

VILLAGE OF PINCKNEY

DATE: June 22nd, 2026

A ORDINANCE TO AMEND THE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT BOUNDARIES AND APPROVE THE AMENDED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

THE VILLAGE OF PINCKNEY ORDAINS:

SECTION 1. PURPOSE

The Village Council of the Village of Pinckney finds that it is necessary and in the best interests of the public to amend the boundaries of the Downtown Development Authority (DDA) district and to approve an amended Development Plan and Tax Increment Financing Plan in order to promote economic growth, redevelopment, infrastructure improvements, and public amenities within the Village.

SECTION 2. AUTHORITY

This Ordinance is adopted pursuant to the authority granted under the **Recodified Tax Increment Financing Act, Public Act 57 of 2018**, as amended.

SECTION 3. FINDINGS

The Village Council hereby determines:

1. The proposed expansion of the DDA district constitutes a public purpose and will promote economic development and redevelopment within the Village.
2. The properties included in the expanded district are contiguous to the existing DDA district and are appropriate for inclusion.
3. The amended Development Plan and Tax Increment Financing Plan meet the requirements of Public Act 57 of 2018.
4. The Village has provided proper notice and conducted a public hearing in accordance with state law.
5. The expansion of the district will:
 - support redevelopment of underutilized properties
 - improve parking and infrastructure for community events.
 - enhance gateway entrances into the Village.
 - support local businesses and future investment.

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- provide for community improvements including public spaces and amenities.

SECTION 4. AMENDMENT OF DDA DISTRICT BOUNDARY

The boundaries of the Village of Pinckney Downtown Development Authority District are hereby amended to include the additional properties described in **Exhibit A (Legal Description and Parcel List)** and depicted in **Exhibit B (Map of the Expanded District)**, which are attached hereto and incorporated by reference.

SECTION 5. APPROVAL OF AMENDED PLANS

The Village Council hereby approves the **Amended Development Plan and Amended Tax Increment Financing Plan**, as recommended by the Pinckney Downtown Development Authority Board, which reflect the expanded district boundaries and proposed projects.

SECTION 6. TAX INCREMENT FINANCING

The Village hereby authorizes the continued use of tax increment financing within the expanded district in accordance with the approved Amended Tax Increment Financing Plan and Public Act 57 of 2018.

SECTION 7. EFFECTIVE DATE

This Ordinance shall take effect upon publication as required by law.

SECTION 8. SEVERABILITY

If any section, clause, or provision of this Ordinance is declared invalid, the remainder shall not be affected.

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EFFECTIVE DATE:

This Resolution shall become effective upon its adoption by the Pickney Village Council and publication in accordance with applicable law.

X

Jeffrey A Buerman
President Village of Pinckney

X

Andrea McCall
Clerk Village of Pinckney

Village Council Member _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Village Council Member _____, and upon being put to a vote, the vote was as follows:

Jeffrey A Buerman, President	_____
Justin Bierman – President Pro-temp	_____
Stacy Conquest, Trustee	_____
Rob Coppersmith, Trustee	_____
Trish Wagner, Trustee	_____
Nick Kane, Trustee	_____
Jo Self, Trustee	_____

The President thereupon declared this Resolution approved and adopted by the Village of Council of the Village of Pinckney this 24th day of August 2026.

I hereby certify that the foregoing constitutes a true and complete copy Resolution No. _____ adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on Monday August 24th, 2026.

