

AGENDA

THE Downtown Development Authority OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting to be held in the Chamber of City Hall.

** Comments may be submitted in writing at least 4 hours in advance to the City Clerk at Clerk@cityofbuchanan.com*

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approve Agenda**
- V. Public Comments - Agenda Items Only** *(3-minute limit)*
- VI. Approve Minutes**
 - [A.](#) *Consider approving the minutes from September 10th, 2025.*
- VII. Unfinished Business**
 - A. *TIF Plan Development- Dan Fette***
- VIII. New Business**
 - A. *Branding & Promotion Committee and Sub-Structure***
 - B. *Downtown Ribbon Cutting (either November 21st or 26th)- assign two board members to work with the planning group.***
 - C. *Discussion on partnering with the Chamber given the overlap in membership and service area.***
- IX. Communications**
 - [A.](#) ***DDA Projected Tax Capturer***
- X. Public Comment - Non-Agenda Items Only** *(3-minute limit)*
- XI. Staff/Committee Comments**
- XII. Adjournment**



DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

WEDNESDAY, SEPTEMBER 10, 2025 – 5:00 PM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

THE Downtown Development Authority OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting to be held in the Chamber of City Hall.

* Comments may be submitted in writing at least 4 hours in advance to the City Clerk at Clerk@cityofbuchanan.com

I. Call to Order

Meeting called to order at 5:01pm.

II. Pledge of Allegiance

Paniagua led in the pledge of allegiance.

III. Roll Call

Present: Antisdell, Capron, Paniagua, Reed, Renfro, Terry, Weedon, Williams, Finan arrived at 5:03pm

Absent: None

City Staff Present: City Manager Tony McGhee, Clerk Kalla Langston-Weiss

IV. Approve Agenda

Motion made by Reed, seconded by Weedon, to approve agenda as presented.

Yes: Antisdell, Capron, Paniagua, Reed, Renfro, Terry, Weedon, Williams

No: None.

Motion carries.

V. Public Comments - Agenda Items Only (3-minute limit)

None.

VI. Approve Minutes

A. Consider the Regular Meeting Minutes from August 13, 2025.

Motion made by Reed, seconded by Terry to approve minutes as presented.

Paniagua requested a spelling error be corrected in section V.

Motion made by Terry, seconded by Renfro to approve amended minutes. Roll call vote carries unanimously.

VII. Unfinished Business

A. Development and TIF Spending Plan- Dan Fette, Berrien County Community Development

Fette discussed an issue they've discovered with the tax increment funding role, where there were around 100 fewer parcels in the district now versus 2020. In discussing it with City Assessor Cole-Crocker, it seems to have been a result of the way the previous assessor handled lot combinations and splits and their associated reference parcels, and is being resolved. Another issue that was identified is

that the City had been previously advised to include personal property as capturable within the DDA, which would create a situation where the total value was greatly reduced because personal property can only depreciate. Real property cannot be removed, but Fette will look into whether personal property can.

Fette has put together the base of their plan. City staff will add what of the projects have been completed in full. From there, Fette has some technical questions for staff, confirm the unrestricted fund balance, and whether the DDA wants to be able to use debt financing in the future. By next month, Fette will have a clear projection of tax increment revenue for the next ten years, and the DDA should go through the list of projects for prioritization.

Antisdel asked how Fette does his escalator modeling. Fette responded that they use historic CPI (customer price index) projections.

Paniagua asked what the likelihood was of being able to remove personal property from the TIF plan. Fette cannot be sure, as the issue has come up before but there hasn't been clear guidance from the attorney general or the tax commission.

Antisdel asked about audits for the DDA after it was dissolved. Those static funds are in City audits. Weedon explained that the funds didn't move while the DDA was dissolved.

B. Committees Creation and Finalization *(schedule regular work sessions for committees)*

1) Marketing Committee

There was an editorial that alleged the DDA was having secret meetings. The DDA is not having secret meetings, with a recent subcommittee meeting having been previously noticed, minutes were kept, and it was a workshop only. Committees may meet and have discussion, but may not make decisions. For additional transparency, subcommittee meetings will be held at City Hall.

Reed asked why meet at City Hall if it's not required and is an opportunity to support local businesses in their district. Clerk Langston-Weiss does not disagree, but advocated for additional transparency. Renfro likes meeting at City Hall for its consistency. Finan understands the previous DDA lost some public trust due to lack of transparency. Reed strongly feels the subcommittees should continue meeting where they would like, as it is not against the rules and is properly noticed. Weedon supported meeting outside of City Hall as long as notice is given and minutes are kept.

