

CITY OF LUDINGTON
MASON COUNTY

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE CITY
OF LUDINGTON AMENDED AND RESTATED DEVELOPMENT AND TAX
INCREMENT FINANCING PLAN FOR THE LUDINGTON DOWNTOWN
DEVELOPMENT AUTHORITY

TO WHOM IT MAY CONCERN:

Please take notice that the City Council of the City of Ludington has received a recommendation from the City of Ludington Downtown Development Authority (“DDA”) to amend the City of Ludington Amended and Restated Development and Tax Increment Financing Plan for the Ludington Downtown Development Authority (the “Plan”) by extending the duration of the Plan by 45 years to 2064, by amending certain definitions, by amending the statement of the location extent, character and estimated cost of improvements contemplated for the Development Area to include pedestrian travel improvements, recreational trails, recreational facilities and marketing initiatives, by amending the estimate of the number of persons residing in the DDA District, and by updating all exhibits and schedules to the Plan.

Please take further notice that a public hearing will be held on Monday, the 23rd day of September, 2019, at 6:00 o’clock p.m., in the City Hall Chambers of the City of Ludington Municipal Building, 400 S. Harrison Street, Ludington, Michigan 49431, for the purpose of informing members of the public and receiving comments therefrom, regarding the proposed amendments to Amended and Restated Development and Tax Increment Financing Plan for the Ludington Downtown Development Authority.

Please take further notice that the Development Area as proposed in the amendments to the Amended and Restated Development and Tax Increment Financing Plan for the Ludington Downtown Development Authority is described as follows:

Downtown Development District --Boundaries. Pursuant to the requirements of 197 P.A. 1975, the boundaries of the Downtown Development District are described as follows and as recorded in Ordinance 843 on June 27, 1988:

All the part of the Original Plat of the City of Ludington lying within the following described boundaries: Commencing at the intersection of Danaher Street and Rath Avenue, thence running north along Rath Avenue to Filer Street, thence west along Filer Street to the east line of Lot 8. Block 55, Original Plat, thence north along the east line of Lot 8 to the alley in said Block 55, thence west along the north line of Lots 7 & 8 to the west line of Lot 7 of said Block, thence south along the west line of Lot 7 to Filer Street, thence west along Filer Street to William Street, thence north along William Street to Loomis Street, thence west along Loomis Street to the west line of Lot

