

**CHARTER TOWNSHIP OF CLINTON
MACOMB COUNTY, MICHIGAN**

**DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

Approved by Clinton Township Downtown Development Authority Board on April 10, 2019 for submittal to the Board of Trustees of the Charter Township of Clinton.

Approved by the Board of Trustees of the Charter Township of Clinton on May 28, 2019 following public hearing and a finding of public purpose.

I. INTRODUCTION.

Pursuant to an ordinance adopted by the Charter Township of Clinton Board of Trustees on July 15, 2002, the Downtown Development Authority of the Charter Township of Clinton (hereinafter referred to as "DDA") was established under P.A. Act 197 of 1975 in order to prevent actual and potential property value deterioration and to encourage economic activity and growth in the south Gratiot Corridor Commercial District of the Charter Township of Clinton ("Township").

The DDA has identified specific sources of funding to finance the implementation of a comprehensive plan for regulatory changes, capital improvements, financial assistance, marketing and promotion efforts and special projects within the DDA and Development Area.

Pursuant to P.A. 197 of 1972, Public Acts of Michigan, the Township adopted Ordinance No. 338, establishing the Downtown Development Authority at a regular Board meeting on July 15, 2002 which was effective August 8, 2002 and filed with the Michigan Department of State on August 22, 2002.

The purpose of this Development Plan and Tax Increment Financing Plan (referred to hereinafter as the "Plan") is to comply with State law, describe regulatory changes, provide for

the acquisition, construction and financing of capital improvements, to encourage and finance aesthetic improvements, land acquisition, if necessary, marketing and promotional activities, and other facilities and programs to carry out the objectives of the DDA in order to prevent future deterioration of the Development Area while preserving its unique character and promoting economic growth to the benefit of all businesses and taxing units situated within and benefited by the Development Area.

II. DEVELOPMENT PLAN.

A. Information Required by Section 217 of Act 57 (2018).

Section 217(2)(a). Designation of Boundaries of the Development Area in Relation to Highways, Streets, Streams or Otherwise.

The boundaries of the Development Area shall be within the boundaries of the Township DDA District established by Ordinance No. 338 of the Township as designated in the legal description set forth herein which boundaries may be amended in the future from time-to-time in accordance with State law.

Boundaries generally are described as follows in the attached Boundary Map, Appendix A.

Section 217(2)(b). Location and Extent of Existing Streets and Other Public Facilities Within the Development Area, including legal description of the Development Area.

1. Existing Streets and Public Facilities.
2. Major Thoroughfares:
 - a. Gratiot Avenue
 - b. 14 Mile Road
 - c. 15 Mile Road
 - d. 16 Mile Road (Metropolitan Parkway)
 - e. Quinn
 - f. Harrington
 - g. Wellington Crescent

3. Principle Public Facilities and Landmarks.

- a. Clinton-Macomb Public Library - South Branch
- b. Clinton Township Police Department - Records Division
- c. Clinton Township Fire Station - Station 1
- d. Clinton Township Fire Station - Station 2

4. Land Uses.

See Land Use Map attached as Appendix B.

5. Legal Description.

Legal description of the development area is as follows:

The land embraced by the Downtown Development Authority being part of Clinton Township, Macomb County Michigan is described as follows:

