



City of Beaverton

128 Saginaw Street PO Box 477

Beaverton, Michigan MI 48612

989.435.3511

NOTICE OF PUBLIC HEARING
CITY OF BEAVERTON
COUNTY OF GLADWIN, MICHIGAN

TO ALL INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Council of the City of Beaverton, County of Gladwin, State of Michigan, will hold a public hearing on **Monday, March 18, 2019, at 6:00 p.m.**, Eastern Standard Time, at the Beaverton Activity Center, 106 Tonkin Street, Beaverton, MI 48612, to consider adoption of a proposed ordinance to establish the boundaries of a second Downtown Development Authority downtown district pursuant to Public Act No. 57 of the Public Acts of Michigan of 2018, "Recodified Tax Increment Financing Act."

The existing and proposed downtown districts are depicted in the below map, and are described as thus:

EXISTING DOWNTOWN DISTRICT #1 ("DEVELOPMENT AREA"):

Land in the City of Beaverton, Michigan: Beginning at the southeast corner of parcel 160-007-300-089-00; thence westerly along the southerly line of parcels 160-007-300-089-00 and 160-007-300-090-00 and the south line of Section 7 to the southwest corner of parcel 160-007-300-090-00; thence northerly along the west line of parcel 160-007-300-090-00 to the south boundary line of parcel 160-007-301-001-00; thence northerly along the west boundary line of parcel 160-007-301-001-00 to the parcel's south boundary line; thence westerly along the south boundary lines of parcels 160-007-301-001-00 and 160-007-300-086-01 to the southwest corner of parcel 160-007-300-086-01; thence northerly to the northwest corner of parcel 160-330-000-007-00, being Lot 7 of the Beaverton Industrial Park No. 1; thence easterly along the north line of said Lot 7 to the southwest corner of parcel 160-330-000-006-00, being Lot 6 of the Beaverton Industrial Park No. 1; thence northerly along the west boundary line of said Lot 6 to the northwest corner of Lot 6; thence westerly along the south boundary lines of parcels 160-330-000-005-00 and 160-007-300-086-00 to the southwest corner of parcel 160-007-300-086-00 and the centerline of highway M-18; thence northerly along the centerline of M-18 to the northeast corner of parcel 160-012-400-057-00; thence westerly along the north boundary line of parcel 160-012-400-057-00 to the northwest corner of said parcel; thence southerly to the southwest corner of parcel 160-012-400-058-00; thence easterly along the south boundary line of parcel 160-012-400-058-00 to southeast corner of said parcel and the centerline of M-18; thence southerly along the east boundary line of parcel 160-012-300-045-00 and the centerline of M-18 approximately 66 ft. to the southeast corner of said parcel; thence westerly 329.94 ft.; thence southerly along the east boundary line of parcel 160-012-300-045-00 386.80 ft. to a point on the north boundary line of parcel 160-012-404-011-00; thence easterly along the north boundary line of parcel 160-012-404-011-00 to the northeast corner of said parcel; thence southerly along the east boundary line of parcel 160-012-404-001-00 to the southeast corner of said parcel; thence west 362 feet; thence south 188 feet to the south boundary line of parcel 160-012-404-001-00; thence westerly along the south boundary line of parcel 160-012-404-001-00 to the southwest corner of said parcel; thence northerly along the west boundary lines of parcels 160-012-404-001-00 and 160-012-300-045-00 to the northwest corner of parcel 160-012-300-045-00; thence westerly to the southwest corner of parcel 160-012-300-044-00; thence westerly to the southwest corner of parcel 160-012-200-037-00; thence on a diagonal to the southwest along the easterly boundary line of parcel 160-012-302-001-00 to the south boundary line of said parcel; thence westerly along the south boundary line of parcel 160-012-302-001-00 to the southwest corner of said parcel; thence on a diagonal 260.37 ft. to the northeast to the northwest corner of parcel 160-012-302-001-00; thence westerly along the north boundary line of parcel 160-012-302-001-00 to the southwest corner of parcel 160-012-200-036-00; thence along the westerly boundary lines of parcels 160-012-200-036-00 and 160-012-200-034-00 two courses to the northwest corner of parcel 160-012-200-034-00; thence easterly along the north boundary line of parcel 160-012-200-034-00 approximately 180 ft. to the northeast corner of said parcel; thence southerly along the boundary line of parcel 160-012-200-034-00 to the southwest corner of parcel 160-012-200-035-00; thence easterly along



