

EXHIBITS

- Resolution of the DDA Board Approving the Development Plan and Tax Increment Financing Plan, with certification from the Village Clerk.
- Copy of Public Hearing Notice published on November 17, 2016 and November 24, 2016.
- Copy of Public Hearing Notice Poster.
- Location of the Public Hearing Posters with certification from the DDA Consultant.
- List of Taxing Authorities receiving a notification of the Public Hearing and copy of Plan.
- Copies of Certified Mail Receipts to Taxing Authorities.
- Copy of Public Hearing Notice sent to property owners within the DDA District.
- List of Property Owners receiving notice with certification from the Village Clerk.
- Copy of Ordinance No. 3 “Approving the Amended legal description of the DDA District”
- Copy of Ordinance No. 4 “Approving the DDA Development and TIF Plan”

RESOLUTION OF THE BOARD OF THE VILLAGE OF BELLAIRE
DOWNTOWN DEVELOPMENT AUTHORITY
APPROVING THE DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN

Minutes of a Special meeting of the Board of the Village of Bellaire Downtown Development Authority, Village of Bellaire, County of Antrim, Michigan, held on the 11th day of November, 2016, at 2:30 p.m. Eastern Daylight Time.

PRESENT: Doug Dawson, Mark Irwin, Dale Schultz, Don Sewan, Rolland Fink
Joe Short, Don Hoyt,

The following preamble and resolution were offered by Member Hoyt and support by Member Schutz :

WHEREAS, the Village of Bellaire, County of Antrim, Michigan (the "Village") is authorized by the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), to create a downtown development authority and a downtown development district; and

WHEREAS, the Village Council of the Village duly established the Village of Bellaire Downtown Development Authority (the "Authority") which exercises its powers within the Downtown District designated by the Village Council (the "District"); and

WHEREAS, the Authority proposes to implement certain projects outlined in the Village of Bellaire Downtown Development Authority Development and Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the Authority proposes to finance certain projects specified in the Plan by issuance by the Authority or by the Village of bonds or other evidences of indebtedness (the "Bonds"); and

WHEREAS, in order to proceed with these projects and to permit issuance of bonds or other evidences of indebtedness, it is necessary to submit the Plan in the form attached hereto as Exhibit A to Village Council for approval following a public hearing; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE AUTHORITY THAT:

1. It is hereby determined that it is in the best interest of the public to approve the Plan as proposed to enable the Authority to carry out its purposes more effectively.
2. The Chair of the Authority is hereby directed to transmit a copy of the Plan together with a certified copy of this resolution to the Village Council for further action as contemplated by Act 197 and to request the Village Council to call a public hearing on the Plan.
3. Prior to the public hearing to be held by Village Council with respect to the plan, the Authority shall fully inform members of the County Board of Commissioners of the County of Antrim and any other taxing authority in which any portion of the Development Area described in the Plan is located of the fiscal and economic implications of the Plan.
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be, and the same hereby are, rescinded, but only to the extent of such conflict.

Absent: Ryan McConnell, Ken Fifeliski

AYES: Hayt, Irwin, Schulz, Short, Seman, Dawson, Fink

NAYS: none

RESOLUTION DECLARED ADOPTED.


Mark Irwin, Board Chair

CERTIFICATION
VILLAGE OF BELLAIRE
Office of the Clerk

I, **LORI LUCKETT**, Clerk of the Village of Bellaire, Michigan hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Downtown Development Authority of the Village of Bellaire, County of Antrim, State of Michigan at a Special Meeting held on November 11, 2016 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.

Lori Lockett

Lori Lockett, Clerk

Date: 11. 11. 2016

PUBLIC NOTICES

Public notice deadline is Monday at 5 p.m. • Email to manager@antrimreview.net •

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. MORTGAGE SALE--Default has been made in the conditions of a Mortgage made by JESSY LEFFINGWELL AND LISA M. LEFFINGWELL, husband and wife, Mortgagors, to FIRST NATIONAL BANK OF AMERICA, Mortgagee, dated October 25, 2006, and recorded

