

**SUBSTITUTE FOR  
SENATE BILL NO. 1240**

A bill to amend 1975 PA 197, entitled

"An act to provide for the establishment of a downtown development authority; to prescribe its powers and duties; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials,"

by amending section 7 (MCL 125.1657), as amended by 1985 PA 221.

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

1       Sec. 7. The board may:

2       (a) Prepare an analysis of economic changes taking place in  
3 the downtown district.

4       (b) Study and analyze the impact of metropolitan growth upon  
5 the downtown district.

1 (c) Plan and propose the construction, renovation, repair,  
2 remodeling, rehabilitation, restoration, preservation, or  
3 reconstruction of a public facility, an existing building, or a  
4 multiple-family dwelling unit which may be necessary or  
5 appropriate to the execution of a plan which, in the opinion of  
6 the board, aids in the economic growth of the downtown district.

7 (d) Plan, propose, and implement an improvement to a public  
8 facility within the development area to comply with the barrier  
9 free design requirements of the state construction code

10 promulgated under the ~~state construction code act of 1972, Act~~  
11 ~~No. 230 of the Public Acts of 1972, being sections 125.1501 to~~  
12 ~~125.1531 of the Michigan Compiled Laws~~ **Stille-DeRossett-Hale**  
13 **single state construction code act, 1972 PA 230, MCL 125.1501 to**  
14 **125.1531.**

15 (e) Develop long-range plans, in cooperation with the agency  
16 which is chiefly responsible for planning in the municipality,  
17 designed to halt the deterioration of property values in the  
18 downtown district and to promote the economic growth of the  
19 downtown district, and take such steps as may be necessary to  
20 persuade property owners to implement the plans to the fullest  
21 extent possible.

22 (f) Implement any plan of development in the downtown  
23 district necessary to achieve the purposes of this act, in  
24 accordance with the powers of the authority as granted by this  
25 act.

26 (g) Make and enter into contracts necessary or incidental to  
27 the exercise of its powers and the performance of its duties.

1 (h) Acquire by purchase or otherwise, on terms and conditions  
2 and in a manner the authority ~~deems~~ **considers** proper or own,  
3 convey, or otherwise dispose of, or lease as lessor or lessee,  
4 land and other property, real or personal, or rights or interests  
5 ~~therein~~ **in property**, which the authority determines is  
6 reasonably necessary to achieve the purposes of this act, and to  
7 grant or acquire licenses, easements, and options with respect  
8 ~~thereto~~ **to that property**.

9 (i) Improve land and construct, reconstruct, rehabilitate,  
10 restore and preserve, equip, improve, maintain, repair, and  
11 operate any building, including multiple-family dwellings, and  
12 any necessary or desirable appurtenances ~~thereto~~ **to that**  
13 **property**, within the downtown district for the use, in whole or  
14 in part, of any public or private person or corporation, or a  
15 combination ~~thereof~~ **of them**.

16 (j) Fix, charge, and collect fees, rents, and charges for the  
17 use of any building or property under its control or any part  
18 thereof, or facility therein, and pledge the fees, rents, and  
19 charges for the payment of revenue bonds issued by the  
20 authority.

21 (k) Lease any building or property under its control, or any  
22 part ~~thereof~~ **of a building or property**.

23 (l) Accept grants and donations of property, labor, or other  
24 things of value from a public or private source.

25 (m) Acquire and construct public facilities.

26 (n) **Create, operate, and fund marketing initiatives that**  
27 **benefit the downtown district.**

1           (o) Contract for broadband service and wireless technology  
2 service in the downtown district.