Motion made by Paniagua, seconded by Finan to conduct all DDA, subcommittee, and working group meetings at City Hall.

Finan asked if they'd be setting a date and time. Paniagua confirmed they would.

Yes: Renfro, Terry, Weedon, Williams, Antisdel, Capron, Paniagua, Finan

No: Reed

Motion carries.

Motion made by Paniagua to create a marketing subcommittee of board members Finan, Renfro, Reed, Williams, and Paniagua.

The time for the meeting was discussed. The Wednesday following the DDA meeting at noon was suggested.

Motion made by Paniagua, seconded by Williams to create a marketing subcommittee of board members Finan, Renfro, Reed, Williams, Capron, and Paniagua that meets on the third Wednesday of the month at noon.

Reed does not agree with having six members of the DDA on a subcommittee and the number of members should not amount to a quorum. He also believes a meeting the week after the DDA meeting will not be productive. Paniagua doesn't think there will be perfect attendance and doesn't see why the meeting wouldn't be productive. Finan feels the work is important and the time will be well spent considering the substantial task at hand.

Capron asked if there would be crossover on committees and why there should be attendance issues. Weedon spoke to his experience on the Landfill board where there are very active subcommittees who communicate well with the board. The crossover lends itself to time efficiency, where DDA meetings are more concise and productive.

Reed asked about potential third party input at subcommittee meetings. Langston-Weiss advised that there be a strong agenda with a section for public comment to keep things on track.

Roll call vote carries unanimously.

2) Finance Committee

Paniagua asked for volunteers for the Finance Committee.

Motion made by Paniagua, seconded by Reed to create a finance subcommittee of board members Terry, Paniagua, Weedon, and Antidel. Roll call vote carries unanimously.

Paniagua suggested meeting on the third Wednesday at 10:30 am. There was discussion on optimum times. The Clerk is able to remotely host board members. McGhee suggested changing the marketing meeting to 11am and having the finance meeting at 12pm.

Motion made by Paniagua, seconded by Weedon to have the finance subcommittee meet on the third Wednesday of the month at 11am. Roll call vote carries unanimously.

Weedon wondered if more time should be taken before committing to the ad. Paniagua didn't want to do the ad just to say they were doing something, particularly if many businesses would not be open. Finan emphasized that the ad would bring awareness to Buchanan. Reed felt it was a good idea, especially as the City had just offered to pay for it.

VIII. New Business

A. Marketing Committee Request - WVPE Advertisement purchase

At the initial subcommittee meeting on marketing, there had been discussion of placing an advertisement for Buchanan to drive traffic to downtown businesses during construction. Finan got a quote for a 5 month radio advertisement through WVPE at a cost of around \$600. There are a variety of time slots available, and WVPE would finalize the wording to remain compliant for broadcast.

Antidel wanted to focus on building a brand and worried about damaging the brand by having people visit Buchanan during downtown construction.

Williams is supportive of the sponsorship as a quick but effective way of doing something for downtown businesses during construction. He asked for clarification on the money the DDA can spend. McGhee answered they can spend according to the existing DDA plan, as confirmed by the lawyer. McGhee suggested the City pay for the ad as a Community Development expense.

Motion made by Reed, seconded by Weedon to promote Downtown for the next 90 days using the \$1800 from the City. Roll call vote carries unanimously.

- B. **DDA Liquor License**- *Consider a recommendation to the City Commission for the application submitted by Building 324 DDA for a Liquor License.*

Weedon spoke to the application. The State will ultimately approve the application and their approval is a formality.

Williams asked for the difference between the DDA and the Redevelopment Liquor License. The DDA License has a different threshold for investment and isn't tied to certain hours of operation.

Motion made by Capron, seconded by Reed to recommend approval of the application submitted by Building 324 for a DDA Liquor License. Roll call vote carries unanimously.

IX. **Communications**

- A. **Downtown Data Distribution**

McGhee presented marketing information for the Downtown he had received.

- B. **The Buchanan Art & Antiques Show**- *Communication from Alan Robant*

McGhee shared an email from Alan Robandt about a Buchanan Art & Antique Show that is being planned in Building 324.

X. **Public Comment - Non-Agenda Items Only** *(3-minute limit)*

None.