November 22, 2006, Instrument Number 3075960, of Kalkaska County Records, Michigan, on which mortgage there is claimed to be due as of the date of this notice \$52,029.23, including interest at 12.0% per annum. Under the power of sale contained in said mortgage, and pursuant to the statutes of the State of Michigan, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises,

or some part of them, at public auction to the highest bidder, on Thursday, December 8, 2016, at 11 o'clock in the forenoon, at the place of holding the circuit court within Kalkaska County, Michigan. Said premises are situated in the Township of Springfield, Kalkaska County, Michigan, and are described as: The South 1/2 of the North 1/2 of the SW 1/4 of the NW 1/4 of Section 7, T25N, R8W; c/k/a 9351 Grand Kal Rd

SW, Fife Lake, MI 49633 The tion period shall be six months date of the sale, unless the are determined to be abandoned pursuant to MCLA 600.3241a, case the redemption period shall be one month, or until the time to print notice required by MCL 600.3241a expires, whichever is later. P advised that if the mortgaged is sold at a foreclosure sale I

Notice Of Mortgage Foreclosure Sale THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN

WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.

ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest.

the date hereof the sum of Eight Thousand Two Hundred Sixty Four and 47/100 Dollars (\$83,216.47). Under the power of sale contained in said mortgage and the statute case made and provided, hereby given that said mortgage foreclosed by a sale of the premises, or some part of public vendue, at the place of the circuit court within Antrim County, Michigan, on December 9, 2016. Said premises are situated in the Township of Mancelona, Antrim County, Michigan, and are described as: The Southwest 1/4 of the East 1/2 of the East 1/2 of Section 12, North, Range 6 West. The redemption period shall be six months from the date of sale unless determined abandoned

MORTGAGE SALE - Default has been made in the conditions of a mortgage made by David E. Corbin Jr, An Unmarried Man, original mortgagor(s), to Mortgage Electronic Registration Systems, Inc. as nominee for Bank of America, N.A., its successors and assigns, Mortgagee, dated April 9, 2014, and recorded on May 6, 2014 in Liber 848 on Page 870, and assigned by said Mortgagee to PennyMac Loan Services, LLC as assignee as documented by an assignment, in Antrim county records, Michigan, on which mortgage there is claimed to be due at

Public Hearing Notice

The Village Council for the Village of Bellaire will hold a public hearing on Wednesday, December 7, 2016 at 6:15 p.m., or immediately following the Village Council public hearing at 6:00 p.m., at the Village Offices, 202 N. Bridge Street, Bellaire, Michigan for the purpose of soliciting comments and opinions on the proposed Village of Bellaire Downtown Development Authority (DDA) Development and Tax Increment Financing (TIF) Plan affecting the areas designated as the DDA boundaries:

Property abutting M-88 encompassing the alley known as Hickory Lane and the bridge over the Intermediate River; and encompassing the alley known as North Bridge Lane to the southwest boundary of Ohio Street.

Property abutting the east side of South Bridge Street between M-88 and the south boundary line of the parcel commonly known as 111 South Bridge Street (Parcel Identification No. 05-41-225-009-00) and encompassing the adjacent alley known as Hickory Lane.

Property abutting the west side South Bridge Street between M-88 and the south boundary line of the parcel commonly known as 106 South Bridge Street (Parcel Identification No. 05-41-225-034-00).

Property abutting the north side of West Cayuga between North Bridge Lane and the west boundary line of the parcel commonly known as 106 West Cayuga (Parcel Identification No. 05-41-010-115-10) and encompassing the adjacent road way to the centerline thereof.

Copies of the proposed DDA Development and TIF plan, including maps, plats, and the intent that no families nor individuals will be displaced from the area, are available for public inspection at the Village offices Monday through Friday, 8:00 a.m. to 4:00 p.m., and on the Village website: www.bellairemichigan.com.

The Village Council shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the Development and TIF plan. All aspects of the plan will be open for discussion at the public hearing. Written comments may be directed to the Village of Bellaire, Attention: Village Clerk, P.O. Box 557, Bellaire, Michigan 49615 or vlgclerk@bellairemichigan.com and will be received through 4:00 p.m., December 7, 2016.

Notice Of Mortgage Foreclosure Sale THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.

ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest.

