

**HOWELL TOWNSHIP
AMENDED TAX EXEMPTION ORDINANCE - UNION AT OAK GROVE
ORDINANCE NO. 289**

At a regular meeting of the Township Board of Howell Township, Livingston County, Michigan, held at 3525 Byron Rd, Howell, Michigan 48855 on the 9th day of December, 2024, at 6:30 P.M., Township Board Member Counts moved to adopt the following Ordinance, which motion was seconded by Township Board Member Hohenstein:

An Ordinance to amend the Howell Township Tax Exemption Ordinance – Union at Oak Grove to amend Section 9 provide for an extension of the duration of time in which the housing project will be completed, extending that time from December 31, 2023 to December 31, 2024.

THE TOWNSHIP OF HOWELL, LIVINGSTON COUNTY, MICHIGAN ORDAINS:

SECTION 1. AMENDMENT TO SECTION 9: DURATION: The Township amends Section 9 to change the completion date of the housing project from December 31, 2023 to December 31, 2024 and amended Section 9 shall read as follows:

SECTION 9. Duration.

This Ordinance shall remain in effect and shall not terminate until the later of thirty (30) years from either May 11, 2022 or the first full year of development operations. Notwithstanding the foregoing, this Ordinance shall automatically terminate if the housing project is no longer subject to income and rent restrictions under the LIHTC Program, qualifies for the LIHTC Program, fails to receive or maintain Authority approval, or the housing project does not commence on or before December of 2021, and is not completed by December 31, 2024.

SECTION 2. SEVERABILITY.

The various sections and provisions of this Ordinance shall be deemed to be severable and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 3. INCONSISTENT ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict, including the predecessor Ordinances adopted May 20, 2020, and February 17, 2021.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect immediately following its publication as provided by law.

YEAS: Boal, Counts, Wilson, Daus, Fagan, Hohenstein, Coddington

NAYS: None

ABSENT/ABSTAIN: None

HOWELL TOWNSHIP:

BY: Susan Daus

ADOPTED: December 9, 2024

PUBLISHED: December 26, 2024

EFFECTIVE: December 26, 2024

CERTIFICATION

I, Susan Daus, the Clerk of Howell Township, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 289, adopted by the Howell Township Board at a regular meeting held on December 9, 2024.

Notice of adoption and publication of the Ordinance was published in the Livingston Daily on December 26, 2024. The Ordinance shall be effective on December 26, 2024, immediately following publication.

By: 
Susan Daus, Township Clerk