X

Andrea McCall
Village Clerk

Parcel Tax ID	Owner	Property Address	City	State	Tax Value	Estimate Futue Value	Mailing Address
4714-22-300-003	TH MEANS MAAB PARTNERSHIP LLC	935 M-36	Pinckney	MI	\$296,926.00	\$310,406.44	680 GOLF CREST, DEARBORN, MI, 48124
4714-22-401-153	THE MEANS MAAB PARTNERSHIP LLC	936 M-36	Pinckney	MI	\$34,248.00	\$35,802.86	1585 MEADOWSIDE DR, MNN ARBOR, MI, 48104
4714-22-401-154	VILLAGE OF PINCKNEY CEMETERY	645 MAIN	Pinckney	MI	\$0.00	\$0.00	220 S Howell St Pinckney MI
4714-22-401-021	VILLAGE OF PINCKNEY CEMETERY	646 MAIN	Pinckney	MI	\$0.00	\$0.00	221 S Howell St Pinckney MI
4714-22-401-022	MARSHALL, GERALD TRUST	517 W Main St	Pinckney	MI	\$44,922.00	\$46,961.46	9490 CEDAR LAKE RD. Pinckney MI 48169
4714-22-401-023	ADAMS, RICKY	387 Main St	Pinckney	MI	\$221.00	\$231.03	
4714-22-404-016	ADAMS, RICKY	387 W Main St	Pinckney	MI	\$86,851.00	\$90,794.04	
4714-22-404-015	PULTORAK, MORGAN	379 W MAIN ST	Pinckney	MI	\$85,437.00	\$89,315.84	
4714-22-404-014	RINGLE, LAWRENCE & MINDY	373 W MAIN ST	Pinckney	MI	\$51,979.00	\$54,338.85	
4714-22-404-013	LEE, TRACYE	369 W MAIN ST	Pinckney	MI	\$103,392.00	\$108,086.00	
4714-22-403-035	PEOPLES CHURCH OF PINCKNEY	500 W MAIN ST	Pinckney	MI	\$0.00	\$0.00	425 UNADILLA, Pinckney MI 48169
4714-22-403-003	PEOPLES CHURCH OF PINCKNEY	VL	Pinckney	MI	\$0.00	\$0.00	426 UNADILLA, Pinckney MI 48169
4714-22-403-002	PEOPLES CHURCH OF PINCKNEY	500 W MAIN	Pinckney	MI	\$0.00	\$0.00	427 UNADILLA, Pinckney MI 48169
4714-22-403-001	PEOPLES CHURCH OF PINCKNEY	501 W MAIN	Pinckney	MI	\$0.00	\$0.00	428 UNADILLA, Pinckney MI 48169
4714-23-302-012	PINCKNEY COMMUNITY PUBLIC LIBRARY	125 PUTNAM ST	Pinckney	MI	\$0.00	\$0.00	
4714-22-403-015	PERKINS, DANIEL	0 W MAIN	Pinckney	MI	\$37,509.00	\$39,211.91	5510 HINCHEY, Howell MI 48843
4714-22-404-026	MCDONNELL, VALERIE	207 MARION ST	Pinckney	MI	\$94,977.00	\$99,288.96	
4714-22-404-035	GRENKE, GEORGE III & MARY	137 W PORTAGE ST	Pinckney	MI	\$73,182.00	\$76,504.46	
4714-22-404-027	MELENDEZ, FRANCISCO & CARLOS	242 S HOWELL ST	Pinckney	MI	\$95,705.00	\$100,050.01	
4714-22-404-028	LOY, LANNES II & KLEINSTEUBER, CARL	236 S HOWELL ST	Pinckney	MI	\$83,812.00	\$87,617.06	
4714-22-404-025	VILLAGE OF PINCKNEY	220 S Howell	Pinckney	MI	\$0.00	\$0.00	
4714-23-303-023	WHITE, PAUL & AMY	115 E PORTAGE ST	Pinckney	MI	\$57,017.00	\$59,605.57	
4714-23-303-043	WYNN, AARON & BLOOVER, BRANDON	250 S MILL ST	Pinckney	MI	\$30,360.00	\$31,738.34	15615 GRAVES RD, Pinckney MI 48169
4714-23-303-024	WYNN, AARON & BLOOVER, BRANDON	250 S MILL ST	Pinckney	MI	\$128,389.00	\$134,217.86	15616 GRAVES RD, Pinckney MI 48169
4714-23-303-021	BUERS, DOUGLAS & TIFFANY CRAIG	140 E LIVINGSTON ST	Pinckney	MI	\$118,145.00	\$123,508.78	
4714-23-303-022	SKI SONS INVESTMENT LLC	120 LIVINGSTON	Pinckney	MI	\$126,548.00	\$132,293.28	1975 SUNDANCE RIDGE, Howell MI 48843
4714-23-303-012	SABO, SHASTA & SCENIAK, MICHAEL	147 S MILL	Pinckney	MI	\$144,528.00	\$151,089.57	
4714-23-400-019	UNITED STATES POSTAL SERVICE	1325 E M 36	Pinckney	MI	\$0.00	\$0.00	62 STRATFORD DR, Bloomingdale IL 60117
4714-23-400-020	GASSO GROUP LLC	1343 M-36	Pinckney	MI	\$451,543.00	\$472,043.05	20320 W EIGHT MILE RD, Southfield MI 48075
4714-23-400-006	SUNDANCE INC	1278 E M36	Pinckney	MI	\$206,832.00	\$216,222.17	7915 KENSINGTON CT, Brighton MI 48116
4714-23-400-007	M36 DEVELOPMENT LLC	1268 E M36	Pinckney	MI	\$39,000.00	\$40,770.60	50026 DRAKES BAY DR, Novi MI 48374
4714-23-400-008	M36 DEVELOPMENT LLC	0 M-36	Pinckney	MI	\$39,000.00	\$40,770.60	50027 DRAKES BAY DR, Novi MI 48374
					\$2,430,523.00	\$2,540,868.74	\$110,345.74

Village of Pinckney Downtown Development Authority Boundary

