

SWARTZ CREEK DDA

Regular Meeting Agenda

Downtown Development Authority, Thursday, June 12, 2025, 6:00 P.M.

City Hall 8083 Civic Drive, Swartz Creek Michigan, 48473

Virtual (Zoom) Meeting Available for General Public

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

4. APPROVE AGENDA:

4A. Proposed or Amended Agenda, June 12, 2025

5. MOTION TO APPROVE MINUTES:

5A. Board Meeting, May 8, 2025

6. REPORTS & COMMUNICATIONS:

6A. Resolutions

6B. May 8, 2025 Minutes

6C. June 12, 2025 Meeting Letter

6D. DDA Plan Amendment Schedule

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7. MEETING OPENED TO THE PUBLIC:

7A. General Public Comments

8. BUSINESS:

8A. DDA & TIF Plan Resolution to Proceed

8B. Updates (Holland Square, Events, and Church Project)

9. MEETING OPENED TO THE PUBLIC:

9A. General Public Comments

10. REMARKS BY MEMBERS:

11. ADJOURNMENT:

CITY OF SWARTZ CREEK
DOWNTOWN DEVELOPMENT AUTHORITY
RESOLUTIONS
THURSDAY, JUNE 12, 2025

Resolution No. 250612-01

AGENDA – May 8, 2025

Motion by Board Member: _____

I Move the Swartz Creek Downtown Development Authority approves the agenda for the June 12, 2025 Downtown Development Authority special meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 250612-02

MINUTES – May 8, 2025

Motion by Board Member: _____

I Move the Swartz Creek Downtown Development Authority approves the Minutes for the May 8, 2025 Downtown Development Authority meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 250612-03

**RESOLUTION TO APPROVE CIB PLANNING
PROFESSIONAL SERVICES FOR TIF PLAN AMENDMENT**

Motion by Board Member: _____

WHEREAS, the State of Michigan Downtown Development Authority Act P.A. 57 of 2018 authorizes a City to establish a Downtown Development Authority when it is in the best interests of the public to halt property value deterioration and increase property tax valuation, where possible, in its business district; to eliminate the causes of that deterioration; to promote economic growth; and

WHEREAS, the Swartz Creek Downtown Development Authority was created twenty years ago and is set to dissolve after the 2035 calendar year; and,

WHEREAS, the DDA has only recently realized sufficient tax increment financing revenues suitable to impacting change in the downtown; and,

WHEREAS, the timeframe for remaining revenues is found to be insufficient to granting TIF incentives and/or borrowing to address larger investments; and

WHEREAS, CIB Planning has been retained to update the DDA Development and Tax Increment Financing Plans in order to extend the existence of the Swartz Creek DDA as a TIF capable entity; and

WHEREAS, Section 125.4203 of the act requires an ordinance be adopted by the Swartz Creek City Council indicating the jurisdictional area meets certain legislative requirements and to set a date and time for a public hearing concerning amendment of the DDA Plan;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Swartz Creek DDA finds there is a public need to amend the length or term of the current DDA Plan to halt property value deterioration and increase property tax valuation, where possible, in its downtown business district; to eliminate the causes of that deterioration; and to promote economic growth;
2. That the proposed DDA Plan amendment will not change the boundaries of the DDA District;
3. That the amended plan incorporates a potential project list; and
4. That the DDA Board of Directors approves the DDA Plan amendment and requests that the Swartz Creek City Council call for a public hearing regarding the plan amendment and notify the taxing jurisdictions, providing an opportunity to ask questions of, or meet with, the City concerning the plan amendment.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 250612-04

ADJOURN

Motion by Board Commission Member: _____

I Move the Swartz Creek Downtown Development Authority adjourns the June 12, 2025 Downtown Development Authority special meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

CITY OF SWARTZ CREEK
VIRTUAL DOWNTOWN DEVELOPMENT AUTHORITY MEETING ACCESS INSTRUCTIONS
THURSDAY, June 12, 2025, 6:00 P.M.

The regular virtual meeting of the City of Swartz Creek park board is scheduled for **June 12, 2025** starting at 6:00 p.m. and will be conducted virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 and rules promulgated by the Michigan Department of Health and Human Services.

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Connie Olger, 810-429-2766 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provide below. The details include a link to “**Join via computer**” as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DMTF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View participant list-opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” show the active speaker.

Connie Olger is inviting you to a scheduled Zoom meeting.

Topic: DDA- Downtown Development Authority Meeting
Time: June 12, 2025 6:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096401128>

Meeting ID: 830 9640 1128

One tap mobile

+13017158592,,83096401128# US (Washington DC)

+13126266799,,83096401128# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

Find your local number: <https://us02web.zoom.us/j/kz4Jb4etg>

If you have any further questions or concern, please contact 810-429-2766 or email rkraft@cityofswartzcreek.org.

