

AGENDA REPORT

TO: Mayor Pat Humphrey & City Commission
FROM: Jeremy Howard, City Manager
DATE: June 12, 2025
RE: Amendment of DDA District & TIF Boundaries - Ordinance 2025-003

For the Agenda of June 16, 2025

Background. By adoption of its Resolution 2025-022 (*copy att'd*), the Clare City Commission declared its intent to establish new boundaries for the City of Clare Downtown Development District, designate additional properties within the Downtown Development District, and set a public hearing to hear and consider comment related to the proposed Ordinance 2025-003 establishing the amended Downtown Development Authority (DDA) District.

All ordinance code changes or amendments require the approval of the Clare City Commission, and all ordinances require two readings and approval of the Clare City Commission subsequent to a public hearing. The required public notice announcing the public hearing has been accomplished (*att'd*). Subsequent to the conduct of the hearing, the Commission has the option of allowing a First Reading of the proposed Ordinance or denying the conduct of a First Reading, thereby rejecting the proposed new ordinance.

The City Commission is asked to conduct the required public hearing.

The City Clerk has published the requisite public notices (*copy att'd*) and notified the appropriate taxing jurisdictions and property owners (*see copy of mailing list*) stipulated in the Resolution. The City Commission is now asked to hold the hearing and approve or deny a First Reading of the proposed ordinance which will determine whether to allow the proposed ordinance to proceed to a second reading and potential adoption at a subsequent scheduled public meeting.

Issues & Questions Specified. Should the City Commission hold the hearing and allow the first reading in order to allow the proposed ordinance to proceed to a second Reading?

Alternatives.

1. Hold the hearing and allow a First Reading of the proposed ordinance.
2. Hold the hearing and allow a First Reading with amendments or modifications to the proposed ordinance.
3. Hold the hearing and deny the First Reading, thereby rejecting the proposed new ordinance.
4. Set aside the decision regarding this matter to a later date.

Financial Impact. Adoption of the ordinance offers potential for additional economic development of the properties located within the proposed amended boundaries of the DDA.

Recommendations. I recommend that the City Commission, by appropriate motion hold the required public hearing and allow a First Reading of the proposed Ordinance 2025-003 which will allow the proposed ordinance to proceed to a second reading and potential adoption.

Attachments.

1. Resolution 2025-022.
2. Ordinance 2025-003.
3. Public Notice.
4. Mailing List.

RESOLUTION 2025-022

A RESOLUTION OF THE CLARE CITY COMMISSION DIRECTING NOTICE OF A PUBLIC HEARING FOR THE PROPOSED AMENDMENT OF THE CLARE DOWNTOWN DEVELOPMENT AUTHORITY GEOGRAPHICAL BOUNDARIES.

WHEREAS, The City of Clare Downtown Development Authority (DDA) was established in 1989 to ensure and promote the economic development and improve the aesthetic appearance of the City's downtown commercial district; and

WHEREAS, testimony to the success of the Clare DDA is easily and readily evident by the vibrancy and appearance of the City's downtown district today; and

WHEREAS, the DDA utilizes tax increment financing as its primary revenue source by capturing all taxes for capital improvements within its defined boundaries and resultant increases of taxable value of buildings and properties within its designated geographical boundaries and subsequently utilizes said tax revenues to autonomously make improvements and establish programs to foster economic and capital development within its established boundaries; and

WHEREAS, the DDA has determined there are significant opportunities to further enhance the improvements made in the downtown district just beyond its existing boundaries by expanding said boundaries; and

WHEREAS, the Clare DDA has announced its intentions to request an expansion of the current DDA boundaries to include city parcel 051-034-406-04, the location in where the Clare Union Railroad Depot is sited; and

WHEREAS, the City Commission is required to direct notice of a public hearing related to said request to expand and or amend said boundaries, said expansion to be accomplished by ordinance as required by Act 197, Public Acts of Michigan, 1975, as amended, and subsequently Act 57, Public Acts of Michigan, 2018; and

WHEREAS, the City Commission has considered said proposal of the Clare DDA to amend its boundaries and determined said proposal to have merit and further serve a public purpose and has made an initial determination that it desires to pursue the process to amend said boundaries.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Clare hereby directs its City Clerk to post notice of a public hearing to be set for the 16th day of June, 2025 to receive comments pertaining to the proposal to amend the Clare DDA Boundaries, set notice to be published twice in a local newspaper.

BE IT FURTHER RESOLVED THAT the City Commission of the City of Clare further directs its City Clerk to mail notice to all property owners of record within the proposed district and to the affected taxing jurisdictions that levy taxes that would be subject to tax capture within said district.

BE IT FURTHER RESOLVED THAT the City Commission of the City of Clare hereby directs its City Clerk to prepare an ordinance reflecting said boundary changes/amendments, said ordinance be considered and a First Reading conducted at the City Commission meeting set for the 16th day of June, 2025.

ALL RESOLUTIONS AND PARTS OF RESOLUTIONS INSOFAR AS THEY CONFLICT WITH THE PROVISIONS OF THIS RESOLUTION BE AND THE SAME ARE HEREBY RESCINDED.

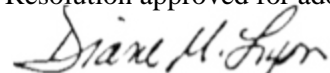
The Resolution was introduced by Commissioner Murphy supported by Commissioner Bussell. The Resolution declared adopted by the following roll call vote:

YEAS: Bob Bonham, Kim Bussell, Maegan Jenkins, and Carolyn (Gus) Murphy.

NAYS: None.

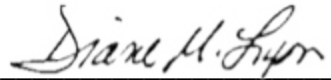
ABSENT: Pat Humphrey.

Resolution approved for adoption on this 7th day of April, 2025.



Diane M. Lyon, City Clerk

I hereby certify that the foregoing Resolution of the Clare City Commission to direct a public hearing to amend the boundaries of the DDA District by adoption of an ordinance is a true and complete copy of the approved Resolution as adopted by the Clare City Commission, County of Clare, State of Michigan, at the April 7, 2025 regular City Commission meeting; and that said meeting was conducted and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended.