Beginning at the South $\frac{1}{4}$ point of Section 34, T2N, R13E, thence S $89^{\circ} 43' 27''$ W 2008.44 feet; thence $26^{\circ} 53' 29''$ E 448.40 feet; thence N $89^{\circ} 39' 21''$ W 287.48 feet; thence N $27^{\circ} 31' 03''$ E 728.87 feet; thence N $89^{\circ} 39' 25''$ E 760.11 feet; thence N $00^{\circ} 53' 52''$ W 118.71 feet, thence N $90^{\circ} 00' 00''$ E 36.00 feet; thence N $00^{\circ} 53' 51''$ W 143.02 feet; thence N $89^{\circ} 59' 10''$ E 205.40 feet, thence N $00^{\circ} 22' 55''$ W 306.00 feet; thence N $84^{\circ} 19' 03''$ E 107.76 feet; thence N $00^{\circ} 22' 55''$ W 124.51 feet; thence N $89^{\circ} 37' 01''$ E 175.00 feet, thence N $00^{\circ} 23' 03''$ W 170.00 feet; thence N $89^{\circ} 37' 10''$ E 140.00 feet; thence N $00^{\circ} 23' 00''$ W 136.00 feet, thence $89^{\circ} 37' 25''$ E 35.00 feet; thence N $00^{\circ} 22' 51''$ W 176.48 feet; thence N $89^{\circ} 48' 32''$ E 127.34 feet; thence N $00^{\circ} 33' 35''$ W 458.66 feet; thence S $89^{\circ} 46' 59''$ E 153.90 feet; thence N $00^{\circ} 11' 00''$ W 1336.79 feet; thence S $89^{\circ} 46' 15''$ E 855.02 feet; thence N $00^{\circ} 00' 16''$ E 1384.26 feet; thence S $89^{\circ} 47' 58''$ E 528.40 feet; thence N $00^{\circ} 02' 39''$ E 753.57 feet; thence S $89^{\circ} 55' 44''$ E 331.65 feet; thence N $00^{\circ} 01' 43''$ W 1239.27 feet; thence S $89^{\circ} 33' 43''$ E 107.82 feet; thence N $00^{\circ} 41' 28''$ W 552.90 feet; thence S $84^{\circ} 41' 13''$ E 114.69 feet; thence N $00^{\circ} 51' 23''$ E 179.95 feet; thence N $84^{\circ} 21' 35''$ W 92.03 feet; thence N $22^{\circ} 57' 52''$ E 99.98 feet; thence $83^{\circ} 29' 48''$ W 73.38 feet; thence $23^{\circ} 18' 57''$ E 879.62 feet; thence S $86^{\circ} 47' 05''$ E 190.06 feet; thence N $02^{\circ} 57' 06''$ E 268.58 feet; thence S $88^{\circ} 51' 39''$ W 98.09 feet; thence N $23^{\circ} 11' 59''$ E 596.43 feet; thence N $89^{\circ} 22' 09''$ E 202.56 feet; thence N $00^{\circ} 00' 09''$ E 293.80 feet; thence S $88^{\circ} 13' 23''$ E 58.19 feet; thence N $01^{\circ} 16' 30''$ W 158.65 feet; thence N $60^{\circ} 35' 40''$ E 201.51 feet; thence N $89^{\circ} 41' 33''$ E 400.61 feet; thence N $00^{\circ} 32' 45''$ W 535.59 feet; thence S $89^{\circ} 50' 50' 5''$ W 73.84 feet; thence N $00^{\circ} 09' 23''$ W 154.00 feet; thence N $89^{\circ} 58' 40''$ W 51.30 feet; thence N $00^{\circ} 09' 32''$ W 72.18 feet; thence N $89^{\circ} 27' 44''$ W 127.88 feet; thence N $23^{\circ} 10' 01''$ E 861.86 feet; thence S $88^{\circ} 09' 15''$ E 107.73 feet; thence N $00^{\circ} 12' 19''$ E 78.13 feet; thence N $87^{\circ} 27' 18''$ W 75.89 feet; thence N $23^{\circ} 18' 20''$ E 1280.42 feet; thence S $89^{\circ} 50' 41''$ E 398.82 feet; thence N $00^{\circ} 55' 08''$ W 274.05