MORTGAGE SALE - Default has been made in the conditions of a mortgage made by Mary A. Bennett, a single woman, original mortgagor(s), to Homestead Mortgage Company, Mortgagee, dated September 16, 1998, and recorded on October 9, 1998 in instrument 3010221, and assigned by mesne assignments to JPMorgan Chase Bank, National Association as assignee as documented by an assignment, in Kalkaska county records, Michigan, on which mortgage there is claimed to be

due at the date hereof the sum Nine Thousand One Hundred and 06/100 Dollars (\$9,114.06). Under the power of sale contained in said mortgage and the statute case made and provided, notice by given that said mortgage foreclosed by a sale of the premises, or some part of them public vendue, at the place of the circuit court within Kalkaska County, Michigan, on December 1, 2016. Said premises are situated in the Township of Rapid River, Kalkaska County, Michigan, and are described as: The Northwest 1/4 of the Southeast 1/4 of Section 30, Town 28 North, Range 6 West commencing at a point on the East line of said Section 30, thence running South 231.0 feet to the centerline of County Road 7, thence North 231.0 feet to the centerline of County Road 86.00 feet; thence North 231.0 feet to the centerline of County Road 86.00 feet; thence East 86.00 feet to the beginning. Except the South 1/2

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Property abutting the west side South Bridge Street between M-88 and the south boundary line of the parcel commonly known as 106 South Bridge Street (Parcel Identification No. 05-41-225-034-00).

Property abutting the north side of West Cayuga between North Bridge Lane and the west boundary line of the parcel commonly known as 106 West Cayuga (Parcel Identification No. 05-41-010-115-10) and encompassing the adjacent road way to the centerline thereof.

Copies of the proposed DDA Development and TIF plan, including maps, plats, and the intent that no families nor individuals will be displaced from the area, are available for public inspection at the Village offices Monday through Friday, 8:00 a.m. to 4:00 p.m., and on the Village website: www.bellairemichigan.com.

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PUBLIC HEARING NOTICE

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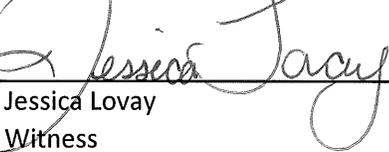
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Location	Address
Bellaire Village Hall	202 N. Bridge St, Bellaire MI 49615
Bellaire Public Library	111 S Bridge St, Bellaire, MI 49615
Bellaire Chamber (Downtown Kiosk)	Corner of W. Broad and Bridge St, Bellaire, MI 49615
Bellaire Pharmacy	120 N Bridge St, Bellaire, MI 49615
Auto Value	207 N Bridge St, Bellaire, MI 49615
Moka	102 N Bridge St, Bellaire, MI 49615
Toonies Fish and Steak House	216 N Bridge St, Bellaire, MI 49615
Modern Sportswear	101 S Bridge Ln, Bellaire, MI 49615
Paddles and Peddles	101 S Bridge Ln, Bellaire, MI 49615
Hairworks	222 N Bridge St, Bellaire, MI 49615
Uniquely North	221 N Bridge St, Bellaire, MI 49615
Bellaire Bait & Tackle	204 N. Bridge St, Bellaire, MI 49615
Fischer Insurance	225 N Bridge St, Bellaire, MI 49615
Inspire Health	219 N Bridge St, Bellaire, MI 49615
Vision Source	211 N Bridge St, Bellaire, MI 49615
Accounting Services	107 N Bridge St, Bellaire, MI 49615
True Value	102 W Cayuga St, Bellaire, MI 49615
Short's Mart	113 N Bridge St, Bellaire, MI 49615
Little Treasures Toy & Gift	100 Cayuga St, Bellaire, MI 49615
Stone Waters Inn	226 N Bridge St, Bellaire, MI 49615
Alden Outfitters	206 N. Bridge St., Bellaire, MI
Ruthann's Gourmet Bakery	105 N Bridge St, Bellaire, MI 49615

I hereby certify the above are a true and complete copy of the locations public hearing notices for the Development and Tax Increment Financing Plan of the Village of Bellaire Downtown Development Authority notices posted 16 of November, 2016.


 Sara Christensen, Community Development Director
 Northern Lakes Economic Alliance


 Jessica Lovay
 Witness

List of Taxing Authorities for Bellaire DDA

Bellaire Public Schools
Jim Emery, Superintendent
204 W. Forest Home Ave.
Bellaire, MI 49615

TBA-ISD
Michael Hill, Superintendent
1101 Red Drive
Traverse City, MI 49684

Antrim County
Sheryl Guy, County Clerk
P.O. Box 544
Bellaire MI 49615

Township Ambulance Authority
PO Box 1088
Bellaire, MI 49615

Bellaire Public Library
Board of Trustees
PO Box 477
Bellaire, MI 49615

Antrim County Road Commission
Peter Stumm, Superintendent
P.O. Box 308
Mancelona, MI 49659