A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

CITY OF SWARTZ CREEK VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, and city board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city's public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) persons have an illness, injury, disability or other health-related condition that poses a risk to the personal health or safety of members of the public or the public body if they were to participate in person; or (3) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.
2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.
3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.
4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:
 - (a) why the public body is meeting electronically;
 - (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;
 - (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;
 - (d) how persons with disabilities may participate in the meeting.
5. The notice identified above must also be posted on the City's website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic public meetings that is accessible through a prominent and conspicuous link on the website's homepage that clearly describes the meeting's purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.
7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.
8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the meeting application or by dialing *9 on their phone.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member whom reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF BOARD OR COMMISSION

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.
4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.

7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested, and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two "Public Comment" sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL MEETING
MAY 8, 2025**

The meeting was called to order at 6:00 p.m. by Board Member Beedy in the Swartz Creek Council Chambers with a virtual (Zoom) meeting available for the general public.

Board Members Present: Beedy, Jesme, Henry, Parenteau, Barclay

Board Members Absent: King, Ryan, Toms, Kallas

Staff Present: Adam Zettel-City Manager

Others Present: Micaela Miles (and family), Lania Rocha (Zoom).

APPROVAL OF AGENDA:

Resolution No. 250508-01 (Carried)

Motion by Board Member Henry
Second by Board Member Parenteau

I Move the Swartz Creek City Downtown Development Authority approves the agenda for the May 8, 2025, Downtown Development Authority Meeting as amended.

Unanimous affirmative voice vote: Motion declared carried.

Resolution No. 250508-02 (Carried)

Motion by Board Member Barclay
Second by Board Member Parenteau

I Move the Swartz Creek City Downtown Development Authority approves the minutes from the September 18, 2024, Downtown Development Authority Meeting as written.

Unanimous affirmative voice vote: Motion declared carried.

Resolution No. 250313-03 (Carried)

Motion by Board Member Henry
Second by Board Member Parenteau

I Move the Swartz Creek City Downtown Development Authority approves the minutes from the March 13, 2025, Downtown Development Authority Meeting as written.

MEETING OPEN TO PUBLIC:

Micaela Miles described their façade grant application for 8013 Miller Road.

8013 MILLER ROAD FAÇADE GRANT DETERMINATION:

Discussion continue with the petitioner. The applicant affirmed that face brick would be used on all masonry components. The budget was increased to \$9,000 to accommodate all materials and services.

Resolution No. 250508-04

**RESOLUTION TO APPROVE A FAÇADE
GRANT APPLICATION FOR 8013 MILLER
ROAD (Carried)**

Motion by Board Member Jesme
Second by Board Member Parenteau

WHEREAS, the Swartz Creek DDA maintains a Façade Improvement Program that has budgeted funds for the 2025 fiscal year; and,

WHEREAS, the program generally operates on a first-come, first-served basis for qualifying projects; and,

WHEREAS, a local business is undertaking improvements for 8013 Miller Road and is seeking some funds for decorative fencing, lighting, and signage.

NOW, THEREFORE, BE IT RESOLVED THAT, the Swartz Creek DDA approves the application, as included in the May 8, 2025 DDA packet, for the façade improvement program as submitted by Micaela Miles representing 8013 Miller Rd LLC, dba Stay Gold Art Collective, located at 8013 Miller Road, with the following conditions:

1. Execution of all standard façade application agreements and adherence to all terms and conditions therein.
2. Grant match to be the lessor of 50% of project total or \$4,500

Voting For: Jesme, Barclay, Parenteau, Beedy, Henry
Voting Against: None

Motion declared carried.

FISCAL YEAR 2026 BUDGET:

Adam Zettel described the budget line by line. There were no questions.

Resolution No. 250508-06

**RESOLUTION TO APPROVE THE FISCAL
YEAR 2026 DDA BUDGET**

Motion by Board Member Henry
Second by Board Member Parenteau

WHEREAS, the Swartz Creek DDA operates and independent budget that is subject to affirmation of the Swartz Creek City Council; and,

WHEREAS, the DDA has reviewed the proposed fiscal year 2026 budget and finds the operating and capital expenses are in the best interest of the authority operations.

NOW, THEREFORE, BE IT RESOLVED THAT, the Swartz Creek Downtown Development Authority approve the proposed 2026 fiscal year budget for the Downtown Development Authority for distribution and review by the city council.