feet; thence N 87° 58'53" E 356.61 feet; thence N 04°32'32" E 1481.83 feet; thence S 65° 59'33" E 424.80 feet; thence N 04° 21'15" E 805.03 feet; thence N 36° 48'34" W 670.74 feet; thence S 23° 35'35" W 2561.79 feet; thence N 85° 47'38" W 677.81 feet; thence S 05° 57'09" W 401.63 feet; thence N 84° 22'34" W 342.76 feet; thence S 04° 15'09" W 616.72 feet; thence S 07° 26'37" W 306.76 feet; thence S 15° 16'02" W 173.64 feet; thence S 21° 05'11" W 173.52 feet; thence S 26° 51'29" W 170.88 feet; thence S 34° 59'08" W 313.72 feet; thence S 66° 28'26" E 448.78 feet; thence S 24° 30'13" W 164.73 feet; thence S 55° 13'34" W 119.49 feet; thence S 78° 27'06" W 255.00 feet; thence S 64° 27'01" W 240.00 feet; thence S 34° 27'01" W 411.00 feet; thence S 89° 29'30" E 323.30 feet; thence S 23° 57'46" W 981.31 feet; thence S 66° 42'24" E 49.99 feet; thence S 23° 14'44" W 147.29 feet; thence 89° 58'43" W 58.69 feet; thence S 22° 34'06" W 354.22 feet; thence S 89° 50'02" W 203.64 feet; thence S 00° 14'16" E 81.94 feet; thence N 89° 57'48" E 45.00 feet; thence 00° 14' 17" E 130.02 feet; thence S 88° 53'21" E 35.56 feet; thence S 01° 52'57" E 352.14 feet; thence N 89° 46'51" W 32.27 feet; thence S 23° 06'25" W 330.31 feet; thence N 89° 35'15" W 226.35 feet; thence S 00° 21'54" W 356.19 feet; thence N 89° 28'08" W 38.51 feet; thence S 00° 20'08" W 274.94 feet; thence S 89° 04'39" E 76.39 feet; thence S 25° 37'22" W 437.03 feet; thence N 64° 40'40" W 23.92 feet; thence S 23° 16'51" W 159.95 feet; thence S 89° 51'50" E 164.20 feet; thence S 23° 15'30" W 55.43 feet; thence N 89° 58'48" W 431.13 feet; thence S 00° 18'44" E 172.48 feet; thence N 83° 47'45" W 668.73 feet; thence s 21° 08'04" W 1803.40 feet; thence S 00° 26'03" W 360.54 feet; thence N 89° 52'00" W 596.04 feet; thence S 00° 09'59" W 209.98 feet; thence S 89° 38'31" E 889.46 feet; thence S 00° 47'51" E 153.70 feet; thence S 89° 43'51" E 40.45 feet; thence S 00° 17'39" W 157.79 feet; thence N 89° 35'04" W 81.92 feet; thence S 00° 32'09" W 111.22 feet; thence N 89° 30'14" W 40.42 feet; thence S 00° 33'54" W 163.06 feet; thence N 89° 26'06" W 94.39 feet; thence S 00° 20'26" W 107.70 feet; thence N 89° 27'33" W 67.80 feet; thence S 00° 39'19" W 160.47 feet; thence N 89° 20'41" W 40.79 feet; thence S 00° 56'56" W 94.80 feet; thence N 89° 50'10" 485.28 feet; thence S 00° 12'10" E 545.38 feet; thence N 89° 50'06" W 56.89 feet; thence S 00° 05'24" E 375.03 feet; thence N 89° 44'17" W 118.14 feet; thence S 00° 04'47" E 495.93 feet; thence S 89° 49'12" W 914.25 feet; thence S 00° 1'57" W 281.67 feet; thence S 89° 58'24" E 539.19 feet; thence S 00° 16'20" E 332.50 feet; thence N 89° 56'21" W 289.70 feet; thence S 02° 38'52" W 498.06 feet; thence N 89° 54'51" W 100.01 feet; thence S 00° 14'33" E 281.28 feet; thence N 89° 58'56" W 95.96 feet; thence S 00° 29'57" W 282.35 feet; thence N 89° 57'15" W 100.01 feet; thence S 00° 42'06" E 283.65 feet; thence N 89° 43'25" W 101.97 feet; thence S 00° 39'15" E 117.37 feet; thence N 89° 16'52" W 100.02 feet; thence S 00° 03'43" W 166.46 feet; thence N 89° 16'52" W 200.05 feet; thence S 00° 37'41" E 506.26 feet; thence N 88° 41'29" E 808.84 feet; thence S 89° 43'27" E 400.85 feet to the point of beginning.

