

AGENDA REPORT

To: Mayor Pat Humphrey and the Clare City Commission

From: Jeremy Howard, City Manager

Date: July 16, 2025

RE: Second Reading & Adoption of Ordinance 2025-003 – DDA District & TIF Boundary Amendment

For the Agenda of July 21, 2025

Background. After holding a public hearing at its regularly scheduled meeting of June 16, 2025 the Clare City Commission considered and approved a first reading of proposed ordinance (Ordinance 2025-003 – *copy att'd*) incorporating changes to the City's Ordinance Codes to allow the expansion of the DDA geographical and TIF boundaries.

The City Commission is the approval authority of all ordinance code changes or amendments. And all ordinances require two readings and a public hearing conducted by the City Commission before the City Commission can consider an ordinance for adoption. We ask the City Commission to allow a Second Reading of the proposed ordinance amendments and subsequently approve Ordinance 2025-003 for incorporation to the City's Ordinance Codes.

Issues & Questions Specified. Should the City Commission approve a second reading and subsequently approve Ordinance 2025-003?

Alternatives.

1. Direct a second reading and adopt the ordinance amendments.
2. Direct a second reading but do not adopt the ordinance amendments.
3. Set aside the decision regarding this matter to a later date.

Financial Impact. There is no immediate, direct fiscal impact of this proposed ordinance amendment.

Recommendation. I recommend that the City Commission direct a second reading and adopt Ordinance 2025-003 by approval of Resolution 2025-062 (*copy attached*).

Attachments.

1. Proposed Ordinance 2025-003.
2. Resolution 2025-062.

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Chapter 16, Article IV, Section 16-103, of the Clare City Code is hereby repealed and restated as follows: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

RESOLUTION 2025-062

A RESOLUTION OF THE CLARE CITY COMMISSION APPROVING ORDINANCE 2025-003, AN ORDINANCE TO AMEND THE GEOGRAPHICAL & TAX INCREMENT FINANCING BOUNDARIES OF THE CLARE DOWNTOWN DEVELOPMENT AUTHORITY.

WHEREAS, at the request of the Clare Downtown Development Authority (DDA), the City Attorney of the City of Clare has drafted the proposed Ordinance 2025-003 changing the present geographical and Tax Increment Finance (TIF) boundaries of said DDA; and

WHEREAS, said Ordinance was reviewed and considered by the City Staff with a subsequent recommendation approval of said Ordinance; and

WHEREAS, the City Commission has held a requisite public hearing and directed a First Reading of said Ordinance at its regularly scheduled public meeting on June 16, 2025; and

WHEREAS, the City Commission received no stated objections at said public hearing; has considered the recommended ordinance amendment, has directed a Second Reading of said proposed Ordinance and has subsequently determined that adoption of Ordinance 2025-003 is in the best interests of the City of Clare.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of City of Clare ordains the adoption of Ordinance 2025-003, thereby changing the present geographical and Tax Increment Finance (TIF) boundaries of said DDA, said amended boundaries described on Attachment A to this Resolution.

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 _____ and supported by Commissioner _____. The Resolution declared adopted by the following roll call vote:

YEAS:

NAYS:

ABSENT:

Resolution approved for adoption on this 21st day of July, 2025.

Diane M. Lyon, City Clerk

ORDINANCE 2018-003

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