

**Tax Increment Finance Authority
of the City of Houghton
County of Houghton, State of Michigan**

RESOLUTION APPROVING AMENDMENT TO
TAX INCREMENT FINANCING AND DEVELOPMENT PLAN

WHEREAS, pursuant to the provisions of Act 450, Public Acts of Michigan, 1980, as amended ("Act 450"), the City Council of the City of Houghton (the "City") has previously established the Tax Increment Finance Authority of the City of Houghton (the "Authority"); and

WHEREAS, the Authority has previously adopted and amended its Development and Tax Increment Finance Plan (the "Plan"), and the Plan and amendments were approved by the City Council after public hearing; and

WHEREAS, in compliance with the provisions of Act 450, the Authority has prepared a new Amendment to the Development and Tax Increment Finance Plan, which is attached hereto and made part hereof (the "Amendment to Plan"); and

WHEREAS, Act 450 requires that the Authority shall fully inform the taxing jurisdictions about the fiscal and economic implications of a proposed tax increment financing plan, and in order to ensure compliance with this requirement, the Authority wishes to provide that the Amendment to Plan be sent to all local taxing jurisdictions within Development Area described in the Plan (the "Development Area"); and

WHEREAS, it is necessary to approve the Amendment to Plan and to submit it to the City Council for its approval following a public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Authority as follows:

1. It is hereby determined that it is in the best interest of the public to halt a decline in property values, increase property tax valuation, eliminate the causes of the decline in property values, and promote economic growth, all as authorized by Act 450, and to this end the Authority hereby determines that it is in the best interest of the public to approve the Amendment to Plan as proposed to enable the Authority to carry out its purposes more effectively.
2. The Secretary of the Authority is hereby directed to transmit a copy of the Amendment to Plan together with a certified copy of this resolution to the City Clerk.
3. Prior to the public hearing to be held by City Council with respect to the Amendment to Plan, the Authority shall fully inform all local taxing jurisdictions within Development Area of the fiscal and economic implications of the Amendment to 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.

I hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Board of the Tax Increment Finance Authority of the City of Houghton, State of Michigan, at a Special meeting held on April 29, 2002, at 12:00 o'clock ^{noon} .m., prevailing Eastern Time, 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 267.

If the above meeting was a Special meeting, I further certify that notice of said Special meeting was given to each member of the Authority's Board in accordance with the rules of procedure of the Authority.

I further certify that the following Members were present at said meeting: _____
Hendrickson, Swift, Plowe, Nara, Rossi

_____ and that the following Members were absent:
Hauswirth, McRae, Shebuski

I further certify that Member Debra Hendrickson moved for adoption of said resolution and that Member Jack Swift supported said motion.

I further certify that the following Members voted for adoption of said resolution:
Swift, Hendrickson, Plowe, Nara, Rossi
_____ and that the following Members voted against
adoption of said resolution: none

Debra Hendrickson
Secretary Debra Hendrickson

2002 Amendment to the
M-26 and Sharon Avenue Corridor
Development and Tax Increment Finance Plan
of the
City of Houghton Tax Increment Finance Authority

1. Part I (the Development Plan) is amended by the addition of the following projects to the Development Plan of the TIFA:

E. Additional Improvements.

The following projects within the Development Area are included as part of the Development Plan with the following estimated costs and time of completion, as such costs and time may be revised as the scope of the projects is established by the TIFA, as the need for the projects may change, and as tax increment revenues may be available for a particular purpose:

Project	Estimated Cost	Estimated Completion
1. Landscaping Improvements	\$300,000	October 1, 2006
2. Subdivision Improvements	300,000	October 1, 2006
3. New Signage	150,000	October 1, 2006
4. Ridge Road Renovations	120,000	October 1, 2006
5. Huron Creek Trail	85,000	July 1, 2006
6. Sharon Avenue Improvements	65,000	October 1, 2004
7. Public Works Garage Improvements	280,000	October 1, 2004
TOTAL:	\$1,300,000	

The costs of the development of the proposed projects in this Section E. of the Development Plan are expected to be financed either on a "pay as you go" basis from captured tax increment revenues or through the proceeds of Tax Increment Bonds issued by the TIFA. Tax increment revenues may be used to reimburse advances from the City for the costs of the proposed projects. The TIFA may enter into agreements as to the amount, nature and method of reimbursement for costs of the proposed projects. These agreements may provide for the payment of interest on any reimbursement made by the TIFA.

Currently all improvements made as part of the proposed projects in Section E. of the Development Plan are expected to be owned by the City.

These projects are anticipated to be located in the following portions of the Development Area:

Project	Anticipated Location
1. Landscaping Improvements	M-26, Sharon Avenue, Ridge Road
2. Subdivision Improvements	Oak Ridge and Bresnan Plats
3. New Signage	M-26 and Sharon Avenue
4. Ridge Road Renovations	Ridge Road
5. Huron Creek Trail	Huron Creek
6. Sharon Avenue Improvements	Sharon Avenue
7. Public Works Garage Improvements	Sharon Avenue and Gundlach Road

The construction planned to make the improvements contemplated by the proposed projects in Section E. of the Development Plan (including repairs or alterations, any changes in streets, street levels, intersections or utilities, and any contemplated rehabilitation necessary for the completion of the proposed projects) are as follows:

Project	Construction Planned
1. Landscaping Improvements	Plant grass, flowers and trees
2. Subdivision Improvements	Roads, water and sewer
3. New Signage	New street signs and location signs
4. Ridge Road Renovations	Paving, sidewalks, street lighting and relocation
5. Huron Creek Trail	Recreation Trail along Huron Creek
6. Sharon Avenue Improvements	Expand bike trail and improve M-26 and Sharon Avenue
7. Public Works Garage Improvements	New Salt Garage, Building Improvements

2. The Authority's current estimates of captured assessed value and tax increment revenues is attached.