XI. **Staff/Committee Comments**

McGhee asked for patience as the Finance Committee works. Langston-Weiss asked for any agenda items for upcoming subcommittee meetings.

Reed spoke in favor of using Pacer.ai for foot traffic and marketing data during events. The Niles DDA pays for it and the Buchanan DDA could build a relationship with them and request data during events.

XII. **Adjournment**

Motion made by Williams, seconded by Weedon to adjourn at 6:28pm. Voice vote carries unanimously.

09/25/2025
04:11 PM

DDA/LDFA Report (Detail)

Page: 1/2

DB: Berrien 2025

Unit(s) Chosen: 58
Special Population: DDA/LDFA Parcels
Summer, Real & Personal Property
DDA/LDFA Chosen: DDA/TIFA, Adjusted Values (All Adjustments Included)
Include: All Parcels

PARCEL INFORMATION

TAX HEADING

TAX BILLED

CAPTURED TAX

NET TOTAL

-----DDA/LDFA: DDA/TIFA-----

-----DDA/LDFA: DDA/TIFA-----

TOTAL PARCELS: 291

TAXABLE VALUE: 8,936,992

BASE VALUE: 4,910,466

ORIGINAL CAPTURED VALUE: 4,026,526

PRORATED CAPTURED VALUE: 4,026,526

PRE/MBT TAXABLE: 915,218

NON PRE/MBT TAXABLE: 8,021,774

PRE/MBT CAPTURED: 833,626

NON-PRE/MBT CAPTURED: 3,192,900

COM. PERS. TAXABLE: 182,600

IND. PERS. TAXABLE: 604,000

SPEC. ACT PERS. TAXABLE: 0

COM. PERS. CAPTURED: 132,120

IND. PERS. CAPTURED: 604,000

SPEC. ACT PERS. CAPTURED: 0

COUNTY GENERAL	43,612.31	19,114.58	24,497.73
CITY	151,247.72	66,291.61	84,956.11
DIAL-A-RIDE	8,906.83	3,903.04	5,003.79
STATE ED TAX	51,369.24	0.00	51,369.24
SCHOOL OPERATING	146,858.85	0.00	146,858.85
SCHOOL OPER FC	0.00	0.00	0.00
SCH-2013DEBT	19,208.27	0.00	19,208.27
SCH-2014BIDG SITE	7,145.07	0.00	7,145.07
LAKE MI COLLEGE	20,721.13	9,081.32	11,639.81
RESA GENERAL	1,593.84	0.00	1,593.84
RESA SPECIAL ED	20,062.49	0.00	20,062.49
MILLAGE SPECIALS	0.00	0.00	0.00
TOTALS----->	470,725.75	98,390.55	372,335.20

-----CAPTURED TAXES BREAKDOWN-----

POSITIVE CAPTURE NEGATIVE CAPTURE

COUNTY GENERAL	29,291.56	-10,176.98
CITY	101,583.40	-35,291.79
DIAL-A-RIDE	5,982.06	-2,079.02
STATE ED TAX	0.00	0.00
SCHOOL OPERATING	0.00	0.00
SCHOOL OPER FC	0.00	0.00
SCH-2013DEBT	0.00	0.00
SCH-2014BIDG SITE	0.00	0.00
LAKE MI COLLEGE	13,916.97	-4,835.65
RESA GENERAL	0.00	0.00
RESA SPECIAL ED	0.00	0.00
MILLAGE SPECIALS	0.00	0.00
TOTALS----->	150,773.99	-52,383.44

Veteran Exemption Values

Taxable Value	Base Value Captured Value	PRE Taxable	Non-PRE Taxable	PRE Captured	Non-PRE Captured
Original	0	0	0	0	0
Prorated	0	0	0	0	0
Difference	0	0	0	0	0

09/25/2025
04:11 PM

DDA/LDFA Report (Detail)
Unit(s) Chosen: 58
Special Population: DDA/LDFA Parcels
Summer, Real & Personal Property
DDA/LDFA Chosen: DDA/TIFA, Adjusted Values (All Adjustments Included)
Include: All Parcels

Page: 2/2
DB: Bertien 2025

PARCEL INFORMATION

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TAX BILLED

CAPTURED TAX

NET TOTAL

SCHOOL: 11310, DDA/LDFA: DDA/TIFA

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NEGATIVE CAPTURE

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RESA SPECIAL ED	0.00	0.00
TOTALS----->	150,773.99	-52,383.44

