

The Charlevoix City Council met on Monday, October 5, 2026, with Mayor Lyle Gennett presiding. The following is an excerpt from the official records of said meeting.

Motion by Spring, seconded by Dipert to approve Ordinance 874: The Amendment to the Tax Increment Financing Plan and Development Plan for the Charlevoix Downtown Development Authority as presented.

**ORDINANCE NO. 874 OF 2026
APPROVING SEVENTH AMENDMENT
TO THE
TAX INCREMENT FINANCING PLAN AND DEVELOPMENT PLAN OF
THE CHARLEVOIX DOWNTOWN DEVELOPMENT AUTHORITY AND
TO ADD SECTION 1.306 TITLE I, CHAPTER 7 OF THE CITY CODE**

WHEREAS, pursuant to Act 197, Public Acts of Michigan, 1975, as amended, the City Council of the City of Charlevoix, County of Charlevoix, Michigan (the “City”) has previously established the Charlevoix Downtown Development Authority (the “Authority”); and

WHEREAS, the Authority has previously prepared and recommended for approval a Tax Increment Financing Plan and Development Plan (the “Original Plan”) which was approved by the City Council of the City of Charlevoix (the “City”) pursuant to Ordinance 426 adopted on May 16, 1983; and

WHEREAS, the Authority approved amendments to the Original Plan six times from 1989 through 2007, which were subsequently approved by ordinances of the City Council (together with the Original Plan, the “Amended Plan”); and

WHEREAS, in accordance with the provisions of Act 57, Public Acts of Michigan, 2018, as amended (the “Act”), the Authority has prepared and recommended for approval further amendments to the Amended Plan for the Development Area in the Downtown District within the City and has filed said amendments with the City Clerk, a copy of which is attached hereto as Exhibit A (the “Plan Amendment”); and

WHEREAS, on October 5, 2026, the City Council held a public hearing on the Plan Amendment pursuant to the Act; and

WHEREAS, the City Council has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the City Council and to express their views and recommendations regarding the Plan Amendment, as required by the Act; and

WHEREAS, after consideration of the Plan Amendment, the City Council has determined to approve the Plan Amendment.

NOW, THEREFORE, THE CITY OF CHARLEVOIX ORDAINS:

1. Findings.

- (a) The Plan Amendment meets the requirements set forth in Part 2 of the Act.
- (b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (c) The development is reasonable and necessary to carry out the purposes of Part 2 of the Act.
- (d) The land included within the Development Area to be acquired, if any, is reasonably necessary to carry out the purposes of the Plan Amendment and the purposes of Part 2 of the Act in an efficient and economically satisfactory manner.
- (e) The development Plan is in reasonable accord with the master plan of the City.
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- (g) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan Amendment, are reasonably necessary for the project and for the City.

2. Public Purpose. The City Council hereby determines that the Plan Amendment constitutes a public purpose.

3. Addition of Section 1.306- Approval and Adoption of Seventh Amendment to the Development Plan and Tax Increment Finance Plan. The Plan Amendment is hereby approved and adopted as attached in Exhibit 1. Section 1.306 is added to Title 1, Chapter 7 of the City Code which shall be entitled “Seventh Amendment to the Tax Increment Financing Plan and Development Plan” as provided in Exhibit 1 to this Ordinance.

4. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the *Charlevoix Courier*, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.

5. Effective Date. The Ordinance shall become effective thirty (30) days after its enactment.

[Remainder of Page Intentionally Left Blank]

CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance No. 874 of 2026, duly adopted by the City Council of the City of Charlevoix, County of Charlevoix, State of Michigan, at a regular meeting held on October 5, 2026, 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, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such Act.

I further certify that the following Members were present at said meeting Dipert, Halverson, Parr, Hagen, Spring, and Kalbfell and no one was absent.

I further certify that Member Spring moved adoption of said Ordinance and Member Dipert supported said motion.

I further certify that the following Members voted for adoption of said Ordinance Dipert, Halverson, Parr, Hagen, Spring, and Kalbfell and that the following n o o n e voted against adoption of said Ordinance none.

Lyle
Gennett
Mayor

Sarah
Dvoracek
City Clerk

I hereby certify that the foregoing ordinance received legal publication in the *Charlevoix Courier* on September 11 & 18, 2026.

Sarah
Dvoracek
City Clerk

EXHIBIT 1
SEVENTH AMENDMENT TO THE
TAX INCREMENT FINANCING PLAN AND DEVELOPMENT
PLAN OF THE CHARLEVOIX DOWNTOWN DEVELOPMENT
AUTHORITY

The City of Charlevoix approved its original Tax Increment Financing Plan and Development Plan by Ordinance 426 approved on May 16, 1983 (the “Original Plan”). The Original Plan has been previously amended six times from 1989 through 2007 (as amended, the “Plan”). The purpose of this Seventh Amendment to the Plan (the “Amendment”) is to extend the duration of the Plan and to add new projects to the Plan.