Section 217(2)(c). Description of Existing Improvements to be Demolished, Repaired or Altered, Including Description of Repairs and Alterations and Estimate of the Time Required for Completion.

1. The DDA Plans to Accomplish Some or All of the Following:

a. Capital improvements over the life of the plan with such improvements, being in the nature of rehabilitation or reuse of existing property and

improvements which involve demolition, repair, or alternation.

- (1) Street Lighting. Maintenance, repair and replacement based on depreciation and obsolescence, and the future replacement of street lighting consisting of pedestrian oriented, low-level street lights along street frontage throughout the development area. Maintenance, repair and replacement of current street lighting will occur as needed, as well as installation of additional street lighting.
- (2) Road and Streetscape Improvements. Road and streetscape improvements, including rebuilding, resurfacing, or any similar improvements when depreciation and obsolescence require such improvements. The creation of designated nodes of street improvements, including, but not limited to decorative brick work, benches, trashcans and other focal points, throughout the development area.
- (3) Signage Improvements. Maintenance, repair and replacement when deteriorated due to age and obsolescence of the previously installed Township entrance sign at 14 Mile Road and Gratiot. Installation of an identification sign at the north section of the development area near the Mount Clemens border. Installation of further signage for assisting motorists, pedestrians, residents and business owners throughout the development area.
- (4) Parking Improvements. Costs associated with developing public parking lots or structures within the development area. Creation of programs to assist private developers/business owners in improving parking conditions throughout the development area.
- (5) Façade, Landscaping and Greenbelt Improvements. Adoption of programs encouraging the improvement of building facades compliant with design guidelines to be created as well as placement of additional landscaping by private property owners. Acquisition and planting of trees and other landscaping within the District, purchasing placement of benches, trashcans, flowerpots and other similar improvements to enhance areas within the District. The planting of vegetation at Township entry points and key points throughout the development area. Irrigation installation

at key points throughout the development to support new or existing landscaping.

- (6) Moving/Elimination of Equipment and Transmission Wires. Coordination with Detroit Edison to minimize the unsightly appearance of electrical equipment in highly visible areas, reducing the number of overhead transmission wires along development areas if economically feasible or otherwise minimizing the unsightly appearance of such wires. Movement of structures in order to accomplish such objectives.
- (7) Decorations. Placement and maintenance of decorative lighting in trees throughout the development area consistent with holidays and/or special events.
- (8) Land Acquisition. The purchase or lease of property which may be of use to the DDA for parking, open space, park land, public facilities or other similar uses beneficial to the DDA. Land purchase and parcel assembly for future sale to investors for private development from which proceeds would be held in a land revolving fund and used for further property acquisition or improvements in the DDA development area. Potential work with the Township through brown field redevelopment to purchase and remediate and environmentally contaminated property which is found to be situated within the development area.
- (9) Marketing and Promotion. Costs associated with implementing programs to market, advertise and promote the south Gratiot area, including retention of consultants in preparation and execution of plans.
- (10) Retention Plans and Consultants. From time-to-time the DDA may hire consultants to assist in the preparation of plans and to assist in the execution of projects to achieve the economic goals of the DDA.

Section 217(2)(d). Location, Extent, Character and Estimated Costs of Improvements and Estimated Time for Completion.

