

**VILLAGE OF MARCELLUS
COUNTY OF CASS, MICHIGAN
NOTICE OF PUBLIC HEARING ON THE AMENDMENT OF THE DISTRICT BOUNDARIES OF
THE MARCELLUS DOWNTOWN DEVELOPMENT AUTHORITY
TO ALL INTERESTED PERSONS IN THE VILLAGE OF MARCELLUS:**

PLEASE TAKE NOTICE that the Village Council of the Village of Marcellus, Michigan, will hold a public hearing on January 14, 2025, at 7:00 p.m. in the Marcellus Village Hall, 177 East Main Street, Marcellus, Michigan, to consider the adoption of Ordinance No. 255, Pursuant to Public Act 57 of 2018 of the Public Acts of Michigan, "an Ordinance to Amend the Downtown Development Authority Ordinance in the Village of Marcellus, to re-designate the boundaries of the district, to revise and readopt the authorities and procedures of the authority board and to repeal all ordinances in conflict herewith." Copies of maps, property list and property descriptions are on file in the office of the Village clerk for inspection.

The public hearing will be held in the Marcellus Village Hall, Village Council Meeting Room, 177 East Main Street, Marcellus, Michigan.

PROPOSED BOUNDARIES

The boundaries of the proposed amended district within which the Downtown Development Authority shall exercise its powers shall be as follows in Exhibit A:

At the public hearing, all citizens, taxpayers, and property owners of the Village of Marcellus desiring to address the Village Council shall be afforded an opportunity to be heard regarding the approval of the amendment to the district boundaries of the Downtown Development Authority.

As outlined in the current and proposed DDA Ordinance, The purpose of the DDA is to correct and prevent deterioration and increase property tax valuation in the downtown business district; to encourage historic preservation; to promote economic growth; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the district; to create a governing board of the authority; to prescribe its powers and duties; to authorize the levying and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of tax increment financing in the furtherance of those goals.

As part of the Village's Master Plan , specifically, the Downtown Development Authority's Downtown Plan, the DDA proposes to expand its boundaries as shown on the attached map and as outlined by the listed parcels/property descriptions for the purpose of furthering downtown development, promoting walkability and economic opportunities, increasing the DDA's coverage area and increasing the potential for commercial advocacy, state and local funding for commercial and residential development.

Any interested person is invited to attend the meeting and further information may be obtained from the Village Clerk's office. If you are unable to attend, written comments concerning the proposed ordinance received before the public hearing are welcome. These may be mailed to Village of Marcellus, PO Box 429, Marcellus, MI, 49067, dropped of at the Village Hall, or emailed to clerk@villageofmarcellus.org.

The Village of Marcellus will provide necessary reasonable auxiliary aids and services at the hearing to individuals with disabilities upon receipt of notice at least five (5) days prior to the public hearing. Individuals with disabilities requiring auxiliary aids or services should contact the Village Clerk.

This notice is given by order of the Village Council of the Village of Marcellus, Michigan.

Jacqueline A. Terrill, Village Manager/Clerk