A handwritten signature in cursive script that reads "Diane M. Lyon". The signature is written in black ink and is positioned above a horizontal line.

Diane M. Lyon, City Clerk

ORDINANCE NO. 2025 - 003

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CLARE BY repealing the City Code, Chapter 16, Article IV, of the City of Clare.

Short Title: CITY OF CLARE – ORDINANCE AMENDMENT

Chapter 16, Article IV, Section 16-103, of the Clare City Code is hereby repealed and restated as follows:

Sec. 16-103. Downtown development district boundaries.

Pursuant to the requirements of Public Act No. 197 of 1975 (MCL 125.1651 et seq.), the boundaries of the downtown development district are generally described on attached Exhibit "A".

Passed by the City Commission of the CITY OF CLARE on _____, 2025, at its _____ meeting with _____ commissioners in attendance, _____ voting aye, _____ nay. Adopted by the City Commission of the City of Clare this _____ day of _____, 2025.

Signed: _____
Mayor

I hereby certify that the foregoing was duly adopted by the CITY COMMISSION of CITY OF CLARE, Michigan, at its _____ meeting on the _____ of _____, 2025, that of five members of the City Commission, _____ were in attendance and _____ voted for the adoption of the Ordinance. I further certify that the above and foregoing ordinance is recorded in Ordinances for the CITY OF CLARE.

Effective Date:

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Diane M. Lyon, Clerk

ORDINANCE 2018-003

EXHIBIT "A"

PROPOSED BOUNDARIES

Development District:

“the area bounded by First Street, Beech Street, Third Street, Maple Street, Ann Arbor Railroad Right-of-Way, Fifth Street, Beech Street, Seventh Street, Pine Street, Sixth Street, Hemlock Street, Fourth Street, Pine Street and back to First Street of Sections 34 & 35, City of Clare, including all Lots of Blocks 9 & 10, Lots 8, 9, 10, 11, 12, 13 & 14 of Block 14, all Lots of Blocks 15, 16, 19, 20, 21, 22, 23, 27, 28, 32 & 33, 38 & 39, Original Plat of the Village of Clare; 051-034-406-03: BEG S01 55'E ALG W L OF MCEWAN ST 25.37 FT FROM SE COR OF BLK 28 PLAT OF VILLAGE OF CLARE TH CONT S01 DEG 55'E ALG W L OF MCEWAN ST 77.53 FT TH N71 DEG 43'W = & 20 FT N OF CL OF RR TRACKS 281.05 FT TH NO1 DEG 55'W 21.13 FT TH S80 DEG 35"E 197 FT TH S88 DGE 05'E AT RIGHT ANGLE TO W L OF MCEWAN ST 71 FT BACK TO POB; and 051-034-406-04: T17N R4W SEC 34 201 & 203 W FOURTH ST A PARCEL BOUNDED ON THE N BY S L OF 4TH ST & ON THE E BY W L OF LOT 1 BLK 28 & ON THE S & W BY N L OF R/W PM RR EXC 80 FT ON E SIDE AND COM AT NW COR OF LOT 1 BLK 28 TH W 80 FT TH S TO R/W OF PM RR TH E'LY ALG R/W TO W SIDE OF LOT 1 TH N BK TO POB.”

Development Area (Tax Increment Finance District)

Is contained within the above DDA boundary and is defined as “the area bounded by First Street, Beech Street, Third Street, Maple Street, Ann Arbor Railroad Right-of-Way, Fifth Street, Beech Street, Seventh Street, Pine Street, Sixth Street, Hemlock Street, Fourth Street, Pine Street and back to First Street of Sections 34 & 35, City of Clare, including all Lots of Blocks 9 & 10, Lots 8, 9, 10, 11, 12, 13 & 14 of Block 14, all Lots of Blocks 15, 16, 19, 20, 21, 22, 23, 27, 28, 32 & 33, 38 & 39, Original Plat of the Village of Clare; 051-034-406-03: BEG S01 55'E ALG W L OF MCEWAN ST 25.37 FT FROM SE COR OF BLK 28 PLAT OF VILLAGE OF CLARE TH CONT S01 DEG 55'E ALG W L OF MCEWAN ST 77.53 FT TH N71 DEG 43'W = & 20 FT N OF CL OF RR TRACKS 281.05 FT TH NO1 DEG 55'W 21.13 FT TH S80 DEG 35"E 197 FT TH S88 DGE 05'E AT RIGHT ANGLE TO W L OF MCEWAN ST 71 FT BACK TO POB; and 051-034-406-04: T17N R4W SEC 34 201 & 203 W FOURTH ST A PARCEL BOUNDED ON THE N BY S L OF 4TH ST & ON THE E BY W L OF LOT 1 BLK 28 & ON THE S & W BY N L OF R/W PM RR EXC 80 FT ON E SIDE AND COM AT NW COR OF LOT 1 BLK 28 TH W 80 FT TH S TO R/W OF PM RR TH E'LY ALG R/W TO W SIDE OF LOT 1 TH N BK TO POB.”



CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490

Office 989.386.7541 | Fax 989.386.4508

www.cityofclare.org

May 12, 2025

CITY HALL

Ph 989.386.7541

Fx 989.386.4508

www.cityofclare.org

Manager x102

Assessor x103

Clerk x106

Treasurer x107

DEPARTMENT OF PUBLIC WORKS

Ph 989.386.2182 or

989.386.7541 x202

Fx 989.386.4508

UTILITY BILLING

Ph 989.386.7541 x201

W/WWT PLANT

Ph 989.386.2321

Fx 989.386.2387

POLICE DEPT.