1. Street Lighting. Current annual maintenance cost that charges of which will increase charges over time from Detroit Edison for Gratiot Avenue street lighting is (\$20,000). Additional estimated costs for further lighting projects are expected to exceed (\$250,000).
2. Road and Streetscape Improvements. The maintenance, repair and replacement of existing improvements is estimated to cost (\$50,000). Additional improvements, including nodes of street improvements, brickwork, park benches, trashcans and

focal points are estimated to exceed (\$750,000). Such projects will be undertaken and completed as funds become available.

3. Signage Improvements. Maintenance, repair and replacement of previously constructed Township entrance signs are estimated at (\$15,000) per year. Other signage improvements, including directional signs are estimated not to exceed \$10,000. These projects will be completed as funding or financing becomes available.
4. Parking Improvements. Parking studies to deem the necessity of parking needs will be undertaken. A study evaluating conditions and improvements is estimated to cost \$15,000. Parking studies and projects will be completed as funding and financing becomes available.
5. Façade, Landscaping and Greenbelt Improvements. The DDA will establish proposed programs and standards to encourage building renovations and a consistent aesthetically appealing architectural variety striving for visual harmony. With an estimated cost of (\$50,000). Development of landscape and greenbelt improvement plans with the estimated cost for such plans at (\$100,000). Development costs for vegetation installation, landscaping maintenance and improvements pursuant to such plans are estimated at (\$25,000).
6. Moving/Eliminating Equipment and Transmission Wires. Costs estimates for removal of overhead wires throughout the District are estimated to exceed \$50,000 which will be undertaken as funding or financing becomes available.

7. Decorations. Decorations, including tree lighting associated with holiday and special events are expected to exceed \$10,000 annually to be completed as funding and financing becomes available.
8. Land Acquisition. Land acquisition to meet objectives will be considered on fund availability. Current estimates show any single acquisition should not exceed (\$2,000,000).
9. Marketing and Promotion. Undertake and develop a plan evaluating assessing and adopting marketing and promotion program. Cost estimate (\$50,000).
10. Retention Consultants. The DDA may hire consultants to assist in preparation of plans, undertake studies or perform services relating to the development and execution of plans for goals and objectives and compliance with reporting requirements. The annual expenditure for such plans are expected to exceed (\$100,000).

Section 217(2)(e). Stages of Construction and Estimated Time of Each Stage.

The DDA will seek to accomplish goals of the plan over time. Projects will be undertaken on a needs and funding availability basis. Estimated timeframes are as follows:

1. Flower and Landscape Program. Annually, over life of the plan as funds are available.
2. Street and Sidewalk Improvements. Annual repair, replacement or installation as funds are available.
3. Tree Lighting Program. Annually, over life of the plan as funds are available.

4. Low Level Median Street Lighting. Maintenance, repair and Edison costs annually. Additional lighting as funds are available.
5. Vegetation, Maintenance and Installation. Maintenance and replacement over the life of the plan estimated by vegetation condition and growth. Additional installation over the life of the plan as funds become available.
6. Parking Improvements. Over the life of the plan as funds become available.
7. Land Acquisition. As funds become available.
8. Electrical Equipment and Transmission Wire Relocation or Removal. Over the life of the plan as funds become available.
9. Signage Improvements. Repair, maintenance and utility costs over the life of the plan. Additional improvements for the life plan as funds become available.

Section 217(2)(f). Part of Development Area to be Left as Open Space and Proposed Use for Such Space.

Presently no major areas of open space are located within the development area. Property over the life of the plan may be acquired from time-to-time and designated as open space as funds become available.

Section 217(2)(g). Portions of the Development Area which the DDA Desires to Sell, Donate, Exchange or Lease to or from the Township and Proposed Terms.

The DDA may sell, donate, exchange or lease property to the Township in furtherance of its public purposes set forth herein. Such conveyances shall be structured so that the DDA receives value for such conveyance which is proportional to the value

the DDA has invested in such property, unless circumstances exist which would result in a more favorable economic benefit to the DDA through using other terms.