Kearney Township
Sally Petrie, Clerk
P.O. Box 51
Bellaire, MI 49615

Village of Bellaire
Lori Lockett, Clerk
P.O. Box 557
Bellaire, MI 49615

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To
 Township Ambulance Authority
 Street and Apt. No., or PO Box No.
 405 S. M88
 City, State, ZIP+4®
 Bellaire MI 49615

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To
 Antrim Road Commission Peter Stumm
 Street and Apt. No., or PO Box No.
 PO Box 308
 City, State, ZIP+4®
 Marcellona MI 49659

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To
 Jim Emery - Bellaire Public Schools
 Street and Apt. No., or PO Box No.
 204 W. Forest Home Ave.
 City, State, ZIP+4®
 Bellaire MI 49615

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees \$

Sent To
 Village of Bellaire
 Street and Apt. No., or PO Box No.
 PO Box 557
 City, State, ZIP+4®
 Bellaire MI 49615

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To
 Antrim Co. Sheryl Gugg
 Street and Apt. No., or PO Box No.
 PO Box 544
 City, State, ZIP+4®
 Bellaire MI 49615

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To
 Bellaire Public Library - Martha Ham's
 Street and Apt. No., or PO Box No.
 111 S. Bridge St
 City, State, ZIP+4®
 Bellaire MI 49615

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To
 Michael Hill - TBA ISD
 Street and Apt. No., or PO Box No.
 1101 Red Dr
 City, State, ZIP+4®
 Traverse City MI 49684

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To
 Kearney Township
 Street and Apt. No., or PO Box No.
 PO Box 51
 City, State, ZIP+4®
 Bellaire MI 49615

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



VILLAGE OF BELLAIRE
202 N. BRIDGE STREET
P.O. BOX 557
BELLAIRE, MI 49615

November 16, 2016

Dear Property Owner:

Pursuant to Act 197 of the Public Acts of 1975 as amended, Downtown Development Authority, a Public Hearing is scheduled to be held for the purpose of soliciting comments and opinions on the proposed Village of Bellaire Downtown Development Authority (DDA) Development and Tax Increment Financing (TIF) Plan affecting the areas designated as the DDA boundaries:

Property abutting M-88 encompassing the alley known as Hickory Lane and the bridge over the Intermediate River; and encompassing the alley known as North Bridge Lane to the southwest boundary of Ohio Street.

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A public hearing will be held on Wednesday, December 7, 2016 at 6:15 p.m., or immediately following the Village Council public hearing at 6:00 p.m. at the Village Offices, 202 N. Bridge Street, Bellaire, Michigan.

The Village Clerk's Office has notified by certified mail all governing bodies within the proposed taxing jurisdiction. The public, including any resident or taxpayer of the Village of Bellaire are invited to attend this public hearing and will be afforded an opportunity to speak. For more information contact the Village Clerk's Office at (231) 533-8213.

Sincerely,

Lori Lockett
Village Clerk

Village of Bellaire
Downtown Development District
Property Owners

NAME	ADDRESS	CITY	STATE	ZIP
SBC Management of Bellaire	211 Industrial Park Dr	Elk Rapids	MI	49629
Frontier Phone Company	PO Box 152206	Irving	TX	75015
Bellaire Bar Real Estate LLC	PO Box 1080	Bellaire	MI	49615
Sallie's Alley LLC	2721 Nelson Rd	Traverse City	MI	49686
P and W Bellaire LLC	15273 Classic Dr	Bath	MI	48808
Northern Eye Care Properties	829 W. Main St	Gaylord	MI	49735
L J Rogers & Co LLC	1292 S. M-88	Bellaire	MI	49615
Gary Tracey	PO Box 572	Bellaire	MI	49615
Terry Van Alstine	203 N. Bridge Ln	Bellaire	MI	49615
Bud and Janice Johnson	5340 S. Elm Valley Rd	Suttons Bay	MI	49682
Doug and Trish Fox	231 N. Bridge St	Bellaire	MI	49615
RKJ Property Holdings LLC	4043 Clam Lake Dr	Bellaire	MI	49615
RPM Resort Properties LLC	863 Fourth St	Charlevoix	MI	49720
Northwest Baptist Association c/o First Baptist Church-Bellaire	4288 US 31 S	Traverse City	MI	49685
Ruth Ann Clark	PO Box 370	Bellaire	MI	49615
Susan Morrison	PO Box 722	Bellaire	MI	49615
John Hanson	PO Box 70	Bellaire	MI	49615
Joseph and Tamara Fischer	PO Box 556	Bellaire	MI	49615
Leonard and Elaine Dawson	5317 Shore Dr.	Bellaire	MI	49615
Bellaire Bridge St LLC	PO Box 562	Bellaire	MI	49615
Medolark LLC	7336 Michigan Rd	Bay City	MI	48706
Gary Mortensen	1374 W. Intermediate Lk. Dr.	Central Lake	MI	49622
John and Jennifer Boutselis	7050 Busey Rd	Canal Winchester	OH	43110
Gregory Lorenz	PO Box 570	Bellaire	MI	49615
November Snow LLC	20 Waterford Lake	Spring	TX	77381
Lindsey and Pamela Defever	1644 W. Eddy School Rd	Bellaire	MI	49615
Emerald Pointe LLC	PO Box 249	Bellaire	MI	49615

