



**Fenton  
Downtown  
Development  
Authority**

City of Fenton – Downtown Development Authority  
Special Board Meeting of August 22, 2023  
6:00 p.m. – Council Chambers – City Hall

**AGENDA**

Call to Order

Roll Call

- 1) Director's Report
- 2) Financial Report
- 3) Consent Agenda - None

**PUBLIC COMMENTS:** If you wish to address any agenda item, please identify yourself and you will be called on when that item is reached. Comments on items not on the agenda may be made at the Call to the Audience.

- 4) DDA Development & TIF Plan Resolution (att)
- 5) Call to the Audience

Next Meeting September 19, 2023

**RESOLUTION NO.**

**A RESOLUTION TO APPROVE AMENDING  
THE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) PLAN**

**by**

**THE CITY OF FENTON DDA BOARD OF DIRECTORS, GENESEE COUNTY, MICHIGAN**

**WHEREAS,** The State of Michigan Downtown Development Authority Act P.A. 57 of 2018 authorizes a city to establish a Downtown Development Authority when it is in the best interests of the public to halt property value deterioration and increase property tax valuation, where possible, in its business district; to eliminate the causes of that deterioration; to promote economic growth; and

**WHEREAS,** The City of Fenton DDA Board has discussed the need to amend the current DDA Plan, which includes both Development and Tax Increment Financing Plans, to provide resources necessary for development project funding; and

**WHEREAS,** Section 125.4203 of the act requires an ordinance be adopted by the Fenton City Council indicating the jurisdictional area meets certain legislative requirements and to set a date and time for a public hearing concerning amendment of the DDA Plan;

**THEREFORE BE IT RESOLVED:** by the City of Fenton DDA Board of Directors that:

1. The DDA Board finds there is a public need to amend the current DDA Plan to halt property value deterioration and increase property tax valuation, where possible, in its downtown business district; to eliminate the causes of that deterioration; and to promote economic growth;
2. That the proposed DDA Plan amendment will not change the boundaries of the DDA District, of which the primary roads in and around the district include Silver Lake Parkway, Shiawassee Avenue, Leroy Street, and Adelaide Street.
3. That the amended plan incorporates a revised potential project list and tax capture schedule that better reflects the needs of the community and the development community; and
4. That the DDA Board of Directors approves the DDA Plan amendment and requests that the Fenton City Council call for a public hearing regarding the plan amendment and notify the taxing jurisdictions, providing an opportunity to meet with the City concerning the plan amendment.

# DRAFT SCHEDULE

## City of Fenton DDA Plan Amendment - DRAFT Adoption Schedule

Date	Action Required
Tuesday, August 15, 2023	DDA Board Meeting - DDA Resolution Approving DDA Plan Amendments, requesting the City Council call for a Public Hearing regarding the Plan Amendments, and to notify taxing jurisdictions and provide an opportunity for a meeting regarding the Plan Amendment.
	Reconvene the Development Area Citizen's Council members to communicate DDA plan updates.
Mail letters mid-September	Send letters to taxing jurisdictions informing them of minor updates to the DDA and TIF Plans
Informational session for Taxing Jurisdictions: TBD	Hold informational session for taxing jurisdictions
Public Hearing: Tuesday, October 17, 2023	<p>City Council holds a Public Hearing on the adoption of an Ordinance approving the Plan Amendment. The Public Hearing Notice must be published twice in the newspaper not less than 20 days or more than 40 days prior to the Public Hearing. Newspaper publication info:                      -Submit on Monday, 9/11/23, publish by Friday, 9/15                      -Submit on Monday, 9/18/23, publish by Friday, 9/22</p> <p>Not less than 20 days prior to the public hearing, a Notice of Public Hearing must be:                      1) posted in at least 20 conspicuous and public places in the downtown district; 2) mailed to all tax payers of record in the District via first class mail; and 3) mailed to the governing body of each taxing jurisdiction levying taxes subject to capture via certified mail. Language for these letters can be the same.</p>
Public Hearing: Tuesday, October 17, 2023	City Council holds a Public Hearing on the DDA Plan Amendments and First Reading of Ordinance by City Council adopting DDA Plan Amendment
Tuesday, December 19, 2023	Second Reading of Ordinance by City Council adopting DDA Plan Amendment, and official Adoption of DDA Plan Amendment