Section II.D. and II.E. of the Plan are amended to add the following projects and estimated costs:

1. Alley Corridor Improvements

One of the primary priorities for TIF renewal is the implementation of improvements to alley corridors throughout the District. These enhancements are intended to encourage better traffic flow, improve access to the rear of buildings, facilitate refuse collection, and increase pedestrian accessibility. The estimated cost for these improvements, based on the 2025 RAP Grant in Van Pelt Alley, is between \$5 and \$7 million.

2. Parking Updates and Improvements

The District also requires updates and improvements to parking and parking lots. These upgrades aim to support increased usage and address maintenance needs across all parking areas. The expected cost for these projects, based on 2023 estimates, ranges from \$3 to \$6 million.

3. Maintenance and Updates to Public Spaces and Facilities

Regular maintenance and updates are needed for public spaces and facilities, including East Park, Hoffman Park, Water Tower Park, Bridge Park, and Veterans Park. Specific projects and their estimated costs are as follows:

- a. East Park Performance Pavilion roof replacement: \$100,000.00
- b. Harbor Master HVAC and geothermal upgrades: \$75,000.00
- c. East Park stone and masonry repairs: \$5,000.00 per year
- d. East Park Sub Mariners Memorial repair: \$35,000.00
- e. East Park bathroom upgrades: \$40,000.00
- f. East Park Performance Pavilion audio/visual system upgrades: \$100,000.00
- g. Downtown sidewalks caulking and sealing joints in concrete: \$7,000.00 per year
- h. East Park Christmas tree replacement: \$10,000.00
- i. East Park/Marina splash pad upgrades and maintenance: \$10,000.00 per year

4. Downtown Accessibility Improvements

To support universal design and ensure accessibility throughout downtown, improvements are

planned. The estimated cost for these upgrades is \$500,000.

5. Public Amenities and Utilities

Enhancements to public amenities such as streetlights, tree lights, pedestrian lights, bathrooms, wayfinding (both signage and digital), and public utilities are prioritized within the District. The projected cost for these improvements is between \$3 and \$4 million.

6. Marina Facility Projects

Projects at marina facilities are planned to encourage day-use, provide shopper docks, and add amenities that will stimulate additional commerce in the downtown area. The estimated cost for these projects is \$1 million.

7. Ferry Dock Traffic Flow Improvements

Collaboration with BIBCO and BITA is planned to enhance and update traffic flow around the ferry dock, ensuring smoother movement and accessibility. The anticipated cost for these improvements ranges from \$3 to \$5 million.

8. Streetscape Enhancements

Streetscape improvements along US 31 and other downtown streets are designed to provide amenities that support pedestrians, enhance aesthetics, facilitate outdoor dining, accommodate special events, and promote recreational activities. The estimated cost for these enhancements is between \$1 and \$2 million.

9. Bridge Park Building Improvements

Improvements and updates to the Bridge Park building are also included in the renewal priorities. The projected cost for this work is \$500,000.

Section II.I. of the Plan is amended to add the following regarding Statement of Proposed Financing Method and Ability to Arrange Financing:

The costs of development may be financed by donations received by the Authority, general obligation bonds or tax increment bonds issued by the City, tax increment bonds issued by the Authority pledging solely the tax increments and other revenues of the Authority, proceeds of special assessment districts created as provided by law and from money obtained from other sources approved by the Board of Directors of the Authority. The Authority intends to use all methods of financing available to it.

The attached table indicates the sources of revenue available to the Authority to pay the costs of the development for the duration of the Plan, based on captured assessed value of real and personal property within the Development Area. The Authority and the City have the legal ability to arrange financing for the development program.

Section IV. of the Plan – Amount of Bonded Indebtedness To Be Incurred is amended as follows:

The Authority and/or the City may issue bonds to finance part of the costs of the development program in an additional amount not to exceed \$20,000,000.

Section V. of the Plan – Program Duration is amended as follows:

The Plan shall continue through and including December 31, 2051, unless the Plan is amended to extend or shorten its duration.

Section VII. of the Plan – Estimated Impact of Tax Increment Financing on Taxing Jurisdictions is amended to add the following tables regarding estimated tax increment revenues.

The attached tables show the estimated tax increment revenues and impact on the taxing units.

