

# SENATE BILL No. 1333

May 12, 2010, Introduced by Senators JACOBS, CHERRY, ANDERSON, ALLEN and HUNTER and referred to the Committee on Senior Citizens and Veterans Affairs.

A bill to amend 2005 PA 280, entitled "Corridor improvement authority act," by amending section 3 (MCL 125.2873), as amended by 2007 PA 44.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1       Sec. 3. As used in this act:

2       (a) "Operations" means office maintenance, including salaries  
3 and expenses of employees, office supplies, consultation fees,  
4 design costs, and other expenses incurred in the daily management  
5 of the authority and planning of its activities.

6       (b) "Parcel" means an identifiable unit of land that is  
7 treated as separate for valuation or zoning purposes.

8       (c) "Public facility" means a street, plaza, pedestrian mall,  
9 and any improvements to a street, plaza, or pedestrian mall

1 including street furniture and beautification, sidewalk, **HEATED**  
2 **SIDEWALK**, trail, lighting, traffic flow modification, park, parking  
3 facility, recreational facility, right-of-way, structure, waterway,  
4 bridge, lake, pond, canal, utility line or pipe, or building,  
5 including access routes, that are either designed and dedicated to  
6 use by the public generally or used by a public agency, or that are  
7 located in a qualified development area and are for the benefit of  
8 or for the protection of the health, welfare, or safety of the  
9 public generally, whether or not used by 1 or more business  
10 entities, provided that any road, street, or bridge shall be  
11 continuously open to public access and that other property shall be  
12 located in public easements or rights-of-way and designed to  
13 accommodate foreseeable development of public facilities in  
14 adjoining areas. Public facility includes an improvement to a  
15 facility used by the public or a public facility as those terms are  
16 defined in section 1 of 1966 PA 1, MCL 125.1351, if the improvement  
17 complies with the barrier-free design requirements of the state  
18 construction code promulgated under the Stille-DeRossett-Hale  
19 single state construction code act, 1972 PA 230, MCL 125.1501 to  
20 125.1531.

21 (d) "Qualified development area" means a development area that  
22 meets all of the following:

23 (i) Is located within a city with a population of 700,000 or  
24 more.

25 (ii) Contains at least 30 contiguous acres.

26 (iii) Was owned by this state on December 31, 2003 and was  
27 conveyed to a private owner before June 30, 2004.

1           (iv) Is zoned to allow for mixed use that includes commercial  
2 use and that may include residential use.

3           (v) Otherwise complies with the requirements of section 5(a),  
4 (d), (e), and (g).

5           (vi) Construction within the qualified development area begins  
6 on or before the date 2 years after the effective date of the  
7 amendatory act that added this subdivision.

8           (vii) Is located in a distressed area.

9           (e) "Specific local tax" means a tax levied under 1974 PA 198,  
10 MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA  
11 255, MCL 207.651 to 207.668, the technology park development act,  
12 1984 PA 385, MCL 207.701 to 207.718, or 1953 PA 189, MCL 211.181 to  
13 211.182. The initial assessed value or current assessed value of  
14 property subject to a specific local tax shall be the quotient of  
15 the specific local tax paid divided by the ad valorem millage rate.  
16 The state tax commission shall prescribe the method for calculating  
17 the initial assessed value and current assessed value of property  
18 for which a specific local tax was paid in lieu of a property tax.

19           (f) "State fiscal year" means the annual period commencing  
20 October 1 of each year.

21           (g) "Tax increment revenues" means the amount of ad valorem  
22 property taxes and specific local taxes attributable to the  
23 application of the levy of all taxing jurisdictions upon the  
24 captured assessed value of real and personal property in the  
25 development area. Except as otherwise provided in section 29, tax  
26 increment revenues do not include any of the following:

27           (i) Taxes under the state education tax act, 1993 PA 331, MCL

1 211.901 to 211.906.

2 (ii) Taxes levied by local or intermediate school districts.

3 (iii) Ad valorem property taxes attributable either to a portion  
4 of the captured assessed value shared with taxing jurisdictions  
5 within the jurisdictional area of the authority or to a portion of  
6 value of property that may be excluded from captured assessed value  
7 or specific local taxes attributable to the ad valorem property  
8 taxes.

9 (iv) Ad valorem property taxes excluded by the tax increment  
10 financing plan of the authority from the determination of the  
11 amount of tax increment revenues to be transmitted to the authority  
12 or specific local taxes attributable to the ad valorem property  
13 taxes.

14 (v) Ad valorem property taxes exempted from capture under  
15 section 18(5) or specific local taxes attributable to the ad  
16 valorem property taxes.

17 (vi) Ad valorem property taxes specifically levied for the  
18 payment of principal and interest of obligations approved by the  
19 electors or obligations pledging the unlimited taxing power of the  
20 local governmental unit or specific taxes attributable to those ad  
21 valorem property taxes.

22 (h) "Distressed area" means a local governmental unit that  
23 meets all of the following:

24 (i) Has a population of 700,000 or more.

25 (ii) Shows a negative population change from 1970 to the date  
26 of the most recent federal decennial census.

27 (iii) Shows an overall increase in the state equalized value of

1 real and personal property of less than the statewide average  
2 increase since 1972.

3 (iv) Has a poverty rate, as defined by the most recent federal  
4 decennial census, greater than the statewide average.

5 (v) Has had an unemployment rate higher than the statewide  
6 average.