11. Block 48, Original Plat, thence north to the alley in said Block 48, thence west to northeast corner of Lot 7. Block 48, thence south along the east line of Lot 7 to Loomis Street, thence west along Loomis Street to west line of Lot 9, Block 49, thence north along said west line to alley in Block 49, thence east along the alley to Lewis Street, thence north along Lewis Street to Ludington Avenue, thence east along Ludington Avenue to the east line of Lot 7. Block 29, Original Plat, thence north along said east line of Lot 7 to the southwest corner of Lot 3 of said Block, thence east along the south line of Lot 3 to the southeast corner of Lot 3. thence north along the east line of Lot 3 to Court Street, thence east along Court Street to Robert Street, thence south along Robert Street to the alley in Block 27, Original Plat, thence east along the alley of said Block to the west line of Lot 3, thence north along the west line of Lot 3, Block 27 to Court Street, thence east along Court Street to Rath Avenue, thence north along Rath Avenue to a point 10 feet south of the north line of Lot 9, Block 19. Original Plat, thence easterly parallel with the north line of Lot 9 to the alley in said Block, thence, South along said alley to the north line of Lot 5. Block 19. thence east along north line of Lot 5 to James Street, thence north along James Street to north line of Lot 9, Block 20, Original Plat, thence east along north line of Lot 9. Block 20 to the alley in said Block, thence South along said alley to the north line of Lot 5, Block 20, thence east along the north line of Lot 5 to Harrison Street, thence north along Harrison Street to the north line of Lot 9, Block 21, Original Plat, thence east along the north line of Lot 9 of said Block 21 to the alley, thence south along the alley to Court Street, thence east to a point 48 feet west of the southeast corner of Lot 5, Block 21, thence north 120 feet to the north line of Lot 4, thence east along the north line of Lot 4 to Rowe Street, thence southerly along Rowe Street to the northeast corner of Lot 1, Block 24, Original Plat, thence west 60 feet to the west line of Lot 1, thence south 70 feet along said west line, thence east 60 feet to Rowe Street, thence south along Rowe Street to the alley in Block 23, Original Plat, thence east along said alley to the east line of Lot 4 of said Block; thence south along the east line of Lot 4 to Ludington Avenue, thence west along Ludington Avenue to Rowe Street, thence south along Rowe Street to Loomis Street, thence west along Loomis Street to Harrison Street, thence south along Harrison Street to a point 35 feet south of the northeast corner of Lot 1, Block 40. Original Plat, thence west 60 feet to the west line of Lot 1, thence south along the west line of Lot 1, 70 feet thence east to Harrison Street, thence southerly along Harrison Street to the northeast corner of Block 43, Original Plat, thence west 90 feet along the north line of Lots 1 & 2 of said Block, thence south to the east-west alley in Block 43. Original Plat, thence west along said alley to the east line of Lot 7, Block 3, thence south along the east line of Lot 7 and continuing south across Foster Street and south along the east line of Lots 4 & 7, Block 60, Original Plat to Danaher Street, thence west along Danaher Street to James Street, thence northerly along James Street to a point 70 feet south of the northeast corner of Lot 10, Block 59, Original Plat, thence west 60 feet to the west line of Lot 10, thence north 30 feet, thence west 60 feet to the west line of Lot 9, thence north 40 feet to the alley in Block 59, thence west along the alley to a point 30 feet west of the northeast corner of Lot 7, Block 59, thence south to Danaher Street, thence west along Danaher Street to the point of beginning:
EXCEPT the east half of Lot 8 and the west 7 feet of Lot 9, Block 40 Original Plat;
ALSO EXCEPT Lot 7, Block 41. Original Plat;
ALSO EXCEPT Lots 3 & 4. Block 42, Original Plat.
ALSO DESCRIBED AS:
All of Blocks 25, 26, 28, 34, 35, 36 46, 47, and 54; and

Lots 5, 10 and the south 50 feet of Lot 9, Block 19;
Lots 5, 9 and 10; Block 20
Lots 9 and 10 and the East 48 feet of Lots 4 and 5, Block 21;
Lots 3 and 4, Block 23, Block 24 except the North Half of Lot 1;
Block 27 except Lots 4 and 5 thereof;
Lots 1, 2, 8, 9 and 10, Block 29;
Block 40 except the North 70 feet of the South 100 'feet of Lot 1, also except the East Half of Lot 8 and the West 7 feet of Lot 9;
Block 41 except Lot 7;
Block 42 except Lots 3 and 4:
The West Half of Lot 2 and all of Lots 3- 7 inclusive, Block 43;
Lots 1-7 and Lots 11 and 12, Block 48;
Lots 9 -12, Block 49;
Block 55 except Lots 7 & 8;
Lots 1 -6, the West Half of Lot 7, the North 40 feet of Lot 9, and the North Half of Lot 10, Block 59; and
Lots 4 -7, Block 60;
All in the Original Plat of the City of Ludington.

Please take further notice that maps, plats, and a description of the Development Plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Ludington Municipal Building located at the address stated above.

Please take further notice that all aspects of the proposed amendments to the Amended and Restated Development and Tax Increment Financing Plan for the Ludington Downtown Development Authority will be open for discussion at the public hearing and at the time set for hearing, the City shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing in reference thereto.

THIS NOTICE IS GIVEN BY AUTHORITY OF THE CITY OF LUDINGTON.

Dated: August 20, 2019

Mike Lenich
Ludington DDA, Secretary

Publish two (2) times in the Ludington Daily News: August 30, 2019 and September 13, 2019