I hereby certify the above are a true and complete copy of the mailing list used to send public hearing notices for the Village of Bellaire Development and Tax Increment Financing Plan, notices mailed 17 November, 2016.

Lori Lockett

Lori Lockett, Clerk
Village of Bellaire

Cathy Adams

Witness

VILLAGE OF BELLAIRE
Ordinance No. 3 of 2016

AN ORDINANCE TO AMEND CHAPTER 12 ARTICLE II,
SECTION 12-12 OF THE BELLAIRE VILLAGE CODE

THE VILLAGE OF BELLAIRE ORDAINS:

Section 1. Amendment of Chapter 12, Article II, Section 12-12 of the Bellaire Village Code.

Chapter 12, Article II, Section 12-12 of the Bellaire Village Code is hereby amended to correct an error in the boundary description and to read in its entirety as follows:

§ 12-12 Boundaries of District.

The downtown district in which the Authority shall exercise its power shall consist of the following described property situated in the Village of Bellaire, Antrim County, Michigan:

Beginning at the Southwest corner of Lot 21, Block 1 of the Plat of Mesick and Wadsworth's Addition to the Village of Bellaire; thence East to the Southeast corner of said Lot 21; thence continuing East 20 feet to the East right-of-way of a public alley currently known as South Hickory Lane; thence North along the East right-of-way of South Hickory Lane to the Northwest corner of Lot 50, Block 1 of the Plat of Mesick and Wadsworth's Addition to the Village of Bellaire; thence Northwesterly to a point 10 feet South and 10 feet East more or less, of the Southwest corner of Lot 6, Block 1 of the Plat of Mesick and Wadsworth's Addition to the Village of Bellaire; thence West to a point 10 feet South of the Southwest corner of said Lot 6; thence North to the Northwest corner of said Lot 6; thence Northerly to the Southwest corner of Lot 7, Block F of the Original Plat of the Village of Bellaire; thence North along the East right-of-way of a public alley currently known as North Hickory Lane to the Northwest corner of Lot 1, Block F of the Original Plat of the Village of Bellaire; thence North to the Southwest corner of Lot 1, Block G of the Original Plat of the Village of Bellaire; thence North 00 degrees West 163.31 feet along the East right-of-way of a public alley currently known as North Hickory Lane; thence North 13 degrees East 50.29'; thence North 00 degrees East 75.48 feet; thence North 27 degrees West 96.61 feet; thence North 75 feet; thence East 20 feet more or less to the Intermediate River; thence Northwesterly along the Intermediate River 457 feet, more or less, to the Northwest corner of Lot 1, Block H of the Original Plat of the Village of Bellaire, said point being on the East side of the public alley currently known as North Bridge Lane; thence South along the East side of the public alley known as North Bridge Lane to the Southwest corner of Lot 10, Block H of the Original Plat of the Village of Bellaire; thence West 33 feet to the West side of the public alley known as North Bridge Lane; thence South along the West side of said public alley to a point 213 feet North and 61.67 feet West of the Southeast corner of Section 24, Town 30 North, Range 8 West; thence South 89 degrees West 100.90 feet; thence North 45 degrees West 129.98 feet; thence South 89 degrees West 130.25 feet; thence South 00 degrees West 302.11 feet more or less to the centerline of what was known as River Street in the Original Plat of the Village of Bellaire and is now known as West Cayuga Street; thence East along the centerline of West Cayuga Street to a point 60 feet West of the Northeast corner of Section 25, Town