**CITY OF BUCHANAN
ORDINANCE # 2020.7/418**

**AN ORDINANCE TO DISSOLVE THE CITY OF BUCHANAN DOWNTOWN
DEVELOPMENT AUTHORITY WHICH WAS ESTABLISHED PURSUANT TO
SECTION 30-26 OF THE CITY OF BUCHANAN'S CITY CODE AND TO PROVIDE
FOR THE TRANSFER OF THE PROPERTY AND ASSETS (INCLUDING ANY NOTES,
MORTGAGES, LOAN DOCUMENTS AND LOANS) OWNED BY THE DOWNTOWN
DEVELOPMENT AUTHORITY TO THE CITY OF BUCHANAN AFTER THE
SATISFACTION OF THE AUTHORITY'S DEBTS.**

WHEREAS, pursuant to Ordinance # 232 adopted on September 8, 1976 the City of Buchanan created and established a Downtown Development Authority that is more particularly set forth in Sections 30-26 *et seq.* of the City of Buchanan City Code; and

WHEREAS, the City of Buchanan established a committee to determine what actions should be taken to make the City of Buchanan Downtown Development Authority effective and/or to determine whether or not it had completed the current plan in the face of declining revenues and changes in personal property tax laws and has received, reviewed and considered the committee's report regarding these matters; and

WHEREAS, the City Commission has determined that it is appropriate to dissolve the City of Buchanan Downtown Development Authority for the following reasons:

- (A) The current plan has been completed.
- (B) Declining revenues due to changes in the personal property tax laws will make projects funded through this vehicle less viable.
- (C) An amendment to Public Act 57 of 2018 has limited the ability of the Downtown Development Authority to function while increasing the state reporting obligations relative to Downtown Development Authorities.

NOW THEREFORE, THE CITY OF BUCHANAN ORDAINS:

Section 1. A new Section 30-25 of the City of Buchanan's City Code is hereby adopted to read as follows:

§ 30-25. City of Buchanan Downtown Development Authority – Dissolution

The City of Buchanan Downtown Development Authority, established pursuant to Ordinance # 232 being Sections 30-26 *et seq.* of the City of Buchanan City Code is and the same shall be dissolved effective July 29, 2020. All property and assets (including any notes, mortgages, loan documents and loans) of the City of Buchanan Downtown Development Authority which remain after satisfaction of the obligations of the City of Buchanan Downtown Development Authority, are hereby transferred to the City of Buchanan pursuant to the provisions of Section 230(1) of Public Act 57 of 2018 and being MCL 125.4230(1).

Section 2. This Ordinance shall be published in the Niles Daily Star, a newspaper of general circulation within the City of Buchanan, within ten (10) days of its adoption. This Ordinance shall be recorded in the Ordinance book and shall be authenticated by the signatures of the Mayor and City Clerk.

Section 3. This Ordinance is declared to be effective immediately upon publication.

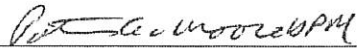
Proposed by Commissioner: Weedon
Supported by Commissioner: Denison

Roll Call Vote:

Ayes: Mayor Moore, Commissioners Toerne, Weedon and Denison

Nays: Commissioner Downey

Adopted and signed this 27th day of July, 2020.

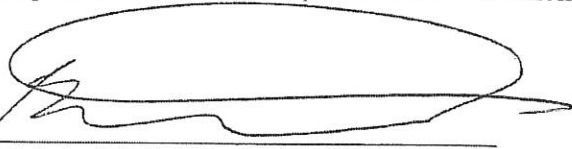


PATRICIA A. MOORE, MAYOR



BARBARA A. PITCHER, CITY CLERK

I, Barbara Pitcher, being duly sworn as the City Clerk for the City of Buchanan, hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Commission, City of Buchanan, County of Berrien, State of Michigan, at a regular meeting held on Monday, July 27, 2020, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with P.A. 267, Public Acts of Michigan, 1976, as required by said act.