NON-EMERGENCY

Ph 989.386.2121

Fx 989.386.0440

FIRE DEPT. NON-EMERGENCY

Ph 989.386.2151

Fx 989.386.3020

PARKS & RECREATION

Ph 989.386.7541 x213

Fx 989.386.4508

AIRPORT

Ph 989.386.0445

Fx 989.386.4508

RE: Proposed Amendment to the Boundaries of the City of Clare Downtown Development Authority

Dear Property Owner:

The Clare Downtown Development Authority (the "Authority") of the City of Clare, Michigan has recommended a change in the boundaries of the Authority and has submitted the proposed boundary amendment to the Clare City Commission for consideration.

The proposed boundary amendment is for the purpose of adding city property (the site of the Clare Union RR Depot) into the boundaries of the Downtown Development Authority District. The proposed boundary amendment will not effectuate a change to the current TIF tax levy. The area to be added is for the purpose of making public improvements by adding public restroom facilities in the downtown district.

The City Commission will hold a public hearing on the adoption of an ordinance approving the expansion of the Downtown District of the Authority, to be held on June 16, 2025 at 6:00 p.m. at the Clare City Hall, 202 West Fifth Street, Clare, Michigan, at which time you may present any recommendations pertaining to the proposed boundary change.

Notice of the public hearing includes the proposed boundary amendment and is enclosed for your review. The notice of public hearing will be posted, mailed and published in accordance with the requirements of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), and subsequently Act 57, Public Acts of Michigan, 2018, as recodified ("Act 57"). You have the right to be heard at the public hearing regarding the recommended change in the boundaries of the DDA.

The Authority and the City Commission welcome your comments on the proposed amendments. If you have any questions regarding the amendments or would like to schedule a meeting to discuss the amendments, please contact Jeremy Howard, City Manager at 989-424-4065. Thank you.

Yours truly,

CLARE DOWNTOWN DEVELOPMENT AUTHORITY

By Diane M. Lyon, Clare City Clerk

cc: Mayor & City Commission
City Manager



NOTICE OF PUBLIC HEARING

CITY OF CLARE
COUNTY OF CLARE, MICHIGAN

DOWNTOWN DEVELOPMENT AUTHORITY
PROPOSED EXPANSION OF DOWNTOWN DISTRICT BOUNDARIES

TO ALL INTERESTED PERSONS IN THE CITY OF CLARE:

PLEASE TAKE NOTICE that the City Commission of the City of Clare, County of Clare, Michigan, will hold a public hearing on the 16th day of June, 2025, at six o'clock p.m., in the City Hall, 202 West Fifth Street, Clare, Michigan, to consider the adoption of an ordinance expanding the boundaries of the Downtown Development District in connection therewith, pursuant provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), and subsequently Act 57, Public Acts of Michigan, 2018, as recodified ("Act 57") to modify a downtown development district.

PROPOSED BOUNDARIES

Development District:

The legal description of the DDA Development District is "the area bounded by First Street, Beech Street, Third Street, Maple Street, Ann Arbor Railroad Right-of-Way, Fifth Street, Beech Street, Seventh Street, Pine Street, Sixth Street, Hemlock Street, Fourth Street, Pine Street and back to First Street of Sections 34 & 35, City of Clare, including all Lots of Blocks 9 & 10, Lots 8, 9, 10, 11, 12, 13 & 14 of Block 14, all Lots of Blocks 15, 16, 19, 20, 21, 22, 23, 27, 28, 32 & 33, 38 & 39, Original Plat of the Village of Clare; 051-034-406-03: BEG S01 55'E ALG W L OF MCEWAN ST 25.37 FT FROM SE COR OF BLK 28 PLAT OF VILLAGE OF CLARE TH CONT S01 DEG 55'E ALG W L OF MCEWAN ST 77.53 FT TH N71 DEG 43'W = & 20 FT N OF CL OF RR TRACKS 281.05 FT TH NO1 DEG 55'W 21.13 FT TH S80 DEG 35"E 197 FT TH S88 DGE 05'E AT RIGHT ANGLE TO W L OF MCEWAN ST 71 FT BACK TO POB; and 051-034-406-04: T17N R4W SEC 34 201 & 203 W FOURTH ST A PARCEL BOUNDED ON THE N BY S L OF 4TH ST & ON THE E BY W L OF LOT 1 BLK 28 & ON THE S & W BY N L OF R/W PM RR EXC 80 FT ON E SIDE AND COM AT NW COR OF LOT 1 BLK 28 TH W 80 FT TH S TO R/W OF PM RR TH E'LY ALG R/W TO W SIDE OF LOT 1 TH N BK TO POB.

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BOUNDED ON THE N BY S L OF 4TH ST & ON THE E BY W L OF LOT 1 BLK 28 &
ON THE S & W BY N L OF R/W PM RR EXC 80 FT ON E SIDE AND COM AT NW
COR OF LOT 1 BLK 28 TH W 80 FT TH S TO R/W OF PM RR TH E'LY ALG R/W TO
W SIDE OF LOT 1 TH N BK TO POB.

At the public hearing, all citizens, taxpayers and property owners of the City of Clare desiring to address the City Commission shall be afforded an opportunity to be heard regarding the proposed Downtown District boundary amendment.

FURTHER INFORMATION may be obtained from the City Clerk's office.

This notice is given by order of the City Commission of the City of Clare, County of Clare, Michigan. The City of Clare is an equal opportunity employer and provider.