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south boundary line of parcel 160-012-200-035-00 to the southeast corner of said parcel; thence southerly along the east property lines of parcels 160-012-200-034-00 and 160-012-200-037-00 to the northwest corner of parcel 160-050-009-014-00; thence easterly along the north boundary line of parcel 160-050-009-014-00 to the northeast corner of said parcel; thence southerly to the south east corner of parcel 160-050-009-014-00; thence easterly to the southwest corner of parcel 160-050-010-020-00; thence northerly to the northwest corner of parcel 160-050-010-020-00 to the northwest corner of said parcel; thence northerly to the northwest corner of parcel 160-050-007-022-00; thence easterly to the southeast corner of parcel 160-050-000-012-00; thence northerly to the southwest corner of parcel 160-050-006-011-00; thence easterly along the northerly boundary line of parcel 160-050-007-024-00 to the southwest corner of parcel 160-050-006-014-00; thence northerly along the west boundary lines of parcels 160-050-006-014-00 and 160-050-006-013-00 to the south boundary line of parcel 160-050-004-048-10; thence westerly to the southwest corner of parcel 160-050-004-048-10; thence northerly along the east boundary line of parcel 160-050-004-025-00 to the northeast corner of said parcel; thence westerly to the northeast corner of parcel 160-050-004-031-00; thence southerly to the southeast corner of parcel 160-050-004-031-00; thence westerly to the southwest corner of parcel 160-050-004-036-00; thence northerly along the west boundary of parcel 160-050-004-036-00 to the northwest corner of said parcel; thence easterly to the northeast corner of parcel 160-050-004-033-00; thence northerly to the northwest corner of parcel 160-050-004-016-00; thence easterly along the north boundary line of parcel 160-050-004-016-00 to the northeast corner of said parcel; thence northeasterly crossing W. Brown St. to the southwest corner of parcel 160-125-000-016-01; thence northerly to the northwest corner of parcel 160-125-000-016-01; thence northeasterly along the northwesterly boundary lines of parcels 160-125-000-016-01 and 160-125-000-015-02 and the water's edge of Ross Lake to the northernmost point of parcel 160-125-000-015-02; thence southeasterly along the northeasterly boundary lines of parcel 160-125-000-015-02 to the most westerly point of parcel 160-012-100-013-00; thence diagonally to the northeast along the west boundary lines of parcel 160-012-100-003-00 to the northernmost point of said parcel; thence on a diagonal to the northwest along the southerly right-of-way line of highway M-18 to the easterly most boundary line of parcel 160-012-100-004-00; thence westerly along the southerly boundary of parcel 160-012-100-004-00, also being the north edge of Ross Lake, to the southwest corner of said parcel; thence northerly along the west boundary line of parcel 160-012-100-004-00 to the northwest corner of said parcel; thence easterly along the north boundary line of parcel 160-012-100-004-00 to the southwest corner of parcel 160-001-400-006-00; thence on a diagonal to the northeast along the westerly boundary line of parcel 160-001-400-006-00 to the northernmost point of said parcel; thence on a diagonal to the northwest to the northeast corner of parcel 160-001-300-002-03; thence southerly along the easterly boundary line of parcels 160-001-300-002-03 and 160-001-300-001-00 to the southeast corner of parcel 160-001-300-001-00; thence westerly along the southerly boundary line of parcel 160-001-300-001-00 to the southwest corner of said parcel; thence northerly along the west boundary of parcel 160-001-300-001-00 to the northwest corner of said parcel; thence easterly along the northerly boundary of parcel 160-001-300-001-00 to the southwest corner of parcel 160-001-304-001-02; thence northerly along the west property lines of parcels 160-001-304-001-02 and 160-001-304-001-01 to the northernmost point of parcel 160-001-304-001-01; thence on a diagonal to the southeast along the northerly lines of parcels 160-001-304-001-01 and 160-001-300-002-03 to the northeast corner of parcel 160-001-300-002-03, being also the southwest corner of parcel 160-001-400-008-00; thence northerly along the westerly line of parcel 160-001-400-008-00 to the northwest corner of said parcel; thence easterly along the northerly boundary line of parcel 160-001-400-008-00 to the northeast corner of said parcel; thence southerly along the easterly line of parcel 160-001-400-008-00 to the north boundary line of parcel 160-001-400-010-02; thence easterly along the north boundary line of parcel 160-001-400-010-02 to the east boundary line of parcel 160-001-400-007-00; thence northerly along the westerly boundary line of parcel 160-01-400-007-00 to the northwest corner of said parcel; thence easterly along the northerly boundary line of parcel 160-01-400-007-00 to the northeast corner of said parcel; thence northerly along the westerly boundary line of parcel 160-001-400-002-00 to the northwest corner of said parcel; thence easterly along the northerly boundary line of parcel 160-001-400-002-00 to the northeast corner of said parcel; thence southerly along the easterly boundary line of parcel 160-001-400-002-00 to the northernmost point of parcel 160-001-400-001-00; thence on a diagonal along the easterly boundary line of parcel 160-001-400-001-00 to the southeast approximately 344.55 ft. to the shore line of Ross