Fund 248 - Downtown Development Fund

		FY 2026 Requested
ESTIMATED REVENUES		
Dept 000.000 - General		
248-000.000-402.000	Current Tax Revenue	172,316
248-000.000-664.000	Interest Income	2,600
Totals for dept 000.000 - General		174,916
Dept 728.000 - Economic Development		
248-728.000-551.000	Other State Grant Revenue	
Totals for dept 728.000 - Economic Development		
TOTAL ESTIMATED REVENUES		174,916

APPROPRIATIONS		
Dept 000.000 - General		
248-000.000-702.000	DDA WAGES	125
248-000.000-704.100	FICA - Employer's Share	8
248-000.000-704.200	Medicare - Employer's Share	3
248-000.000-705.000	Medical Insurance - ER	73
248-000.000-705.100	Vision Benefits	1
248-000.000-705.200	Dental Benefits	8
248-000.000-706.000	Life Insurance - ER cost	1
248-000.000-707.000	Retirement Contributions-ER	13
248-000.000-707.100	Health Care Savings Plan - ER	5
248-000.000-708.000	Sick & Accident Premiums-ER	7
248-000.000-941.000	Equipment Rental	
Totals for dept 000.000 - General		244
Dept 173.000 - DDA Administration		
248-173.000-745.000	Postage	100
248-173.000-801.000	Contractual Services	5,000
248-173.000-825.000	Admin Services	10,000
248-173.000-961.000	Miscellaneous	4,500

Totals for dept 173.000 - DDA Administration		19,600
Dept 728.000 - Economic Development		
248-728.000-801.000	Contractual Services	35,000
248-728.000-961.000	Miscellaneous	50,000
248-728.000-976.000	Equipment	1,000
Totals for dept 728.000 - Economic Development		86,000
Dept 728.002 - Streetscape		
248-728.002-726.000	Supplies	175,000
248-728.002-801.000	Contractual Services	0
248-728.002-967.101	Contribution to General Fund	
Totals for dept 728.002 - Streetscape		175,000
Dept 728.003 - Facade Program		
248-728.003-801.000	Contractual Services	10,000
Totals for dept 728.003 - Facade Program		10,000
Dept 728.004 - Family Movie Night		
248-728.004-726.000	Supplies	2,000
248-728.004-801.000	Contractual Services	4,000
248-728.004-968.000	Depreciation Expense	
Totals for dept 728.004 - Family Movie Night		6,000
TOTAL APPROPRIATIONS		296,844
NET OF REVENUES/APPROPRIATIONS - FUND 248		(121,928)
BEGINNING FUND BALANCE		165,606
ENDING FUND BALANCE		43,678

Voting For: Jesme, Barclay, Parenteau, Beedy, Henry
Voting Against: None

Motion declared carried.

CIB PLANNING PROPOSAL:

The CIB proposal was discussed. The intention is to enable the DDA to function and collect TIF revenues for a longer period of time. The price is \$2,000 to \$5,000.

Resolution No. 250508-06

RESOLUTION TO APPORVE CIB PLANNING PROFESSIONAL SERVICES FOR TIF PLAN AMENDMENT

Motion by Board Member Barclay
Second by Board Member Henry

WHEREAS, the Swartz Creek Downtown Development Authority was created twenty years ago and is set to dissolve after the 2035 calendar year; and,

WHEREAS, the DDA has only recently realized sufficient tax increment financing revenues suitable to impacting change in the downtown; and,

WHEREAS, the timeframe for remaining revenues is found to be insufficient to granting TIF incentives and/or borrowing to address larger investments; and

WHEREAS, CIB Planning is able to update the DDA/TIF Plan to extend the existence of the Swartz Creek DDA as a TIF capable entity.

NOW, THEREFORE, BE IT RESOLVED THAT, the Swartz Creek DDA approves the proposal from CIB Planning, dated April 22, 2025, and directs the chair to execute said proposal or subsequent agreement to that end.

Voting For: Jesme, Barclay, Parenteau, Beedy, Henry

Voting Against: None

Motion declared carried.

OTHER UPDATES:

Ms. Parenteau felt that marketing in the form of a tri-fold brochure that could be placed at places like the Michigan Welcome Centers would be a good idea. Greg is going to price out the creation and printing of these. Autumn may be able to help.

It was noted that attendance is still an issue for the board. The mayor is advised to consider this for future appointments.

MEETING OPEN TO PUBLIC:

No comments.

REMARKS BY BOARD MEMEBERS:

Autumn said that there was a lot to process for this agenda, but she is excited. She said the tattoo shop looks awesome.

Nate announced cooking with the Chiefs and the Veterans memorial service at 1pm on Memorial Day.

Jim indicated that he was not holding out for a vast façade improvement. He supports the TIF extension.