DIANE M. LYON, CITY CLERK



MYMICHIGAN MEDICAL CENTER CLARE
602 N BEECH ST
CLARE MI 48617

CITY OF CLARE
E FIFTH ST
CLARE MI 48617

JRD LLC
112 E FIFTH ST
CLARE MI 48617

HERRICK HOUSE LLC
120 E FIFTH ST
CLARE MI 48617

RANK GREGORY LEE
202 E FIFTH ST
CLARE MI 48617

BURKE PERRY J
203 E FIFTH ST
CLARE MI 48617

RED HOOK PROPERTIES LLC
204 E FIFTH ST
CLARE MI 48617

THEISEN RICHARD W
205 E FIFTH ST
CLARE MI 48617

BOLLE BROTHERS RENTALS LLC
207 E FIFTH ST
CLARE MI 48617

BOLLE MARK
209 E FIFTH ST
CLARE MI 48617

WINTER ANNABELLE
211 E FIFTH ST
CLARE MI 48617

COOPER SAMUEL
213 E FIFTH ST
CLARE MI 48617

ALEXANDER LIMITED PARTNERSHIP, L.P.
218 E FIFTH ST
CLARE MI 48617

BURMEISTER RUSSELL SCOTT & KAREN
W FIFTH ST
CLARE MI 48617

MURPHY CAROLYN M
102 W FIFTH ST
CLARE MI 48617

KLEINHARDT LARRY
104 W FIFTH ST
CLARE MI 48617

MID MICHIGAN MEDICAL CENTER-CLARE
106 W FIFTH ST VAC
CLARE MI 48617

COPS PROPERTIES LLC
109 W FIFTH ST
CLARE MI 48617

CONGREGATIONAL CHURCH
110 W FIFTH ST
CLARE MI 48617

U S POST OFFICE
111 W FIFTH ST
CLARE MI 48617

E&M ASSOCIATES, L.L.C.
114 W FIFTH ST
CLARE MI 48617

CITY OF CLARE - MEMORIAL PARK
201 W FIFTH ST
CLARE MI 48617

ROSEBUSH PROPERTIES LLC
215 W FIFTH ST
CLARE MI 48617

CLARE DG LLC
303 W FIFTH ST
CLARE MI 48617

CAREY RICHARD V & VICKIE
E FIRST ST
CLARE MI 48617

LITTLE TOBACCO RIVER INTERCOUNTY
DRAINAGE DISTRICT
109 E FIRST ST
CLARE MI 48617

YOUNGBLOOD TINA
106 W FIRST ST
CLARE MI 48617

JANSEN WARREN DALE
110 W FIRST ST
CLARE MI 48617

SECKLER GREGORY H
114 W FIRST ST
CLARE MI 48617

NORTH TEN LLC
101 E FOURTH ST
CLARE MI 48617

BLOCK 19 LLC
122 E FOURTH ST
CLARE MI 48617

AMERITECH #26545
BILL PAYMENT CENTER
136 E FOURTH ST
CLARE MI 48617

PERE MARQUETTE DISTRICT LIBRARY
185 E FOURTH ST LIB
CLARE MI 48617

MORRIS DAWN
201 E FOURTH ST
CLARE MI 48617

WOOD FREDERICK B & SONJA
205 E FOURTH ST
CLARE MI 48617

DANGLER DANIEL LEE
207 E FOURTH ST
CLARE MI 48617

CROZIER EDWARD W IV ESTATE OF
CROZIER KAYLEE
209 E FOURTH ST
CLARE MI 48617

HARRISON & NEWMAN PROPERTIES LLC
112 W FOURTH ST
CLARE MI 48617

MUZZIN ANTHONY V & DANIELLE S
114 W FOURTH ST
CLARE MI 48617

MERCER STEPHANIE A
118 W FOURTH ST
CLARE MI 48617

BADOUR EDWARD C & STEPHANIE
120 W FOURTH ST
CLARE MI 48617

CITY OF CLARE - DDA
123 W FOURTH ST
CLARE MI 48617

127 GROUP LLC
127 W FOURTH ST
CLARE MI 48617

FOURTH STREET SENIOR LIMITED LDHA
KMO PRESTIGE
144 W FOURTH ST
CLARE MI 48617

7B LLC
210 W FOURTH ST
CLARE MI 48617

THAYER CAROL
212 W FOURTH ST
CLARE MI 48617

RICK ANDERSON LLC
214 W FOURTH ST
CLARE MI 48617

215-501 LLC
501 HEMLOCK ST APT 1
CLARE MI 48617

RAMBO SCOTT A & MELINDA J
N MCEWAN ST
CLARE MI 48617

SNYDER KAREN A
210 N MCEWAN ST
CLARE MI 48617

LITTLE TOBACCO INTERCOUNTY
216 N MCEWAN ST
CLARE MI 48617

LAKE STATE HOLDINGS LLC
307 N MCEWAN ST
CLARE MI 48617

TICE JON
321 N MCEWAN ST
CLARE MI 48617

IDKWHY RENTALS LLC
402 N MCEWAN ST
CLARE MI 48617

JJTTT LLC
405 N MCEWAN ST
CLARE MI 48617

NORTHERN MICHIGAN LAND & CATTLE CO
406 N MCEWAN ST
CLARE MI 48617

MONTINI PETER & DIANE
CLARE PRINT & PULP
409 N MCEWAN ST
CLARE MI 48617

C & J RENTALS LLC
411 N MCEWAN ST
CLARE MI 48617

SHINDORF AMY
412 N MCEWAN ST
CLARE MI 48617

GRAHAM DAVID R & VIRGIL E
417 N MCEWAN ST
CLARE MI 48617

CARDINAL & CLOVER LLC
420 N MCEWAN ST
CLARE MI 48617

OBERLOIER SMITH PROPERTIES LLC
425 N MCEWAN ST
CLARE MI 48617

COFFEE MILL TALK LLC
501 N MCEWAN ST
CLARE MI 48617

SIAN DENNIS DALE & KATHY
506 N MCEWAN ST
CLARE MI 48617

CLARE HARDWARE 1 LLC
506 N MCEWAN ST
CLARE MI 48617

FOLKERTS COFFEE CREATIONS LLC
FOLKERT DEIDRE
509 N MCEWAN ST
CLARE MI 48617

JOLIGRO LLC
511 N MCEWAN ST
CLARE MI 48617

HICKS JEWELERS & REPAIR LLC
513 N MCEWAN ST
CLARE MI 48617

515 MCEWAN LLC
515 N MCEWAN ST
CLARE MI 48617

CLARINGBOLD THOMAS & MARSHA
518 N MCEWAN ST
CLARE MI 48617

DEMO-SADLER DIANE
520 N MCEWAN ST
CLARE MI 48617

SADLER DIANE
522 N MCEWAN ST
CLARE MI 48617

ISABELLA BANK
524 N MCEWAN ST
CLARE MI 48617

KOCH RENTAL ENTERPRISES LLC
TOM KOCH
525 N MCEWAN ST
CLARE MI 48617

HOTEL DOHERTY INC
604 N MCEWAN ST
CLARE MI 48617

SCOTT ALAN D
605 N MCEWAN ST
CLARE MI 48617

IDEAL THEATER CLARE LLC
609 N MCEWAN ST
CLARE MI 48617

611 NORTH MCEWAN LLC
611 N MCEWAN ST
CLARE MI 48617

WEISSEND PAUL A
613 N MCEWAN ST