BARBARA A. PITCHER, CITY CLERK

PUBLIC NOTICE

CITY OF BUCHANAN
ORDINANCE # 2020.7/418

AN ORDINANCE TO DISSOLVE THE CITY OF BUCHANAN DOWNTOWN DEVELOPMENT AUTHORITY WHICH WAS ESTABLISHED PURSUANT TO SECTION 30-26 OF THE CITY OF BUCHANAN'S CITY CODE AND TO PROVIDE FOR THE TRANSFER OF THE PROPERTY AND ASSETS (INCLUDING ANY NOTES, MORTGAGES, LOAN DOCUMENTS AND LOANS) OWNED BY THE DOWNTOWN DEVELOPMENT AUTHORITY TO THE CITY OF BUCHANAN AFTER THE SATISFACTION OF THE AUTHORITY'S DEBTS.

WHEREAS, pursuant to Ordinance # 232 adopted on September 8, 1976 the City of Buchanan created and established a Downtown Development Authority that is more particularly set forth in Sections 30-26 et seq. of the City of Buchanan City Code; and

WHEREAS, the City of Buchanan established a committee to determine what actions should be taken to make the City of Buchanan Downtown Development Authority effective and/or to determine whether or not it had completed the current plan in the face of declining revenues and changes in personal property tax laws and has received, reviewed and considered the committee's report regarding these matters; and

WHEREAS, the City Commission has determined that it is appropriate to dissolve the City of Buchanan Downtown Development Authority for the following reasons:

- (A) The current plan has been completed.
- (B) Declining revenues due to changes in the personal property tax laws will make projects funded through this vehicle less viable.
- (C) An amendment to Public Act 57 of 2018 has limited the ability of the Downtown Development Authority to function while increasing the state reporting obligations relative to Downtown Development Authorities.

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Section 2. This Ordinance shall be published in the Niles Daily Star, a newspaper of general circulation within the City of Buchanan, within ten (10) days of its adoption. This Ordinance shall be recorded in the Ordinance book and shall be authenticated by the signatures of the Mayor and City Clerk.

Section 3. This Ordinance is declared to be effective immediately upon publication.

Proposed by Commissioner: Weedon

Supported by Commissioner: Denison

Roll Call Vote:

Ayes: Mayor Moore, Commissioners Toerne, Weedon and Denison

Nays: Commissioner Downey

Adopted and signed this 27th day of July, 2020.

PATRICIA A. MOORE, MAYOR
BARBARA A. PITCHER, CITY CLERK

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BARBARA A. PITCHER, CITY CLERK

Niles Daily Star: July 29, 2020
ORD 2020.7/418

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Public Notices**Public Notices****PUBLIC NOTICE**

ORDINANCE NO. 2020.07/419
CITY OF BUCHANAN,
BERRIEN COUNTY,
MICHIGAN

AN ORDINANCE TO AMEND ORDINANCE 2019.10/419, ADULT USE MARIHUANA ESTABLISHMENTS TO CHANGE THE NUMBER OF ADULT USE MARIHUANA RETAILER ESTABLISHMENTS FROM FIVE (5) TO SIX (6)

THE CITY OF BUCHANAN ORDAINS:

SECTION 1. Section 3. Authorization of Marihuana Establishments and Fee: A. is amended by changing the number of Marihuana Retailer Establishments

Public Notices

from five (5) to Six (6):
Number of Marihuana Establishments to be Permitted:

Marihuana Retailer - (previously 5) 6.

SECTION 2. Effective Date: This ordinance shall be effective immediately upon publication.

Proposed by Commissioner: Mayor Moore
Supported by Commissioner: Toerne

Roll Call Vote:
Ayes: Weedon, Moore, Toerne, Downey
Nays: Denison

CERTIFICATION
I hereby certify that the above is a true and complete copy of an ordinance adopted by the City Commission of the City of Buchanan, County of Berrien, State of Michigan, at a regular meeting held on the 13th day of July, 2020, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with P.A. 267 of 1976 as required by said act. This Ordinance will take effect on July 29th, 2020.

Patricia A. Moore, Mayor
Barbara A. Pitcher, City Clerk

Niles Daily Star: July 29, 2020
ORD 2020.7/419

PUBLIC NOTICE**CITY OF BUCHANAN ORDINANCE # 2020.7/418**

AN ORDINANCE TO DISSOLVE THE CITY OF BUCHANAN DOWNTOWN DEVELOPMENT AUTHORITY WHICH WAS ESTABLISHED PURSUANT TO SECTION 30-26 OF THE CITY OF BUCHANAN'S CITY CODE AND TO PROVIDE FOR THE TRANSFER OF THE PROPERTY AND ASSETS (INCLUDING ANY NOTES, MORTGAGES, LOAN DOCUMENTS AND LOANS) OWNED BY THE DOWNTOWN DEVELOPMENT AUTHORITY TO THE CITY OF BUCHANAN AFTER THE SATISFACTION OF THE AUTHORITY'S DEBTS.