Tammy is excited about Holland Square improvements.

ADJOURN

Resolution No. 250508-07

Motion by Board Member Henry

Second by Board Member Jesme

I Move the Swartz Creek Downtown Development Authority adjourns the May 8, 2025 Downtown Development Authority meeting.

Unanimous affirmative voice vote: Motion declared carried.

Adjourn at 7:13pm

Connie King



SWARTZ CREEK DDA
SWARTZ CREEK CITY OFFICES
8083 CIVIC DR.
SWARTZ CREEK, MI 48473

PHONE: 810-635-4464
FAX: 810-635-2887

Date: June 5, 2025

To: DDA Board Members
From: Adam Zettel
RE: June 12, 2025 DDA Meeting

Hello everyone,

There will be a meeting of the DDA at 6:00 p.m. on Thursday, June 12, 2025. All board members must attend in person to participate. This will also be broadcast virtually via Zoom for the general public. Instructions and guidelines for the virtual meeting are in the packet.

At the last meeting, the DDA approved a professional services agreement with CIB Planning to update the DDA Plan. The intention is to extend the life of the DDA further into the future (The DDA was created in 2004 with a fixed 30 year life, which is approaching fast). Once the DDA TIF plan is amended, we can extend the life of revenues another fifteen or more years. This will give the DDA huge leverage in 2026 or 2027 to look into the potential to borrowing to accomplish more grand projects.

At this time, I have a step-by-step schedule for this process from our consultants. Top on the list is the requirement for a resolution to officially commence, which includes the establishment of a public hearing by the city council as well as notification of taxing jurisdictions. I am including such a resolution, which is a necessary formality at this point. I do not have more to share at this point, since the process has not technically commenced.

In addition, I will have some verbal reports concerning the current status of Holland Square, the megasite, and summer events.

Contact me directly with any questions, comments, or agenda items. **Please let us know if you can attend or not.**

Sincerely,

A handwritten signature in blue ink that reads "Adam Zettel".

Adam Zettel, AICP
City Manager
azettel@cityofswartzcreek.org

DDA and TIF Plan Update

Swartz Creek DDA Plan Amendment - DRAFT Adoption Schedule

Date	Action Required	Notes
May through June	DDA/TIF plan is amended	<i>Terms and TIF tables updated</i>
Thursday, June 12, 2025 at 6 p.m.	DDA Board Meeting - DDA Resolution Approving DDA Plan Update, requesting the City Council call for public hearings regarding the Plan Amendments, and to notify taxing jurisdictions and provide an opportunity for a meeting regarding the Plan Amendment. -Invite Development Area Citizen's Council members to DDA meeting to communicate plan updates.	
Week of June 16, 2025	Send letters to taxing jurisdictions informing them of minor updates to the DDA and TIF Plans	
Monday, June 23, 2025 at 7 p.m.	City Council calls for a public hearing on the adoption of an Ordinance approving the Plan Amendment. The Public Hearing Notice must be published twice in the newspaper not less than 20 days or more than 40 days prior to the Public Hearing. Newspaper publication info: -Submit on Tuesday, June 24 by noon, publish on Thursday, July 3 -Submit on Tuesday, July 1 by noon, publish on Thursday, July 10	<i>Newspaper deadlines are for Genesee View-- submission deadline is noon on Tuesdays for publishing on the next Thursday.</i>
	Not less than 20 days prior to the public hearing, a Notice of Public Hearing must be: 1) posted in at least 20 conspicuous and public places in the downtown district; 2) mailed to all tax payers of record in the District via first class mail; and 3) mailed to the governing body of each taxing jurisdiction levying taxes subject to capture via certified mail. Language for these letters can be the same.	<i>Notices posted and sent out no later than 7/3/25</i>
Public Hearing and First Reading: July 28, 2025 at 7 p.m.	City Council holds a Public Hearing on the DDA Plan Amendments. First Reading of Ordinance by City Council adopting DDA Plan Amendment.	
Second Reading of Ordinance: Monday, October 13, 2025 at 7 p.m.	Second Reading of Ordinance by City Council adopting DDA Plan Amendment, and official Adoption of DDA Plan Amendments	<i>9/26/25 is 60 days after public hearing</i>
Submit to paper no later than Tuesday at noon on October 14th	Notice of DDA Plan Update adoption is published in the paper per MCL 42.22; submit to paper on 10/14/25, publish date is 10/23/25	<i>Ordinance effective 20 days post publish date</i>
Wednesday, November 12, 2025 <i>Newspaper Publish Date with Notice of DDA Plan Update Adoption plus 20 days</i>	DDA Amendment officially takes effect	