CLARE MI 48617

DOHERTY, D. & J.
702 N MCEWAN ST
CLARE MI 48617

MANMIT LLC
718 N MCEWAN ST
CLARE MI 48617

JEFFERSON MILLARD GROUP INC
C/O TRUCKS, JAY R
600 PINE ST
CLARE MI 48617

G HOLT PROPERTIES LLC
103 E SECOND ST
CLARE MI 48617

KANE JAMES & MAXINE
106 E SEVENTH ST
CLARE MI 48617

MEISTER RENTALS LLC
108 E SEVENTH ST
CLARE MI 48617

TICE RITA M
110 E SEVENTH ST
CLARE MI 48617

DWYER-SYNDER DANIAL& SOMERS MICHAEL
112 E SEVENTH ST
CLARE MI 48617

DOHERTY OPERATING CORPORATION
105 E SIXTH ST
CLARE MI 48617

NORTHERN MICHIGAN LAND AND CATTLE
111 E THIRD ST
CLARE MI 48617

SMITH AMANDA L
113 E THIRD ST
CLARE MI 48617



CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490

Office 989.386.7541 | Fax 989.386.4508

www.cityofclare.org

May 12, 2025

CITY HALL

Ph 989.386.7541
Fx 989.386.4508
www.cityofclare.org
Manager x102
Assessor x103
Clerk x106
Treasurer x107

DEPARTMENT OF PUBLIC WORKS

Ph 989.386.2182 or
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Fx 989.386.4508

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Ph 989.386.2151
Fx 989.386.3020

PARKS & RECREATION

Ph 989.386.7541 x213
Fx 989.386.4508

AIRPORT

Ph 989.386.0445
Fx 989.386.4508

Matthew Forsberg, Superintendent
Clare Public Schools
201 E. State Street
Clare, MI 48617

RE: Proposed Amendment to the Boundaries of the City of Clare Downtown
Development Authority

Dear Superintendent Forsberg and Clare Public Schools Board Members:

The Clare Downtown Development Authority (the "Authority") of the City of Clare, Michigan (the "City") has recommended a change in the boundaries of the Authority and has submitted the proposed boundary amendment to the Clare City Commission for consideration.

The proposed boundary amendment is for the purpose of adding city property (the site of the Clare Union RR Depot) into the boundaries of the Downtown District of the Authority District. The proposed boundary amendment will not effectuate a change to the current TIF tax levy. The area to be added is for the purpose of making public improvements deemed necessary to fulfill the objectives of preventing any further deterioration of the downtown business district, stimulating the downtown economy, and encouraging private investment in the downtown district.

The new boundaries of the district are identified as the following: "the area bounded by First Street, Beech Street, Third Street, Maple Street, Ann Arbor Railroad Right-of-Way, Fifth Street, Beech Street, Seventh Street, Pine Street, Sixth Street, Hemlock Street, Fourth Street, Pine Street and back to First Street of Sections 34 & 35, City of Clare, including all Lots of Blocks 9 & 10, Lots 8, 9, 10, 11, 12, 13 & 14 of Block 14, all Lots of Blocks 15, 16, 19, 20, 21, 22, 23, 27, 28, 32 & 33, 38 & 39, Original Plat of the Village of Clare; 051-034-406-03: BEG S01 55'E ALG W L OF MCEWAN ST 25.37 FT FROM SE COR OF BLK 28 PLAT OF VILLAGE OF CLARE TH CONT S01 DEG 55'E ALG W L OF MCEWAN ST 77.53 FT TH N71 DEG 43'W = & 20 FT N OF CL OF RR TRACKS 281.05 FT TH NO1 DEG 55'W 21.13 FT TH S80 DEG 35"E 197 FT TH S88 DGE 05'E AT RIGHT ANGLE TO W L OF MCEWAN ST 71 FT BACK TO POB; and 051-034-406-04: T17N R4W SEC 34 201 & 203 W FOURTH ST A PARCEL BOUNDED ON THE N BY S L OF 4TH ST & ON THE E BY W L OF LOT 1 BLK 28 & ON THE S & W BY N L OF R/W PM RR EXC 80 FT ON E SIDE AND COM AT NW COR OF LOT 1 BLK 28 TH W 80 FT TH S TO R/W OF PM RR TH E'LY ALG R/W TO W SIDE OF LOT 1 TH N BK TO POB."



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Manager x102

Assessor x103

Clerk x106

Treasurer x107

DEPARTMENT OF PUBLIC WORKS

Ph 989.386.2182 or

989.386.7541 x202

Fx 989.386.4508

UTILITY BILLING

Ph 989.386.7541 x201

W/WWT PLANT

Ph 989.386.2321

Fx 989.386.2387

POLICE DEPT. NON-EMERGENCY

Ph 989.386.2121

Fx 989.386.0440

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PARKS & RECREATION

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The City Commission will hold a public hearing on the adoption of an ordinance approving the expansion of the Downtown District of the Authority, to be held on June 16, 2025 at 6:00 p.m. at the Clare City Hall, 202 West Fifth Street, Clare, Michigan, at which time you may present any recommendations pertaining to the proposed boundary change.

