary of the city and township along 168th Avenue to the intersection of Comstock Street and 168th Avenue, then westerly following the boundary of the city and township along Comstock Street approximately 1,320', then southerly following the boundary of the city and township approximately 1,935.13', then easterly following the boundary of the city and township approximately 991.18', then southerly following the boundary of the city and township approximately 645' to Hayes Street, then easterly following the boundary of the city and township along Hayes Street to the intersection of Hayes Street and 168th Avenue, then northerly following the boundary of the city and township approximately 670.25', then easterly following the boundary of the city and township approximately 661.25', then southerly following the boundary of the city and township 669.25' to Hayes Street, then westerly following the boundary of the city and township along Hayes Street approximately 357.22', then southerly following the boundary of the city and township approximately 642.02', then westerly approximately 357.22' to 168th Avenue, then southerly approximately 10' along 168th Avenue, then westerly approximately 1,325.12', then southerly following the rear lot lines of industrial properties abutting 172nd Avenue approximately 2,018.44', then easterly following the northern lot line of an industrial property approximately 95.04', then southerly following the rear lot lines of industrial properties abutting 172nd Avenue approximately 783.96', then easterly following the northern property line of an industrial property approximately 400', then southerly following the rear lot lines of industrial properties abutting 172nd Avenue approximately 1,173.59', then easterly approximately 368.48', then southerly approximately 30', then easterly approximately 363' to the east ROW of 168th Avenue, then southerly approximately 642' along the east ROW of 168th Avenue to the intersection of Johnson Street and the east ROW of 168th Avenue, then easterly along Johnson Street approximately 823.36' to the Van Doorne Drain, then southerly along the Van Doorne Drain to Ferris Street, then easterly along Ferris Street approximately 669.44', then southerly along the lot lines of properties abutting US-31 approximately 2,688.55' to Lincoln Street, then easterly along Lincoln Street approximately 1,342.47', then southerly following the side yard lot line of a property abutting US-31 approximately 1,027.51', then westerly approximately 224.8', then southerly approximately 1,590' to the north ROW of Warner Street, then easterly along the north ROW of Warner Street approximately 554', then southerly following the eastern lot lines of commercial properties abutting US-31 approximately 1,373', then easterly approximately 997', then southerly approximately 1,285' to the north ROW of Buchanan Street, then easterly along the north ROW of Buchanan Street approximately 1254', then southerly approximately 706', then westerly approximately 490', then southerly approximately 980', then southwestly approximately 390', then southeasterly approximately 950', then easterly approximately 1,804', then southerly approximately 1,043', then easterly approximately 1,365' to the east ROW of 156th Avenue, then southerly along the east ROW of 156th Avenue approximately 300.5', then westerly approximately 242', then southerly following the rear lot lines of properties abutting 156th Avenue approximately 521', then westerly approximately 209', then southerly approximately 209', then easterly approximately 116', then southerly approximately 167', then easterly approximately 28', then southerly to the south ROW of Lake Michigan Drive (M-45), then westerly approximately 605' along the south ROW of Lake Michigan Drive (M-45), then southerly approximately 280', then westerly approximately 41', then southerly approximately 185' to the northerly lot line of a campground property, then easterly approximately 582' along

