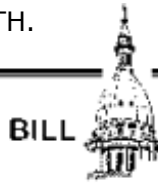




Senate Fiscal Agency
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BILL ANALYSIS

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Senate Bill 1241 (Substitute S-1 as reported)

Sponsor: Senator Jim Barcia

Committee: Commerce and Labor

CONTENT

The bill would create the "Neighborhood Improvement Authority Act" to authorize a city to create a neighborhood improvement authority. The bill would do the following:

- Allow the board of an authority, among other things, to plan and propose projects, including the development of low-income housing, that the board believed aided in a development area's residential and economic growth.
- Authorize the city or the authority to borrow money and issue bonds in order to finance authority activities.
- Allow an authority to prepare and submit to the city a tax increment financing plan, which would have to include a development plan for the authority's development area.
- Require the development plan to provide for assistance to people displaced by it, and require a person being relocated to be given at least 90 days' written notice to vacate, unless modified by a court order.
- Specify requirements for an authority's budget approval process.
- Authorize the State Tax Commission to enforce and administer the proposed Act.

Legislative Analyst: Patrick Affholter

FISCAL IMPACT

The bill would increase local unit expenses and possibly increase local unit revenue as well as restrict the spending of any increased local unit revenue. Depending on whether the changes in property values under the bill will occur absent the bill, the bill either would have no effect on State revenue or would delay future increases in State revenue.

It is unknown how many communities would establish an authority under the bill, or how many authorities would be established within each community. Similarly, it is unknown what properties would be included within the authority and what the change in property values subject to capture would be.

The bill would allow the taxes resulting from any increase in property tax values to be captured to pay for any authorized expenditures, including payments on bonds issued for the authority. Certain property taxes, such as those levied under the State education tax or to pay for general obligation bonds, would not be subject to capture. Any positive change in property values that will occur absent the bill would represent a delay in future revenue increase for both the State and local units. To the extent that the bill produced higher property values than what will occur absent the bill, the bill would increase local unit revenue, particularly in the future. In the near-term, any increased property tax revenue would be restricted to the authority.

Date Completed: 6-14-04

Fiscal Analyst: David Zin

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Analysis available @ <http://www.michiganlegislature.org>

This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.