Notice of the public hearing will be posted, mailed and published in accordance with the requirements of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), and subsequently Act 57, Public Acts of Michigan, 2018, as recodified ("Act 57"). You have the right to be heard at the public hearing regarding the recommended change in the boundaries of the DDA. If you have any questions regarding the proposed boundary amendments or if you would like to schedule a meeting to discuss the boundary amendments before the public hearing, please contact Jeremy Howard, City Manager at 989-424-4065.

In addition, pursuant to Section 214(4) of Act 57, prior to the public hearing, the City Commission shall provide a reasonable opportunity to meet with interested members of the boards of the taxing jurisdictions levying taxes subject to capture by the Authority. If you wish an opportunity to discuss the proposed amendments prior to the public hearing, please contact the City Treasurer, Vicki Corlew, at 989-424-4069.

The Authority and the City Commission welcome your comments on the proposed amendments. If you have any questions regarding the amendments or would like to schedule a meeting to discuss the amendments, please contact Diane Lyon, City Clerk at 989-424-4068. Thank you.

Yours truly,

CLARE DOWNTOWN DEVELOPMENT AUTHORITY

By Diane M. Lyon, Clare City Clerk

cc: Mayor & City Commission
City Manager



NOTICE OF PUBLIC HEARING

CITY OF CLARE
COUNTY OF CLARE, MICHIGAN

DOWNTOWN DEVELOPMENT AUTHORITY
PROPOSED EXPANSION OF DOWNTOWN DISTRICT BOUNDARIES

TO ALL INTERESTED PERSONS IN THE CITY OF CLARE:

PLEASE TAKE NOTICE that the City Commission of the City of Clare, County of Clare, Michigan, will hold a public hearing on the 16th day of June, 2025, at six o'clock p.m., in the City Hall, 202 West Fifth Street, Clare, Michigan, to consider the adoption of an ordinance expanding the boundaries of the Downtown Development District in connection therewith, pursuant provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), and subsequently Act 57, Public Acts of Michigan, 2018, as recodified ("Act 57") to modify a downtown development district.

PROPOSED BOUNDARIES

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Development Area (Tax Increment Finance District)

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At the public hearing, all citizens, taxpayers and property owners of the City of Clare desiring to address the City Commission shall be afforded an opportunity to be heard regarding the proposed Downtown District boundary amendment.

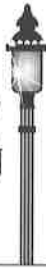
FURTHER INFORMATION may be obtained from the City Clerk's office.

This notice is given by order of the City Commission of the City of Clare, County of Clare, Michigan. The City of Clare is an equal opportunity employer and provider.



DIANE M. LYON, CITY CLERK





CITY HALL

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AIRPORT

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Fx 989.386.4508

May 12, 2025

Ms. Sheryl Presler, Superintendent
Clare-Gladwin RESD
4041 E. Mannsiding Rd.
Clare, MI 48617

RE: Proposed Amendment to the Boundaries of the City of Clare Downtown
Development Authority

Dear Superintendent, Presler and Clare-Gladwin RESD Board Members:

The Clare Downtown Development Authority (the "Authority") of the City of Clare, Michigan (the "City") has recommended a change in the boundaries of the Authority and has submitted the proposed boundary amendment to the Clare City Commission for consideration.

The proposed boundary amendment is for the purpose of adding city property (the site of the Clare Union RR Depot) into the boundaries of the Downtown District of the Authority District. The proposed boundary amendment will not effectuate a change to the current TIF tax levy. The area to be added is for the purpose of making public improvements deemed necessary to fulfill the objectives of preventing any further deterioration of the downtown business district, stimulating the downtown economy, and encouraging private investment in the downtown district.

The new boundaries of the district are identified as the following: "the area bounded by First Street, Beech Street, Third Street, Maple Street, Ann Arbor Railroad Right-of-Way, Fifth Street, Beech Street, Seventh Street, Pine Street, Sixth Street, Hemlock Street, Fourth Street, Pine Street and back to First Street of Sections 34 & 35, City of Clare, including all Lots of Blocks 9 & 10, Lots 8, 9, 10, 11, 12, 13 & 14 of Block 14, all Lots of Blocks 15, 16, 19, 20, 21, 22, 23, 27, 28, 32 & 33, 38 & 39, Original Plat of the Village of Clare; 051-034-406-03: BEG S01 55'E ALG W L OF MCEWAN ST 25.37 FT FROM SE COR OF BLK 28 PLAT OF VILLAGE OF CLARE TH CONT S01 DEG 55'E ALG W L OF MCEWAN ST 77.53 FT TH N71 DEG 43'W = & 20 FT N OF CL OF RR TRACKS 281.05 FT TH NO1 DEG 55'W 21.13 FT TH S80 DEG 35"E 197 FT TH S88 DGE 05'E AT RIGHT ANGLE TO W L OF MCEWAN ST 71 FT BACK TO POB; and 051-034-406-04: T17N R4W SEC 34 201 & 203 W FOURTH ST A PARCEL BOUNDED ON THE N BY S L OF 4TH ST & ON THE E BY W L OF LOT 1 BLK 28 & ON THE S & W BY N L OF R/W PM RR EXC 80 FT ON E SIDE AND COM AT NW COR OF LOT 1 BLK 28 TH W 80 FT TH S TO R/W OF PM RR TH E'LY ALG R/W TO W SIDE OF LOT 1 TH N BK TO POB."



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In addition, pursuant to Section 214(4) of Act 57, prior to the public hearing, the City Commission shall provide a reasonable opportunity to meet with interested members of the boards of the taxing jurisdictions levying taxes subject to capture by the Authority. If you wish an opportunity to discuss the proposed amendments prior to the public hearing, please contact the City Treasurer, Vicki Corlew, at 989-424-4069.