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WHEREAS, the City of Buchanan established a committee to determine what actions should be taken to make the City of Buchanan Downtown Develop-

Public Notices

ment Authority effective and/or to determine whether or not it had completed the current plan in the face of declining revenues and changes in personal property tax laws and has received, reviewed and considered the committee's report regarding these matters; and

WHEREAS, the City Commission has determined that it is appropriate to dissolve the City of Buchanan Downtown Development Authority for the following reasons:

- (A) The current plan has been completed.
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Public Notices

Roll Call Vote:

Ayes: Mayor Moore, Commissioners Toerne, Weedon and Denison

Nays: Commissioner Downey

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BARBARA A. PITCHER, CITY CLERK

Niles Daily Star: July 29, 2020
ORD 2020.7/418

PUBLIC NOTICE**CITY OF NILES BERRIEN COUNTY NOTICE OF PUBLIC HEARING**

PUBLIC INPUT ON THE PROPOSED SPECIAL LAND USE OF 1923 INDUSTRIAL DRIVE NILES, MI 49120

PLEASE TAKE NOTICE: That on Wednesday, August 26, 2020 at 5:30pm, Local Time, a public hearing will be held by the City of Niles, Planning Commission, via Zoom webinar.

Any interested person or group may address the City of Niles Planning Commission on the proposed Special Land Use of 1923 INDUSTRIAL DRIVE NILES, MI 49120 when recognized by the presiding officer. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than three minutes unless otherwise explained by the presiding officer, subject to appeal by the Planning Commission.

When: Aug 26, 2020 05:30 PM Eastern Time (US and Canada)
Topic: City of Niles Planning Commission Meeting

Please click the link below to join the webinar using your computer or smartphone:

<https://nilesmi.zoom.us/j/92421687880>
Or iPhone one-tap:
U S
+19292056099,,92421687880#

Publisher's Certificate of Publication

STATE OF MICHIGAN COUNTY OF BERRIEN

Ambrosia Neldon, being duly sworn, says:
That she is General Manager of the Niles Daily Star, a daily newspaper of general circulation, printed and published in Niles, Berrien County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

07/29/20

That said newspaper was regularly issued and circulated on those dates.


The sum charged by the Newspaper for said publication does not exceed the lowest rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper in which the public notice appeared.

There are no agreements between the Niles Daily Star and the officer or attorney charged with the duty of placing the attached legal advertising notices whereby any advantage, gain or profit accrued to said officer or attorney.

SIGNED:


Ambrosia Neldon, General Manager

Subscribed and sworn to before me this
29th Day of July, 2020


Jennifer Evelyn Bounds
Notary Public, State of Michigan
County of Berrien
My commission expires 11/18/2026

Jennifer Evelyn Bounds
Notary Public of Michigan
Berrien County
Expires 11/18/2026
Acting in the County of Berrien

Account # 144581
Ad # 1084704

CITY OF BUCHANAN
302 N REDBUD TRAIL
BUCHANAN MI 49107

PUBLIC NOTICE

CITY OF BUCHANAN ORDINANCE # 2020.7/418

AN ORDINANCE TO DIS-
SOLVE THE CITY OF BU-
CHANAN DOWNTOWN DE-
VELOPMENT AUTHORITY
WHICH WAS ESTABLISHED
PURSUANT TO SECTION 30-
26 OF THE CITY OF BUCHAN-
AN'S CITY CODE AND TO
PROVIDE FOR THE TRANS-
FER OF THE PROPERTY AND
ASSETS (INCLUDING ANY
NOTES, MORTGAGES, LOAN
DOCUMENTS AND LOANS)
OWNED BY THE DOWNTOWN
DEVELOPMENT AUTHORITY
TO THE CITY OF BUCHAN-
AN AFTER THE SATISFAC-
TION OF THE AUTHORITY'S
DEBTS.