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Lake; thence along the easterly boundary line of parcel 160-001-400-001-00 and the shore line of Ross Lake to the northeast corner of parcel 160-012-100-002-00; thence along the easterly boundary line of parcel 160-012-100-002-00 and the shore line of Ross Lake to the southeast corner of said parcel and the north right-of-way line of highway M-18; thence on a diagonal to the southeast along the northerly right-of-way line of highway M-18 to the northernmost point of parcel 160-007-200-019-01; thence on a diagonal to the southeast along the easterly boundary line of parcel 160-07-200-019-01 and the shore line of Ross Lake approximately 88.59 ft.; thence on a diagonal to the southeast along the easterly boundary line of parcel 160-07-200-019-01 and the shore line of Ross Lake approximately 53.37 ft. to the northwest corner of parcel 160-007-200-021-01; thence along the northerly boundary line of parcel 160-007-200-021-01 to the northeast corner of said parcel; thence along the easterly boundary of parcel 160-007-200-021-01 to the southeast corner of said parcel; thence on a diagonal to the southeast across Porter Street to the northwest corner of parcel 160-007-200-019-01; thence easterly along the northerly boundary line of parcel 160-007-200-019-01 to the northeast corner of said parcel; thence southerly along the easterly boundary line of parcel 160-007-200-019-01 approximately 23.94 ft.; thence southwesterly along the easterly boundary line of parcel 160-007-200-019-01 approximately 244.37 ft.; thence in a southwesterly direction along the southerly boundary line of parcel 160-07-200-019-01 approximately 248.75 ft. to the southernmost point of said parcel; thence northwesterly along the westerly boundary line of parcel 160-07-200-019-01 approximately 82.44 ft.; thence southwesterly along the boundary line of parcel 160-07-200-019-01 approximately 25.72 ft.; thence northwesterly along the westerly boundary line of parcel 160-07-200-019-01 approximately 206.53 ft. to the northwest corner of said parcel; thence southwesterly to the northeast corner of parcel 160-007-202-001-00; thence southerly along the easterly boundary lines of parcel 160-007-202-001-00 two courses to the southeast corner of said parcel, thence southerly along the easterly boundary line of parcel 160-007-202-003-00 to the southeast corner of said parcel; thence westerly along the southerly boundary line of parcel 160-007-202-003-00 to the southwest corner of said parcel; thence southerly along the easterly boundary line of parcel 160-007-200-024-00 to the northwest corner of parcel 160-007-200-027-00; thence easterly along the northerly boundary line of parcel 160-007-200-027-00 to the northeast corner of said parcel; thence southerly along the easterly boundary line of parcel 160-007-200-027-00 to the southeast corner of said parcel; thence easterly along the northerly boundary line of parcel 160-100-001-004-00 to the northeast corner of said parcel; thence southerly along the easterly boundary line of parcel 160-100-001-004-00 to the southeast corner of said parcel; thence westerly along the north right-of-way of E. Brown St. to the southwest corner of parcel 160-100-001-003-00; thence southerly to the northwest corner of parcel 160-100-002-002-00; thence southerly along the easterly boundary line of parcel 160-100-002-002-00 to the southeast corner of said parcel; thence westerly along the southerly boundary of parcel 160-100-002-002-00 to the southwest corner of said parcel; thence southerly along the easterly boundary line of parcel 160-100-002-010-10 to the southeast corner of said parcel; thence continuing in a southerly direction to the northeast corner of parcel 160-100-009-001-00; thence easterly along the northerly boundary line of parcel 160-100-009-002-00 to the northeast corner of said parcel; thence southerly along the easterly property lines of parcels 160-100-009-002-00 and 160-100-009-010-00 to the southeast corner of parcel 160-100-009-010-00; thence westerly along the southerly boundary line of parcel 160-100-009-010-00 to the northeast corner of parcel 160-100-009-009-00; thence southerly along the easterly boundary line of parcel 160-100-009-009-00 to the southeast corner of said parcel; thence continuing in a southerly direction to the south right-of-way line of Doane St.; thence easterly along the northerly boundary line of parcel 160-007-200-042-00 to the northeast corner of said parcel; thence southerly along the easterly boundary lines of parcels 160-07-200-042-00, 160-07-200-043-00, and 160-007-200-044-00 to the southeast corner of parcel 160-07-200-044-00; thence continuing in a southwesterly direction across Glidden Road to the northeast corner of parcel 160-007-300-075-10; thence southerly along the easterly boundary line of parcel 160-007-300-075-10 to the southeast corner of said parcel; thence easterly along the southerly lines of parcel 160-007-300-74-00 and 160-007-300-073-13 to the southeast corner of parcel 160-007-300-073-13; thence southerly along the westerly boundary line of parcel 160-007-300-073-02 to the southwest corner of said parcel; thence easterly along the northerly boundary line of parcel 160-007-300-081-00 to the northeast corner of said parcel; thence northerly along the westerly boundary line of parcel 160-007-300-069-00 to the southwest corner of parcel 160-007-300-072-00; thence easterly along the boundary line of parcel 160-007-300-069-00 to the southeast corner of parcel 160-007-300-072-00; thence northerly along the