**Charlevoix Downtown Development Authority
Projected Tax Increment Revenues
Fiscal Years Ending March 31, 2027 - 2052
August 21, 2026**

FYE March 31,	DDA Taxable Value	Project Area Taxable Value	Project Area Initial Valuation	Project Area Captured Valuation	DDA Captured Millage (1)	Project Area Captured Millage (2)	DDA Millage Capture	Project Area Tax Millage Capture	Total Capture
2027	\$ 41,255,468	\$ 30,628,331	\$ 1,484,900	\$ 29,143,431	1.2530	20.5217	\$ 51,693	\$ 598,073	\$ 649,766
2028	41,668,023	30,934,614	1,484,900	29,449,714	1.2530	20.1056	52,210	592,104	644,314
2029	42,084,703	31,243,960	1,484,900	29,759,060	1.2530	20.1056	52,732	598,324	651,056
2030	42,505,550	31,556,400	1,484,900	30,071,500	1.2530	20.1056	53,259	604,606	657,865
2031	42,930,605	31,871,964	1,484,900	30,387,064	1.2530	20.1056	53,792	610,950	664,742
2032	43,359,911	32,190,684	1,484,900	30,705,784	1.2530	20.1056	54,330	617,358	671,688
2033	43,793,511	32,512,591	1,484,900	31,027,691	1.2530	20.1056	54,873	623,830	678,704
2034	44,231,446	32,837,716	1,484,900	31,352,816	1.2530	20.1056	55,422	630,367	685,789
2035	44,673,760	33,166,094	1,484,900	31,681,194	1.2530	20.1056	55,976	636,969	692,946
2036	45,120,498	33,497,755	1,484,900	32,012,855	1.2530	20.1056	56,536	643,638	700,174
2037	45,571,703	33,832,732	1,484,900	32,347,832	1.2530	20.1056	57,101	650,373	707,474
2038	46,027,420	34,171,059	1,484,900	32,686,159	1.2530	20.1056	57,672	657,175	714,847
2039	46,487,694	34,512,770	1,484,900	33,027,870	1.2530	20.1056	58,249	664,045	722,294
2040	46,952,571	34,857,898	1,484,900	33,372,998	1.2530	20.1056	58,832	670,984	729,816
2041	47,422,097	35,206,477	1,484,900	33,721,577	1.2530	20.1056	59,420	677,993	737,412
2042	47,896,318	35,558,541	1,484,900	34,073,641	1.2530	20.1056	60,014	685,071	745,085
2043	48,375,281	35,914,127	1,484,900	34,429,227	1.2530	20.1056	60,614	692,220	752,834
2044	48,859,034	36,273,268	1,484,900	34,788,368	1.2530	20.1056	61,220	699,441	760,661
2045	49,347,624	36,636,001	1,484,900	35,151,101	1.2530	20.1056	61,833	706,734	768,567
2046	49,841,100	37,002,361	1,484,900	35,517,461	1.2530	20.1056	62,451	714,100	776,551
2047	50,339,511	37,372,384	1,484,900	35,887,484	1.2530	20.1056	63,075	721,539	784,615
2048	50,842,906	37,746,108	1,484,900	36,261,208	1.2530	20.1056	63,706	729,053	792,760
2049	51,351,335	38,123,569	1,484,900	36,638,669	1.2530	20.1056	64,343	736,642	800,986
2050	51,864,849	38,504,805	1,484,900	37,019,905	1.2530	20.1056	64,987	744,307	809,294
2051	52,383,497	38,889,853	1,484,900	37,404,953	1.2530	20.1056	65,637	752,049	817,686
2052	52,907,332	39,278,752	1,484,900	37,793,852	1.2530	20.1056	66,293	759,868	826,161

1) DDA operating millage.

2) Library 97 capture ends with the FYE 2027. See detail following.

Charlevoix Downtown Development Authority
Project Area Capture Detail
Fiscal Years Ending March 31, 2027 - 2052
August 21, 2026

