ORDINANCE NO. 2026-01
VILLAGE OF WEBBERVILLE
(Enacted August 24, 2026)

AN ORDINANCE TO ADOPT AND APPROVE AN AMENDMENT TO THE VILLAGE OF WEBBERVILLE DOWNTOWN DEVELOPMENT AUTHORITY'S DEVELOPMENT PLAN PURSUANT TO THE PROVISIONS OF ACT 57 PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED,

Recitals

WHEREAS, the Village of Webberville ("Village") created the Webberville Downtown Development Authority ("WDDA") by Ordinance in the mid-1980s and charged it with its statutory responsibility for developing and implementing a Development Plan.

WHEREAS, the WDDA adopted a proposed Development Plan and Tax Increment Finance Plan ("Plan") in the mid-1980s, which was forwarded to the Village and subsequently approved by Ordinance, pursuant to the provisions of then Act 197 of the Public Acts of Michigan of 1975, as amended, which was later replaced by the Act 57 of 2018 being Michigan Compiled Law, (MCL) 125.4101, et al. (the "Act").

WHEREAS, the WDDA and the Village have amended the Tax Increment Finance Plan and/or the Development Plan on several occasions since its initial adoption to include, among other things, new development plans and expanding the tax increment finance district.

WHEREAS, the WDDA determined in 2026 that the Tax Increment Finance and Development Plan required additional amendments to include:

a. Per Paragraph 3.1 funding for 124 West Grand River improvements is increased so that the total project cost will be up to $2,000,000 for all the reasons set forth in the amendment;
b. Per Paragraph 3.2 funding for the Summit Street improvements between North Grand River Ave. and Cherry Street is authorized in the amount of $437,321.50 for all the reason set forth in the amendment;
c. Per Paragraph 3.3 funding up to $300,000 is provided to assist the Village in improvements to DDA sponsored parking lots in the Northeast and Southwest corners of the intersection of Grand River Ave and Main Street for all the reasons set forth in the amendment; and
d. Per Paragraph 3.4 funding up to $300,000 on the DDA owned Briggs' Building Improvements is authorized for all the reasons set forth in the amendment.

WHEREAS, the WDDA Amendment adopted by Resolution on July 13, 2026, wherein the WDDA approved the 2026 Development Plan and Increment Financing Plan Amendment,

WHEREAS, the WDDA determined the WDDA Chairman is authorized to execute the documents prepared by the DDA Attorney to facilitate and enter into the WDDA 2026 Development Plan and Tax Increment Financing Plan;

WHEREAS, the 2026 Development Plan and Amendment was transmitted to the Village of Webberville for consideration and approval by the Village Council in accordance with the provisions of the Recodified Tax Increment Financing Act, specifically MCL 125.4218.

WHEREAS, a notice of a public hearing to be held at 6:00 p.m. before the Village Council, regarding the proposed 2026 Development Plan and Tax Increment Financing Plan Amendment to Incorporate New Projects and Other Related Matters was published by the Village in the *Fowlerville News and Views*, a newspaper of general circulation in the Village of Webberville, on July 19, 2026 and on July 26, 2026; and that public hearing was held before the Village Council on August 11, 2026 at 6:00 p.m. at the Village Hall located at 115 S. Main Street in Webberville, Michigan;

WHEREAS, the Village Council has determined a need to add the amendment to the WDDA's Development Plan Amendment to incorporate the additional amendments described above.

Ordinance

THEREFORE, THE VILLAGE OF WEBBERVILLE ORDAINS that:

1. The WDDA's Tax Increment Finance and Development Plan, as proposed to be amended in Exhibit 1, is approved after listening to the public comment at the public hearing on August 11, 2026, reviewing the proposed Development Plan Amendments, reviewing the initial WDDA Plans and all previous amendments thereto, consulting with legal counsel of their choosing, and otherwise considering all the relevant facts, because:

    1.1 the Village has determined that the Tax Increment Finance Plan and Development Plan, as amended, constitutes a public purpose. The Amendments, attached hereto in Exhibit 1, are to be read in conjunction with the original Tax Increment Finance Plan and Development Plan as previously amended.

    1.2 the Village has determined that the Tax Increment Finance Plan and Development Plan, as amended, meets the requirements set forth in Act 57, P.A. of 2018, as amended, specifically including those in MCL 125.4219 (1).

    1.3 the Village has determined that the proposed method of financing and development is feasible and the Authority has the ability to arrange the financing, as set forth in the Tax Increment Finance Plan and Development Plan, as amended.

    1.4 the Village has determined that the development outlined in the Tax

Increment Finance Plan and Development Plan, as amended, is reasonable and necessary to carry out the purposes of Act 57, P.A. 2018, as amended.

1.5 the Village has determined that the Tax Increment Finance Plan and Development Plan, as amended, is in reasonable accordance with the approved Village Zoning Ordinance and other Plans of the Village of Webberville.

1.6 the Village has determined that the public services (such as police, fire, and utilities) are or will (after the improvements outlined in the Tax Increment Finance and Development Plan, as amended, are implemented) be adequate to service the development area.

1.7 the Village has determined that any changes to zoning, street levels, intersections, and utilities outlined in the Tax Increment Finance Plan and Development Plan, as amended, are reasonably necessary for the projects and the municipality.

1.8 the Village has previously determined that no Citizens Area Development Council's input is required for this Plan Amendment for the reasons set forth above.

2. Sections not Amended - All sections of the Village of Webberville Downtown Development Authority's Tax Increment Finance and Development Plan, as previously amended, but not amended herein, shall remain in full force and effect.

3. Invalidity of Any Section - if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Village of Webberville declares that it would have passed this ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses and phrases be declared unconstitutional.

4. Effective Date - This ordinance and the related rules, regulations, provisions, requirements, orders and matters established shall take effect immediately upon publication, except any penalty provisions which shall take effect twenty (20) days after publication, pursuant to MCL 66.1.

5. Repealer - All Ordinances or parts of Ordinances in conflict with this ordinance are repealed only to the extent necessary to give all provisions of this Ordinance full effect.

Adopted at a regular meeting of the Village Council held on August 24, 2026.

Recommended By: President Schulte, Moved By: Stanfield, Seconded By: Schoenborn

Yeas: Schoenborn, Stanfield, Schulte

Nays: Walter

Absent: McEwan

Sam Schulte, Village President

CLERK'S CERTIFICATION

Jessica Kuch, the undersigned, is duly qualified and acting Clerk of the Village of Webberville, Ingham County, Michigan, does hereby certify the foregoing is a true and complete copy of an Ordinance adopted by the Village of Webberville at a Regular Meeting held on August 24, 2026, and published in *Fowlerville News and Views* on August 30, 2026.

Jessica Kuch, Village Clerk/Treasurer

Drafted by: John L. Gormley (P-53539)
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