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boundary line of parcel 160-007-300-069-00 to the northwest corner of said parcel; thence easterly along the northerly boundary line of parcel 160-007-300-069-00 to the northeast corner of said parcel; thence southerly along the easterly boundary line of parcel 160-007-300-069-00 to the southeast corner of said parcel; thence easterly to the southwest corner of parcel 160-007-300-066-00; thence northerly along the westerly boundary line of 160-007-300-066-00 to the northwest corner of said parcel; thence easterly along the northerly boundary line of parcel 160-007-300-066-00 to the northeast corner of said parcel; thence southerly along the easterly boundary line of parcel 160-007-300-066-00 to the southeast corner of said parcel; thence easterly along the northerly boundary line of parcel 160-007-300-088-00 to the northeast corner of said parcel; thence northerly along the westerly boundary line of parcel 160-007-300-062-00 to the northwest corner of said parcel; thence easterly along the boundary line of parcel 160-007-300-062-00 to the southeast corner of parcel 160-007-300-063-00; thence northerly along the easterly line of parcel 160-007-300-063-00 to the northeast corner of said parcel; thence easterly along the northerly boundary line of parcel 160-007-300-062-00 to the northeast corner of said parcel; thence southerly along the easterly boundary lines of parcel 160-007-300-062-00 to the northwest corner of parcel 160-007-300-061-00; thence easterly along the northerly boundary lines of parcels 160-007-300-061-00 and 160-007-300-059-00 to the northeast corner of parcel 160-007-300-059-00; thence northerly along the easterly boundary line of parcel 160-007-300-060-01 to the southeast corner of said parcel; thence easterly along the southerly boundary line of parcel 160-07-300-058-01 to the southeast corner of said parcel; thence northerly along the easterly boundary line of parcel 160-007-300-058-01 to the northeast corner of said parcel; thence easterly along the northerly boundary line of parcel 160-007-300-057-10 to the northwest corner of parcel 160-007-300-057-02; thence southerly along the westerly boundary line of parcel 160-007-300-057-02 to the southwest corner of said parcel; thence easterly along the southerly boundary line of parcel 160-007-200-057-02 to the southeast corner of said parcel; thence southerly along the easterly boundary lines of parcel 160-007-300-057-10, 160-007-300-057-11, and 160-007-300-089-00 to the southeast corner of parcel 160-007-300-089-00 and the point of beginning, excluding parcel 160-001-400-010-02.

PROPOSED DOWNTOWN DISTRICT #2 ("DEVELOPMENT AREA):

Land in the City of Beaverton, Michigan: Beginning at the southeast corner of parcel 160-007-300-001-02; thence in a westerly direction along the southerly boundary line of parcel 160-007-300-001-02 to the southwest corner of said parcel; thence northerly along the westerly boundary lines of parcels 160-007-300-001-02, 160-007-300-003-00, 160-007-300-001-00, and 160-007-300-002-00 to the northwest corner of parcel 160-007-300-002-00; thence easterly along the northerly boundary lines of parcels 160-007-300-002-00 and 160-007-300-001-00 to the northeast corner of parcel 160-007-300-001-00; thence southerly along the easterly boundary line of parcel 160-007-300-001-00 to the southeast corner of said parcel; thence westerly along the southerly boundary line of parcel 160-007-300-001-00 to the northeast corner of parcel 160-007-300-003-00; thence southerly along the easterly boundary lines of parcels 160-007-300-003-00 and 160-007-300-001-02 to the southeast corner of parcel 160-007-300-001-02 and the point of beginning.

Per Act No. 57, the City Council shall not incorporate land into the downtown district not included in the proposed boundary, but may eliminate land from the downtown district in the final determination of the boundaries.

A copy of the proposed ordinance and related information are available for public inspection at the City Clerk's office at City Hall, 124 West Brown Street, Beaverton, MI 48612 during regular business hours.

The proposed ordinance will be open for discussion at the public hearing. Written comments regarding the ordinance will be accepted by the City Clerk's office, City Hall, 124 West Brown Street, Beaverton, MI 48612 during regular business hours until the day of the hearing.