The Township may sell, donate, exchange or lease property to the DDA on such terms as the Township deems appropriate.

Section 217(2)(h). Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.

Zoning changes may be required from time-to-time to achieve new developments in the development area. An overlay zone may be established by ordinance with prescribed special regulations to be implied within the DDA area allowing greater flexibility for new development and redevelopment.

See Clinton Township Zoning Map attached as Appendix B.

Utility changes may include moving or replacing utility structures to the extent feasible.

Streets, street levels and intersections are not anticipated to be changed, however, future projects may arise requiring consideration of changes

Section 217(2)(i). Estimate of Cost of Development, Statement of Proposed Method of Financing the Development and the Ability of the DDA to Arrange the Financing.

The total cost of programs and projects set forth in the development plan, and the administrative costs associated with the design of the plan and its implementation is estimated not to exceed the amount submitted to the Township Board. Pursuant to Act 57, the cost of development may be financed by donations received by the Township, proceeds of a tax proposed pursuant to Act 57, revenue bonds issued pursuant to Act 94 of 1933, as amended, general obligation bonds issued by the Township in amounts limited by the repayment through a percentage of anticipated tax increment revenues and

other revenues available for payment of debt service on such bonds, tax increment bonds issued by the DDA pledging solely the tax increments and other revenues of the DDA, proceeds of a special assessment district created as provided by law and money obtained from other sources approved by the DDA Board.

The following table (Table 1) identifies sources of income available to pay costs of development and the estimated amount of each source for the next 15 years, based on taxable value and estimated assessed value of real and personal property within the development area assuming annual growth in the development area at a rate of (2%) on real and personal property.

TABLE 1 - REVENUE PROJECTIONS

Year	Current Taxable Value	Captured Taxable Value	Aggregate Millage Levied	Tax Increment Revenue
2019	\$76,595,202			
			(Base Year – Initial Assessed Value)	
2020	\$78,127,106.04	\$1,531,904.04	0.0165661	\$25,377.67
2021	\$79,689,648.52	\$3,094,446.16	0.0165661	\$51,262.90
2022	\$81,283,441.49	\$4,688,239.13	0.0165661	\$77,665.83
2023	\$82,909,110.31	\$6,313,907.95	0.0165661	\$104,596.83
2024	\$84,567,292.51	\$7,972,090.15	0.0165661	\$132,066.44
2025	\$86,258,638.36	\$9,663,436.00	0.0165661	\$160,085.44
2026	\$87,983,811.12	\$11,388,608.76	0.0165661	\$188,664.83
2027	\$89,743,487.34	\$13,148,284.98	0.0165661	\$217,815.80
2028	\$91,538,357.08	\$14,943,154.72	0.0165661	\$247,549.79
2029	\$93,369,124.22	\$16,773,921.86	0.0165661	\$277,878.46
2030	\$95,236,506.70	\$18,641,304.34	0.0165661	\$308,813.71
2031	\$97,201,236.83	\$20,546,034.47	0.0165661	\$340,367.66
2032	\$99,145,261.56	\$22,490,059.20	0.0165661	\$372,572.56
2033	\$101,128,166.79	\$24,472,964.43	0.0165661	\$405,421.57
2034	\$103,150,730.12	\$26,495,527.76	0.0165661	\$438,927.56
			Total TIF Revenue	\$2,989,067.05

The noncapital costs of regulatory changes, financial assistance, marketing and promotion and other programs may be financed from revenues received by the DDA. Capital projects may be financed from revenues received by the DDA or from proceeds of various types of bond issues either separately or in combination and either immediately or in phases, depending on the types of financing method used. The following are described various available methods of financing the DDA may seek to use:

1. Limited Tax General Obligation Bonds of the Township. Section 16(1) of Act 197 permits the Township to issue general obligation bonds supported by the estimated tax increment revenues.
2. Special Assessment/General Obligation Bonds of the Township. The Township may also issue special assessment bonds, alone or in combination with general obligation bonds, to finance all or a part of street, sidewalk, alley improvements, lighting, water, sewer, storm drainage and parking improvements. The size and duration of such bond issues depends on and is limited by the nature of projects within such bond issues and the portion of other financing for such projects, including funds from special assessment general funds and other sources. Payment of special assessment bonds will be from proceeds of special assessment roles of property benefiting such project. Payment of general obligation bonds would be from general funds of the Township derived from proceeds of taxes levied upon property within the Township.

3. Authority Bonds. Act 57 of 2018 permits the DDA to issue bonds supported by estimated revenues available to the DDA from tax increments and other revenues available to the DDA, but may not be supported by the full faith and credit pledge of the Township.
4. Approval. Any bonds to be sold must be mutually approved by the Township Board and DDA Board and included in the yearly budget submitted to the Township Board for approval.

Section 217(2)(j). Designation of Person or Persons, Natural or Corporate, to Whom All or a Portion of Development is to be Leased, Sold or Conveyed.

At this time, no such person or persons, natural or corporate are identified. The property within the development area may be leased, sold or otherwise conveyed to a person or persons, natural or corporate, from time-to-time in furtherance of the goals and objectives of the plan.

Section 217(2)(k). Procedures for Bidding for the Leasing, Purchasing, or Conveying All or Any Portion of the Development.

The DDA shall abide by implacable laws, ordinances and rules regulating the process for leasing, purchasing, or conveying property and equipment that would otherwise apply to the Township.

Section 217(2)(l). Estimates of the Numbers of Persons Residing in the Development Area and the Number of Families and Individuals to be Displaced.

80 persons are estimated to reside in the development area. No families, individuals, or businesses are estimated to be displaced by any current, proposed or future projects within this plan.

Section 217(2)(m). Plan for Establishing Property for the Relocation of Persons Displaced by the Development in Any New Housing in the Development Area.

No displacement is planned. In the event of displacement, families, individuals or businesses which may be displaced through property acquisition or clearance activities in future projects will be identified and relocated in accordance with the Township relocation practices.

Section 217(2)(n). Provisions for the Costs of Relocating those Displaced by the Development and Financial Assistance and Reimbursement of Expenses, Including Litigation Expenses and Expenses Incident to the Transfer of Title, in Accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Being Public Law 91-546, 42 U.S.C. Sections 4601, et seq.

The DDA will provide financial assistance and reimbursement of expenses incurred by displaced families, individuals or businesses by acquisitions and clearance activities, and the Township acting on behalf of the DDA to provide technical relocation assistance necessary to assure that displaced families, individuals and businesses are reasonably and adequately relocated in other sections of the DDA District, if available, or within the Township at least equal to the locational advantages now offered at their present location. The amount and type of financial assistance and reimbursement expense payments to be provided will be determined in accordance with applicable laws and policies.

Section 217(2)(o). Plan for Compliance with Act 227 of 1972, as amended, MCLA 213.321-332.

Relocation of families, individuals and businesses shall comply with the requirements of Public Act 227 of 1972, as amended.

The Charter Township of Clinton, acting on behalf of the DDA shall establish and implement a Relocation Assistance Advisory Program to assist those displaced in obtaining and becoming reestablished in reasonably comparable facilities elsewhere in the community. The nature of the Relocation Assistance Advisory Program to be furnished and may include, but is not limited to personal contact and consultation on technical service available, eligible relocation expenses and information on comparable facilities available elsewhere in the Township.

Section 217(2)(p). Other Pertinent Materials.

The DDA intends the right to finance activities from all sources available under Public Act 57 of 2018 with the DDA Board having the power to accomplish objectives and purposes of such act and shall have the authority to exercise powers granted pursuant to the act to accomplish such objectives and purposes.