WHEREAS, pursuant to Ordinance # 232 adopted on September 8, 1976 the City of Buchanan created and established a Downtown Development Authority that is more particularly set forth in Sections 30-26 et seq. of the City of Buchanan City Code; and

WHEREAS, the City of Buchanan established a committee to determine what actions should be taken to make the City of Buchanan Downtown Development Authority effective and/or to determine whether or not it had completed the current plan in the face of declining revenues and changes in personal property tax laws and has received, reviewed and considered the committee's report regarding these matters; and

WHEREAS, the City Commission has determined that it is appropriate to dissolve the City of Buchanan Downtown Development Authority for the following reasons:

(A) The current plan has been completed.
(B) Declining revenues due to changes in the personal property tax laws will make projects funded through this vehicle less viable.
(C) An amendment to Public Act 57 of 2018 has limited the ability of the Downtown Development Authority to function while increasing the state reporting obligations relative to Downtown Development Authorities.

NOW THEREFORE, THE CITY OF BUCHANAN ORDAINS:

Section 1. A new Section 30-25 of the City of Buchanan's City Code is hereby adopted to read as follows:

§30-25. City of Buchanan Downtown Development Authority - Dissolution

The City of Buchanan Downtown Development Authority, established pursuant to Ordinance # 232 being Sections 30-26 et seq. of the City of Buchanan City Code is and the same shall be dissolved effective July 29, 2020. All property and assets (including any notes, mortgages, loan documents and loans) of the City of Buchanan Downtown Development Authority which remain after satisfaction of the obligations of the City of Buchanan Downtown Development Authority, are hereby transferred to the City of Buchanan pursuant to the provisions of Section 230(1) of Public Act 57 of 2018 and being MCL 125.4230(1).

Section 2. This Ordinance shall be published in the Niles Daily Star, a newspaper of general circulation within the City of Buchanan, within ten (10) days of its adoption. This Ordinance shall be recorded in the Ordinance book and shall be authenticated by the signatures of the Mayor and City Clerk.

Section 3. This Ordinance is declared to be effective immediately upon publication.

Proposed by Commissioner: Weedon
Supported by Commissioner: Denison

Roll Call Vote:
Ayes: Mayor Moore, Commissioners Toerne, Weedon and Denison
Nays: Commissioner Downey

Adopted and signed this 27th day of July, 2020.
PATRICIA A. MOORE, MAYOR
BARBARA A. PITCHER, CITY CLERK

I, Barbara Pitcher, being duly sworn as the City Clerk for the City of Buchanan, hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Commission, City of Buchanan, County of Berrien, State of Michigan, at a regular meeting held on Monday, July 27, 2020, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with P.A. 267, Public Acts of Michigan, 1976, as required by said act.

BARBARA A. PITCHER, CITY CLERK

Niles Daily Star: July 29, 2020
ORD 2020.7/418

File DDA

Publisher's Certificate of Publication

STATE OF MICHIGAN COUNTY OF BERRIEN

Ambrosia Neldon, being duly sworn, says:
That she is General Manager of the Niles Daily Star, a daily newspaper of general circulation, printed and published in Niles, Berrien County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

07/08/20

That said newspaper was regularly issued and circulated on those dates.


The sum charged by the Newspaper for said publication does not exceed the lowest rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper in which the public notice appeared.

There are no agreements between the Niles Daily Star and the officer or attorney charged with the duty of placing the attached legal advertising notices whereby any advantage, gain or profit accrued to said officer or attorney.

SIGNED:

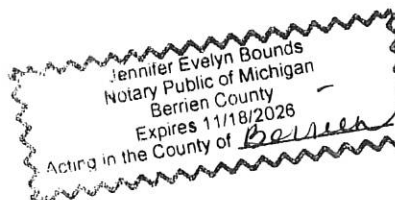

Ambrosia Neldon, General Manager

Subscribed and sworn to before me this
8th Day of July, 2020


Jennifer Evelyn Bounds
Notary Public, State of Michigan,
County of Berrien
My commission expires 11/18/2026

