

**PITTSFIELD CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
RES # 14-40**

**A RESOLUTION APPROVING A MODIFICATION TO THE STATE STREET CORRIDOR  
IMPROVEMENT AUTHORITY DEVELOPMENT AND TAX INCREMENT FINANCING PLAN**

**July 10, 2014**

At a Regular Meeting of the Township Board for Pittsfield Charter Township, Washtenaw County, Michigan, held at the Pittsfield Township Administration Building, located at 6201 W. Michigan Avenue, in said Township on Wednesday the 9<sup>th</sup> day of July 10, 2014 at 6:30pm

Present: Israel, Scribner, Krone, Lotfian, Yi.  
Absent: Hunt, Grewal.

The following preamble and resolution were offered by Trustee Scribner, and supported by Trustee Krone, to adopt a Resolution Approving a Modification to the State Street Corridor Improvement Authority Development and Tax Increment Financing Plan Res #14-40.

**WHEREAS**, The Pittsfield Charter Township Board of Trustees has, pursuant to the Corridor Improvement Authority Act, MCL 125.2871 et seq. (the "Act") established the State Street Corridor Improvement Authority to revitalize and redevelop its commercial and business corridors and to promote economic growth within the State Street Corridor District (the "District"); and

**WHEREAS**, Section 11 of the Act authorizes a Corridor Improvement Authority to implement any plan of development in the development area necessary to achieve the purposes of the Act; and,

**WHEREAS**, Section 18 of the Act authorizes a Corridor Improvement Authority that finds it necessary for the achievement of the purposes of the act to prepare and submit a tax increment financing plan to the governing body of the municipality; and

**WHEREAS**, The Pittsfield Charter Township Board of Trustees approved the Development and Tax Increment

**WHEREAS**, The Plan as approved contained estimated Base Taxable Values for the District; and

**WHEREAS**, The March 2014 Board of Review has established the Taxable Value for 2014; and

**WHEREAS**, With the establishment of the 2014 Tax Roll the TIF capture can be projected with better accuracy; and

**WHEREAS**, The State Street Corridor Improvement Authority Board has approved and recommends the Township Board adopt a Modification to the Development and Tax Increment Financing Plan (the Modified "Plan") to reflect the updated information; and

**WHEREAS,** The State Street Corridor Improvement Authority Board has determined that the Plan is necessary for the best interests of the public to revitalize and redevelop the District; and

**WHEREAS,** The State Street Corridor Improvement Authority Board has determined that the modification to the Plan is necessary for the achievement of the purposes of the Act and recommends the acceptance of the Plan; and

**WHEREAS,** The Pittsfield Charter Township Board of Trustees held a public hearing on the State Street Corridor Improvement Authority Modified Plan on July 10, 2014; and

**WHEREAS,** The State Street Corridor Improvement Authority has executed tax sharing agreements with Pittsfield Charter Township, Washtenaw County and the Ann Arbor District Library; and

**WHEREAS,** The Board of Trustees has considered the following factors in approving the Plan,

- (a) The Plan meets the requirements under section 20(2);
- (b) The proposed method of financing the development 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 this act;
- (d) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the Plan and of this act in an efficient and economically satisfactory manner;
- (e) The development plan is in reasonable accord with the land use plan of the municipality;
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area;
- (g) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality,

**NOW THEREFORE BE IT RESOLVED,** That the Pittsfield Charter Township Board of Trustees hereby determines that the modification to the Development and Tax Increment Financing Plan, as revised, constitutes a public purpose;

**BE IT FURTHER RESOLVED,** that the Board of Trustees approves the Modification to the Plan.

**ROLL CALL VOTE:**

**AYES:** Israel, Scribner, Krone, Lotfian, Yi.

**NAYS:** None.

**ABSENT:** Hunt, Grewal.

**ABSTAIN:** None.

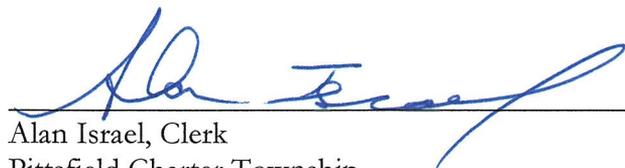
***RESOLUTION DECLARED ADOPTED***

  
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Mandy Grewal, Supervisor  
Pittsfield Charter Township

DATED: July 10, 2014

## ***CERTIFICATE***

I, Alan Israel, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Pittsfield Charter Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on July 9, 2014, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

  
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Alan Israel, Clerk  
Pittsfield Charter Township

DATED: July 10, 2014