30 North, Range 8 West; thence South along the East side of a public alley known as South Bridge Lane to a point 60 feet West of the Southwest corner of Lot 4, Block 3 of the Plat of Mesick and Wadsworth's Addition to the Village of Bellaire; thence East to the Southeast corner of said Lot 4; thence continuing East 66 feet to the East right-of-way of a public street shown as Bridge Street on the Plat of Mesick and Wadsworth's Addition to the Village of Bellaire and currently known as South Bridge Street; thence South along the East right-of-way of South Bridge Street to the Point of Beginning, all in the Village of Bellaire, County of Antrim, State of Michigan.

Section 2. Severability.

If any section, provision or clause of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not effect any remaining portions or application of this Ordinance, which can be given effect without the invalid portion or application.

Section 3. Effective Date

This Ordinance shall become effective the day following its publication in a newspaper of general circulation within the Village.

VILLAGE OF BELLAIRE

By: 
David L. Schulz, President

By: 
Lori Lockett, Clerk

VILLAGE OF BELLAIRE
Ordinance No. 4 of 2016

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE II, OF THE BELLAIRE VILLAGE CODE APPROVING THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR THE VILLAGE OF BELLAIRE DOWNTOWN DEVELOPMENT AUTHORITY

THE VILLAGE OF BELLAIRE ORDAINS:

Section 1. Amendment of Chapter 12.

Chapter 12, Article II, of the Bellaire Village Code is hereby amended to add the following sections which shall read in their entirety as follows:

§ 12-17. Legislative Findings for Development and Tax Increment Financing Plan.

The Village Council hereby makes the following legislative findings:

- A. The Village of Bellaire Downtown Development Authority (the “Authority”) has prepared and recommended for approval the Village of Bellaire Development and Tax Increment Financing Plan (the “Plan”) for the Development Area in the Downtown District within the Village of Bellaire (the “Village”).
- B. On November 2, 2016 and December 7, 2016, the Village Council held public hearings on the Plan for the Authority’s Development Area in the Downtown District pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the “Act”).
- C. The Village Council has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the Village and to express their views and recommendations regarding the Plan, as required by the Act.

§ 12-18. Statutory Findings.

The Village Council hereby finds that the Plan complies with all statutory requirements of the Act, to-wit:

- A. The Development Plan portion of the Plan meets the requirements set forth in section 17(2) of the Act, and the Tax Increment Financing Plan portion of the Plan meets the requirements set forth in section 14(2) of the Act.
- 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 the Act.

- D. Any land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Act.
- E. The Development Plan portion of the Plan is in reasonable accord with the master plan of the Village.
- F. Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.
- G. Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, area reasonably necessary for the Plan and for the Village.

§12-19. Public Purpose.

The Village Council hereby determines that the Plan constitutes a public purpose

§12-20. Best Interest of the Public.

The Village Council hereby determines that it is in the best interest of the public to halt property value deterioration, increase property tax valuation, eliminate the causes of the deterioration in the property values, and to promote growth in the Downtown District to proceed with the Plan.

§ 12-21. Approval and Adoption of Plan.

The Plan is hereby approved and adopted. A copy of the Plan and all later amendments thereto shall be maintained on file in the Village Clerk's Office.

Section 2. Conflict and Severability.

All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed and each section is hereby declared to be independent and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held in affect the validity of any other section or subdivision of the Ordinance.

Section 3. Publication and Recordation.

The Ordinance shall be published in full promptly after its adoption in a newspaper of general circulation in the Village, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the Village which recording shall be authenticated by the signature of the Village Clerk.

Section 4. Effective Date.

This Ordinance is hereby determined by the Village Council to be immediately necessary for the interests of the Village and shall be in full force and effective the day following its publication in a newspaper of general circulation within the Village.

Passed and adopted by the Village Council of the Village of Bellaire, County of Antrim, State of Michigan, on December 7, 2016.

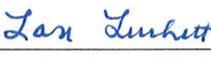
Ayes: Bennett, Schuckel, Ciganick, Drollinger, Hardy, McPherson and Schulz

Nays: None

Absent: None

VILLAGE OF BELLAIRE

By: 
David L. Schulz, President

By: 
Lori Lockett, Clerk