The Authority and the City Commission welcome your comments on the proposed amendments. If you have any questions regarding the amendments or would like to schedule a meeting to discuss the amendments, please contact Diane Lyon, City Clerk at 989-424-4068. Thank you.

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CLARE DOWNTOWN DEVELOPMENT AUTHORITY

By Diane M. Lyon, Clare City Clerk

cc: Mayor & City Commission
City Manager



NOTICE OF PUBLIC HEARING

CITY OF CLARE
COUNTY OF CLARE, MICHIGAN

DOWNTOWN DEVELOPMENT AUTHORITY
PROPOSED EXPANSION OF DOWNTOWN DISTRICT BOUNDARIES

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DIANE M. LYON, CITY CLERK





CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490

Office 989.386.7541 | Fax 989.386.4508

www.cityofclare.org

May 12, 2025

Ms. Lori Martin
Clare County Clerk
225 W. Main St.
PO Box 438
Harrison MI 48625

CITY HALL

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RE: Proposed Amendment to the Boundaries of the City of Clare Downtown Development Authority

Dear Clerk Martin and Clare County Board of Commissioners:

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CLARE DOWNTOWN DEVELOPMENT AUTHORITY

By Diane M. Lyon, Clare City Clerk

cc: Mayor & City Commission
City Manager



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CITY OF CLARE
COUNTY OF CLARE, MICHIGAN

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DIANE M. LYON, CITY CLERK





May 12, 2025

Ms. Sheila Bissonnette, Library Director
Pere Marquette District Library
185 E. Fourth St.
Clare, MI 48617

RE: Proposed Amendment to the Boundaries of the City of Clare Downtown
Development Authority

Dear Director Bissonnette and Pere Marquette District Library Board Members:

The Clare Downtown Development Authority (the "Authority") of the City of Clare, Michigan (the "City") has recommended a change in the boundaries of the Authority and has submitted the proposed boundary amendment to the Clare City Commission for consideration.

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CITY HALL

Ph 989.386.7541
Fx 989.386.4508
www.cityofclare.org
Manager x102
Assessor x103
Clerk x106
Treasurer x107

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Fx 989.386.4508

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In addition, pursuant to Section 214(4) of Act 57, prior to the public hearing, the City Commission shall provide a reasonable opportunity to meet with interested members of the boards of the taxing jurisdictions levying taxes subject to capture by the Authority. If you wish an opportunity to discuss the proposed amendments prior to the public hearing, please contact the City Treasurer, Vicki Corlew, at 989-424-4069.

The Authority and the City Commission welcome your comments on the proposed amendments. If you have any questions regarding the amendments or would like to schedule a meeting to discuss the amendments, please contact Diane Lyon, City Clerk at 989-424-4068. Thank you.

Yours truly,

CLARE DOWNTOWN DEVELOPMENT AUTHORITY

By Diane M. Lyon, Clare City Clerk

cc: Mayor & City Commission
City Manager



NOTICE OF PUBLIC HEARING

CITY OF CLARE
COUNTY OF CLARE, MICHIGAN

DOWNTOWN DEVELOPMENT AUTHORITY
PROPOSED EXPANSION OF DOWNTOWN DISTRICT BOUNDARIES

TO ALL INTERESTED PERSONS IN THE CITY OF CLARE:

PLEASE TAKE NOTICE that the City Commission of the City of Clare, County of Clare, Michigan, will hold a public hearing on the 16th day of June, 2025, at six o'clock p.m., in the City Hall, 202 West Fifth Street, Clare, Michigan, to consider the adoption of an ordinance expanding the boundaries of the Downtown Development District in connection therewith, pursuant provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), and subsequently Act 57, Public Acts of Michigan, 2018, as recodified ("Act 57") to modify a downtown development district.

PROPOSED BOUNDARIES

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Development Area (Tax Increment Finance District)

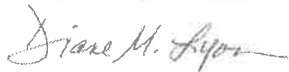
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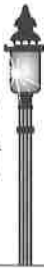
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This notice is given by order of the City Commission of the City of Clare, County of Clare, Michigan. The City of Clare is an equal opportunity employer and provider.



DIANE M. LYON, CITY CLERK





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AIRPORT

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May 12, 2025

Mr. Tim Hood, President
Mid Michigan College
1375 S .Clare Avenue
Harrison, MI 48625

RE: Proposed Amendment to the Boundaries of the City of Clare Downtown
Development Authority

Dear President Hood and Members of the Mid Michigan College Board of Trustees:

The Clare Downtown Development Authority (the "Authority") of the City of Clare, Michigan (the "City") has recommended a change in the boundaries of the Authority and has submitted the proposed boundary amendment to the Clare City Commission for consideration.

The proposed boundary amendment is for the purpose of adding city property (the site of the Clare Union RR Depot) into the boundaries of the Downtown District of the Authority District. The proposed boundary amendment will not effectuate a change to the current TIF tax levy. The area to be added is for the purpose of making public improvements deemed necessary to fulfill the objectives of preventing any further deterioration of the downtown business district, stimulating the downtown economy, and encouraging private investment in the downtown district.