FYE	Captured	City General Operating	City Capital Improvement	City Refuse	County Allocated	County Road	Transit	Grandvue	Senior Citizen	Recycle	Library 97	Parks	County Veterans	Recreation Authority	EMS Authority	CHX CO 911	Total
March 31,	Valuation	8.7788 Mills	1.200 Mills	1.000 Mills	4.4219 Mills	0.9862 Mills	0.2425 Mills	0.7396 Mills	0.6410 Mills	0.1479 Mills	0.4161 Mills	0.1454 Mills	0.0500 Mills	0.3284 Mills	1.4239 Mills	0.000	
2027	\$ 29,143,431	\$ 255,844	\$ 34,972	\$ 29,143	\$ 128,869	\$ 28,741	\$ 7,067	\$ 21,554	\$ 18,681	\$ 4,310	\$ 12,127	\$ 4,237	\$ 1,457	\$ 9,571	\$ 41,497	\$	\$ 598,073
2028	29,449,714	258,533	35,340	29,450	130,224	29,043	7,142	21,781	18,877	4,356	-	4,282	1,472	9,671	41,933	-	592,104
2029	29,759,060	261,249	35,711	29,759	131,592	29,348	7,217	22,010	19,076	4,401	-	4,327	1,488	9,773	42,374	-	598,324
2030	30,071,500	263,992	36,086	30,072	132,973	29,657	7,292	22,241	19,276	4,448	-	4,372	1,504	9,875	42,819	-	604,606
2031	30,387,064	266,762	36,464	30,387	134,369	29,968	7,369	22,474	19,478	4,494	-	4,418	1,519	9,979	43,268	-	610,950
2032	30,705,784	269,560	36,847	30,706	135,778	30,282	7,446	22,710	19,682	4,541	-	4,465	1,535	10,084	43,722	-	617,358
2033	31,027,691	272,386	37,233	31,028	137,201	30,600	7,524	22,948	19,889	4,589	-	4,511	1,551	10,189	44,180	-	623,830
2034	31,352,816	275,240	37,623	31,353	138,639	30,920	7,603	23,189	20,097	4,637	-	4,559	1,568	10,296	44,643	-	630,367
2035	31,681,194	278,123	38,017	31,681	140,091	31,244	7,683	23,431	20,308	4,686	-	4,606	1,584	10,404	45,111	-	636,969
2036	32,012,855	281,034	38,415	32,013	141,558	31,571	7,763	23,677	20,520	4,735	-	4,655	1,601	10,513	45,583	-	643,638
2037	32,347,832	283,975	38,817	32,348	143,039	31,901	7,844	23,924	20,735	4,784	-	4,703	1,617	10,623	46,060	-	650,373
2038	32,686,159	286,945	39,223	32,686	144,535	32,235	7,926	24,175	20,952	4,834	-	4,753	1,634	10,734	46,542	-	657,175
2039	33,027,870	289,945	39,633	33,028	146,046	32,572	8,009	24,427	21,171	4,885	-	4,802	1,651	10,846	47,028	-	664,045
2040	33,372,998	292,975	40,048	33,373	147,572	32,912	8,093	24,683	21,392	4,936	-	4,852	1,669	10,960	47,520	-	670,984
2041	33,721,577	296,035	40,466	33,722	149,113	33,256	8,177	24,940	21,616	4,987	-	4,903	1,686	11,074	48,016	-	677,993
2042	34,073,641	299,126	40,888	34,074	150,670	33,603	8,263	25,201	21,841	5,039	-	4,954	1,704	11,190	48,517	-	685,071
2043	34,429,227	302,247	41,315	34,429	152,243	33,954	8,349	25,464	22,069	5,092	-	5,006	1,721	11,307	49,024	-	692,220
2044	34,788,368	305,400	41,746	34,788	153,831	34,308	8,436	25,729	22,299	5,145	-	5,058	1,739	11,425	49,535	-	699,441
2045	35,151,101	308,584	42,181	35,151	155,435	34,666	8,524	25,998	22,532	5,199	-	5,111	1,758	11,544	50,052	-	706,734
2046	35,517,461	311,801	42,621	35,517	157,055	35,027	8,613	26,269	22,767	5,253	-	5,164	1,776	11,664	50,573	-	714,100
2047	35,887,484	315,049	43,065	35,887	158,691	35,392	8,703	26,542	23,004	5,308	-	5,218	1,794	11,785	51,100	-	721,539
2048	36,261,208	318,330	43,513	36,261	160,343	35,761	8,793	26,819	23,243	5,363	-	5,272	1,813	11,908	51,632	-	729,053
2049	36,638,669	321,644	43,966	36,639	162,013	36,133	8,885	27,098	23,485	5,419	-	5,327	1,832	12,032	52,170	-	736,642
2050	37,019,905	324,990	44,424	37,020	163,698	36,509	8,977	27,380	23,730	5,475	-	5,383	1,851	12,157	52,713	-	744,307
2051	37,404,953	328,371	44,886	37,405	165,401	36,889	9,071	27,665	23,977	5,532	-	5,439	1,870	12,284	53,261	-	752,049
2052	37,793,852	331,785	45,353	37,794	167,121	37,272	9,165	27,952	24,226	5,590	-	5,495	1,890	12,412	53,815	-	759,868

51429277.1/015681.00017