the northerly lot line of a campground property, then southerly along the easterly lot line of a campground property approximately 751', then easterly approximately 760', then southerly approximately 780', then westerly approximately 760', then southerly approximately 567' to the north ROW of Winans Street, then easterly along the north ROW of Winans Street approximately 334', then southerly approximately 689', then westerly 366' to the easterly ROW of US-31, then northwesterly approximately 1376' along the easterly ROW of US-31 and west approximately 360' to the western ROW of C&O Railroad, then southerly approximately 295', then westerly approximately 330', then northerly approximately 66', then westerly approximately 528', then southerly approximately 363' to the south ROW of Winans Street, then westerly along the south ROW of Winans Street approximately 1,785', then southerly approximately 1,292', then westerly approximately 1,307', then southerly approximately 28', then westerly approximately 660', then northerly approximately 1,311' to the south ROW of Winans Street, then westerly approximately 512' along the south ROW of Winans Street, then northerly approximately 1,356', then easterly approximately 1,836', then northerly approximately 983', then easterly approximately 250', then northerly approximately 396' to the north ROW of Lake Michigan Drive, then easterly approximately 30' along the north ROW of Lake Michigan Drive, then southerly approximately 396', then easterly following the rear lot lines of properties abutting Lake Michigan Drive approximately 540', then northerly approximately 346' to the south ROW of Lake Michigan Drive, then westerly along the south ROW of Lake Michigan Drive approximately 206', then northerly approximately 2,711', then easterly approximately 135' to the westerly right-of-way line of the C & O Railroad, then easterly crossing the C & O Railroad and US-31 approximately 372' to the northwest property corner of the Agnew Roadside Park and the easterly right-of-way of northbound US-31, then northwesterly along the easterly right-of-way of northbound US-31 approximately 7,266' then westerly across US-31 and the railroad to the northeast corner of the township cemetery, then westerly along the northern property line of the township cemetery approximately 1,034.9', then northerly approximately 697', then westerly approximately 246' to 168th Avenue, then northerly along 168th Avenue to the intersection of Lincoln Street and 168th Avenue, then northerly along 168th Avenue approximately 1,360.63', then westerly approximately 720', then northerly 358', then westerly approximately 6.99', then northerly approximately 393', then westerly approximately 400', then northerly approximately 550' to Ferris Street, then westerly along Ferris Street to the southwest property corner of the Grand Haven Area Public School high school, then northerly along the western lot line of the Grand Haven Area Public School high school approximately 1,320.86', then westerly along the lot line of the Grand Haven Area Public School high school approximately 366', then northerly along the lot line of the Grand Haven Area Public School high school approximately 1,320' to the northwest corner of the Grand Haven Area Public School high school property, then northerly approximately 667.59', then westerly approximately 508.43' to the southerly line of Church Hill Street, then northerly 66.00' along the easterly end of Church Hill Street, then westerly along the northerly line of Church Hill Street approximately 672.33' (excluding the right-of-ways for Cottage Drive and Lake Sedge Dr.) then northerly approximately 38.54', then easterly approximately 57.87', then northerly along the rear lot lines of residential lots abutting Lakeshore Avenue approximately 292', then westerly approximately 1.59', then northerly along the rear lot lines of residential lots abutting Lakeshore Avenue approximately 400.28', then westerly approximately 2.84', then northerly approximately 100', then westerly approximately 200' to Lakeshore Avenue, then northerly along Lakeshore Avenue to the intersection of Hayes Street and Lakeshore Avenue, then continuing northerly along Lakeshore Avenue approximately 225', then easterly approximately 217.99', then southerly approximately 93.5', then easterly approximately 150', then northerly approximately 93.5', then easterly approximately 44.4', then northerly along the western lot line of an industrial property abutting US-31 approximately 239.75', then easterly along the northern lot line of an industrial property abutting US-31 approximately 262.34' to the northeast corner of an industrial property and the westerly right-of-way of the C & O Railroad, then southeasterly along the westerly right-of-way of the C & O Railroad approximately 13,373' to the northeast corner of the township cemetery (excluding the right-of-ways for Rosy

Mound Drive and Hayes Street), then commencing from the northeast corner of the aforementioned industrial property (that is approximately 394.79' northerly of Hayes Street along the western right-of-way of the C & O Railroad) northerly along the western right-of-way of the C & O Railroad approximately 2,230.59' to the southeast corner of a Condominium, then westerly along a southerly line of a Condominium approximately 391.15', then southerly along a Condominium approximately 290.53', then westerly along a Condominium approximately 573.21' to the easterly line of Lakeshore Drive, then northerly along Lakeshore Drive approximately 66', then easterly approximately 200', then northerly following the rear lot lines of properties abutting Lakeshore Drive approximately 621', then westerly approximately 160' to Lakeshore Drive, then northerly along Lakeshore Drive approximately 200', then easterly approximately 377', then northerly along the westerly line of a Condominium approximately 430' to the boundary of the city and township, then easterly following the boundary of the city and township approximately 521.38' to the westerly right-of-way of the C & O Railroad, then southeasterly along the westerly right-of-way of the C & O Railroad and the eastern line of a Condominium approximately 905.54' to the southeast corner of the Condominium, then northeasterly crossing the C & O Railroad right-of-way to the northwest corner of a commercial property and the boundary of the city and township approximately 1,891', then southeasterly along the easterly right-of-way of the C & O Railroad approximately 2,898' to the southwest corner of a campground, then easterly along the southern line of the campground approximately 23', then northerly along the westerly right-of-way of US-31 approximately 2,878' to the boundary of the city and township, then westerly along the boundary of the city and township approximately 402.71', then easterly and northerly following the boundary of the city and township to the intersection of US-31 and Robbins Road, then easterly following the boundary of the city and township along Robbins Road approximately 357.11', then southerly following the boundary of the city and township approximately 380', then easterly following the boundary of the city and township approximately 236.5', then northerly following the boundary of the city and township approximately 243', then easterly following the boundary of the city and township approximately 45', then northerly following the boundary of the city and township approximately 137' to Robbins Road, then easterly following the boundary of the city and township along Robbins Road 301.5', then southerly following the boundary of the city and township approximately 214', then easterly following the boundary of the city and township approximately 122', then northerly following the boundary of the city and township approximately 214' to Robbins Road, then easterly following the boundary of the city and township along Robbins Road to the intersection of Robbins Road and 172nd Avenue approximately 173', to the point of beginning.

Except a parcel of land located on Winans Street approximately 4,060' west of the centerline of southbound US-31, then westerly along the north ROW of Winans Street approximately 331', then northerly approximately 499', then easterly approximately 331', then southerly to the north ROW of Winans Street approximately 499' to beginning.

(amended ord. no. 593 eff. October 17, 2021)