Account # 144581
Ad # 1073461

CITY OF BUCHANAN
302 N REDBUD TRAIL
BUCHANAN MI 49107



PUBLIC NOTICE

+16465588656,,2435931819#

PUBLIC HEARING NOTICE CITY OF BUCHANAN BERRIEN COUNTY, MICHIGAN SUMMARY NOTICE OF ORDINANCE

Join Meeting via Land Line Telephone
+1 646 558 8656
Meeting ID: 243 593 1819

PLEASE TAKE NOTICE that the City Commission of the City of Buchanan, Berrien County, State of Michigan will hold a public hearing at 7:00 p.m. on Monday, July 11, 2020 at Buchanan City Hall, 302 N. Redbud Trail, Buchanan, Michigan. The purpose of the hearing is to invite and hear comments on proposed Ordinance 2020.07/418, AN ORDINANCE TO DISSOLVE THE CITY OF BUCHANAN DOWNTOWN DEVELOPMENT AUTHORITY WHICH WAS ESTABLISHED PURSUANT TO SECTION 30-26 OF THE CITY OF BUCHANAN'S CITY CODE AND TO PROVIDE FOR THE TRANSFER OF THE PROPERTY AND ASSETS (INCLUDING ANY NOTES, MORTGAGES, LOAN DOCUMENTS AND LOANS) OWNED BY THE DOWNTOWN DEVELOPMENT AUTHORITY TO THE CITY OF BUCHANAN AFTER THE SATISFACTION OF THE AUTHORITY'S DEBTS. Following is a summary of the ordinance:

• All members of the public will be muted by the moderator with the exception the public comment portions of the agenda. In order to minimize background noise and/or feedback, we ask that participants manually mute their phone or computer microphone during this portion of the agenda if not speaking.

• Comments may also be submitted in writing at least 4 hours in advance to the Zoning Administrator at dnatzer@cityofbuchanan.com.

Barbara A. Pitcher, MA
City Clerk

Niles Daily Star:
July 8, 2020
PROPOSED ORDINANCE

Section 1. A new Section 30-25 of the City of Buchanan's City Code is hereby adopted to read as follows:

§ 30-25. City of Buchanan Downtown Development Authority – Dissolution

Section 2. This Ordinance shall be published in the Niles Daily Star, a newspaper of general circulation within the City of Buchanan, within ten (10) days of its adoption.

Section 3. This Ordinance is declared to be effective immediately upon publication.

A complete copy of the Ordinance may be inspected and/or obtained from the City Clerk.

In compliance with the Open Meetings Act, Public Act 267 of 1976, as amended, MCL 15.261 to 15.272, and the temporary suspension of section 3 of the OMA, MCL 15.263 by State of Michigan Governor Gretchen Whitmer's Executive Order 2020-129, hereby gives notice of a commission meeting to be held electronically in order to protect the health and safety of our community members due to the novel coronavirus (COVID-19):
Join Meeting via Computer
<https://zoom.us/j/2435931819>
Meeting ID: 243 593 1819

Join Meeting via Mobile Phone

Publisher's Certificate of Publication

STATE OF MICHIGAN COUNTY OF BERRIEN

Ambrosia Neldon, being duly sworn, says:
That she is General Manager of the Niles Daily Star,
a daily newspaper of general circulation, printed and
published in Niles, Berrien County, Michigan; that
the publication, a copy of which is attached hereto,
was published in the said newspaper on the follow-
ing dates:

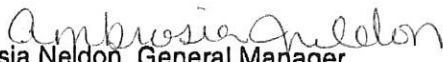
07/11/20

That said newspaper was regularly issued and
circulated on those dates.


The sum charged by the Newspaper for said publi-
cation does not exceed the lowest rate paid by com-
mercial customers for an advertisement of similar
size and frequency in the same newspaper in which
the public notice appeared.

There are no agreements between the Niles Daily
Star and the officer or attorney charged with the
duty of placing the attached legal advertising no-
tices whereby any advantage, gain or profit accrued
to said officer or attorney.

SIGNED:


Ambrosia Neldon, General Manager

Subscribed and sworn to before me this
11th Day of July, 2020


Jennifer Evelyn Bounds
Notary Public, State of Michigan,
County of Berrien
My commission expires 11/18/2026

Account # 144581
Ad # 1074836

CITY OF BUCHANAN
302 N REDBUD TRAIL
BUCHANAN MI 49107

PUBLIC NOTICE

PUBLIC HEARING NOTICE
CITY OF BUCHANAN
BERRIEN COUNTY,
MICHIGAN
SUMMARY NOTICE
OF ORDINANCE

CORRECTION

PLEASE TAKE NOTICE that
the City Commission of the City
of Buchanan, Berrien Coun-
ty, State of Michigan will hold
a public hearing at 7:00 p.m.
on Monday, July 13, 2020, not
July 11 as previously published,
at Buchanan City Hall, 302 N.
Redbud Trail, Buchanan, Mich-
igan.

Niles Daily Star:
July 11, 2020
CORRECTION