The new boundaries of the district are identified as the following: "the area bounded by First Street, Beech Street, Third Street, Maple Street, Ann Arbor Railroad Right-of-Way, Fifth Street, Beech Street, Seventh Street, Pine Street, Sixth Street, Hemlock Street, Fourth Street, Pine Street and back to First Street of Sections 34 & 35, City of Clare, including all Lots of Blocks 9 & 10, Lots 8, 9, 10, 11, 12, 13 & 14 of Block 14, all Lots of Blocks 15, 16, 19, 20, 21, 22, 23, 27, 28, 32 & 33, 38 & 39, Original Plat of the Village of Clare; 051-034-406-03: BEG S01 55'E ALG W L OF MCEWAN ST 25.37 FT FROM SE COR OF BLK 28 PLAT OF VILLAGE OF CLARE TH CONT S01 DEG 55'E ALG W L OF MCEWAN ST 77.53 FT TH N71 DEG 43'W = & 20 FT N OF CL OF RR TRACKS 281.05 FT TH NO1 DEG 55'W 21.13 FT TH S80 DEG 35"E 197 FT TH S88 DGE 05'E AT RIGHT ANGLE TO W L OF MCEWAN ST 71 FT BACK TO POB; and 051-034-406-04: T17N R4W SEC 34 201 & 203 W FOURTH ST A PARCEL BOUNDED ON THE N BY S L OF 4TH ST & ON THE E BY W L OF LOT 1 BLK 28 & ON THE S & W BY N L OF R/W PM RR EXC 80 FT ON E SIDE AND COM AT NW COR OF LOT 1 BLK 28 TH W 80 FT TH S TO R/W OF PM RR TH E'LY ALG R/W TO W SIDE OF LOT 1 TH N BK TO POB."



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CLARE DOWNTOWN DEVELOPMENT AUTHORITY

By Diane M. Lyon, Clare City Clerk

cc: Mayor & City Commission
City Manager



NOTICE OF PUBLIC HEARING

CITY OF CLARE
COUNTY OF CLARE, MICHIGAN

DOWNTOWN DEVELOPMENT AUTHORITY
PROPOSED EXPANSION OF DOWNTOWN DISTRICT BOUNDARIES

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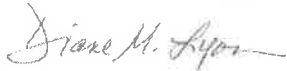
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DIANE M. LYON, CITY CLERK





CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490

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May 12, 2025

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Mr. Joshua Lynch
General Manager
Great Lakes Central Railroad
600 Oakwood Ave.
Owosso MI 48867

RE: Proposed Amendment to the Boundaries of the City of Clare Downtown Development Authority

Dear Mr. Lynch:

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Yours truly,

CLARE DOWNTOWN DEVELOPMENT AUTHORITY

By Diane M. Lyon, Clare City Clerk

cc: Mayor & City Commission
City Manager



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COUNTY OF CLARE, MICHIGAN

DOWNTOWN DEVELOPMENT AUTHORITY
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The legal description of the DDA Development District is "the area bounded by First Street, Beech Street, Third Street, Maple Street, Ann Arbor Railroad Right-of-Way, Fifth Street, Beech Street, Seventh Street, Pine Street, Sixth Street, Hemlock Street, Fourth Street, Pine Street and back to First Street of Sections 34 & 35, City of Clare, including all Lots of Blocks 9 & 10, Lots 8, 9, 10, 11, 12, 13 & 14 of Block 14, all Lots of Blocks 15, 16, 19, 20, 21, 22, 23, 27, 28, 32 & 33, 38 & 39, Original Plat of the Village of Clare; 051-034-406-03: BEG S01 55'E ALG W L OF MCEWAN ST 25.37 FT FROM SE COR OF BLK 28 PLAT OF VILLAGE OF CLARE TH CONT S01 DEG 55'E ALG W L OF MCEWAN ST 77.53 FT TH N71 DEG 43'W = & 20 FT N OF CL OF RR TRACKS 281.05 FT TH NO1 DEG 55'W 21.13 FT TH S80 DEG 35"E 197 FT TH S88 DGE 05'E AT RIGHT ANGLE TO W L OF MCEWAN ST 71 FT BACK TO POB; and 051-034-406-04: T17N R4W SEC 34 201 & 203 W FOURTH ST A PARCEL BOUNDED ON THE N BY S L OF 4TH ST & ON THE E BY W L OF LOT 1 BLK 28 & ON THE S & W BY N L OF R/W PM RR EXC 80 FT ON E SIDE AND COM AT NW COR OF LOT 1 BLK 28 TH W 80 FT TH S TO R/W OF PM RR TH E'LY ALG R/W TO W SIDE OF LOT 1 TH N BK TO POB.

Development Area (Tax Increment Finance District)

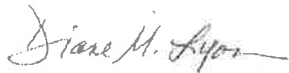
Is contained within the above DDA boundary and is defined as the area bounded by First Street, Beech Street, Third Street, Maple Street, Ann Arbor Railroad Right-of-Way, Fifth Street, Beech Street, Seventh Street, Pine Street, Sixth Street, Hemlock Street, Fourth Street, Pine Street and back to First Street of Sections 34 & 35, City of Clare, including all Lots of Blocks 9 & 10, Lots 8, 9, 10, 11, 12, 13 & 14 of Block 14, all Lots of Blocks 15, 16, 19, 20, 21, 22, 23, 27, 28, 32 & 33, 38 & 39, Original Plat of the Village of Clare; 051-034-406-03: BEG S01 55'E ALG W L OF MCEWAN ST 25.37 FT FROM SE COR OF BLK 28 PLAT OF VILLAGE OF CLARE TH CONT S01 DEG 55'E ALG W L OF MCEWAN ST 77.53 FT TH N71 DEG 43'W = & 20 FT N OF CL OF RR TRACKS 281.05 FT TH NO1 DEG 55'W 21.13 FT TH S80 DEG 35"E 197 FT TH S88

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COR OF LOT 1 BLK 28 TH W 80 FT TH S TO R/W OF PM RR TH E'LY ALG R/W TO
W SIDE OF LOT 1 TH N BK TO POB.

At the public hearing, all citizens, taxpayers and property owners of the City of Clare desiring to address the City Commission shall be afforded an opportunity to be heard regarding the proposed Downtown District boundary amendment.

FURTHER INFORMATION may be obtained from the City Clerk's office.

This notice is given by order of the City Commission of the City of Clare, County of Clare, Michigan. The City of Clare is an equal opportunity employer and provider.



DIANE M. LYON, CITY CLERK

