

**SUBSTITUTE FOR  
HOUSE BILL NO. 5851**

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 sections 1, 8, 15, and 31 (MCL 125.1651, 125.1658, 125.1665, and 125.1681), section 1 as amended by 2013 PA 66, section 8 as added by 1987 PA 66, section 15 as amended by 1993 PA 323, and section 31 as added by 1988 PA 425; and to repeal acts and parts of acts.

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

1           Sec. 1. As used in this act:

2           (a) "Advance" means a transfer of funds made by a municipality  
3 to an authority or to another person on behalf of the authority in  
4 anticipation of repayment by the authority. Evidence of the intent  
5 to repay an advance may include, but is not limited to, an executed  
6 agreement to repay, provisions contained in a tax increment  
7 financing plan approved prior to the advance, or a resolution of  
8 the authority or the municipality.

9           (b) "Assessed value" means 1 of the following:

10           (i) For valuations made before January 1, 1995, the state  
11 equalized valuation as determined under the general property tax  
12 act, 1893 PA 206, MCL 211.1 to 211.155.

13           (ii) For valuations made after December 31, 1994, the taxable  
14 value as determined under section 27a of the general property tax  
15 act, 1893 PA 206, MCL 211.27a.

16           (c) "Authority" means a downtown development authority created  
17 pursuant to this act.

18           (d) "Board" means the governing body of an authority.

19           (e) "Business district" means an area in the downtown of a  
20 municipality zoned and used principally for business.

21           (f) "Captured assessed value" means the amount in any 1 year  
22 by which the current assessed value of the project area, including  
23 the assessed value of property for which specific local taxes are  
24 paid in lieu of property taxes as determined in subdivision (aa),  
25 exceeds the initial assessed value. The state tax commission shall  
26 prescribe the method for calculating captured assessed value.

1 (g) "Catalyst development project" means a project that is  
2 located in a municipality with a population greater than 600,000,  
3 is designated by the authority as a catalyst development project,  
4 and is expected to result in at least \$300,000,000.00 of capital  
5 investment. There shall be no more than 1 catalyst development  
6 project designated within each authority.

7 (h) "Chief executive officer" means the mayor or city manager  
8 of a city, the president or village manager of a village, or the  
9 supervisor of a township or, if designated by the township board  
10 for purposes of this act, the township superintendent or township  
11 manager of a township.

12 (i) "Development area" means that area to which a development  
13 plan is applicable.

14 (j) "Development plan" means that information and those  
15 requirements for a development plan set forth in section 17.

16 (k) "Development program" means the implementation of the  
17 development plan.

18 (l) "Downtown district" means that part of an area in a  
19 business district that is specifically designated by ordinance of  
20 the governing body of the municipality pursuant to this act. A  
21 downtown district may include 1 or more separate and distinct  
22 geographic areas in a business district as determined by the  
23 municipality if the municipality enters into an agreement with a  
24 qualified township under section 3(7) or if the municipality is a  
25 city that surrounds another city and that other city lies between  
26 the 2 separate and distinct geographic areas. If the downtown  
27 district contains more than 1 separate and distinct geographic area

1 in the downtown district, the separate and distinct geographic  
2 areas shall be considered 1 downtown district.

3 (m) "Eligible advance" means an advance made before August 19,  
4 1993.

5 (n) "Eligible obligation" means an obligation issued or  
6 incurred by an authority or by a municipality on behalf of an  
7 authority before August 19, 1993 and its subsequent refunding by a  
8 qualified refunding obligation. Eligible obligation includes an  
9 authority's written agreement entered into before August 19, 1993  
10 to pay an obligation issued after August 18, 1993 and before  
11 December 31, 1996 by another entity on behalf of the authority.

12 (o) "Fire alarm system" means a system designed to detect and  
13 annunciate the presence of fire, or by-products of fire. Fire alarm  
14 system includes smoke detectors.

15 (p) "Fiscal year" means the fiscal year of the authority.

16 (q) "Governing body of a municipality" means the elected body  
17 of a municipality having legislative powers.

18 (r) "Initial assessed value" means the assessed value, as  
19 equalized, of all the taxable property within the boundaries of the  
20 development area at the time the ordinance establishing the tax  
21 increment financing plan is approved, as shown by the most recent  
22 assessment roll of the municipality for which equalization has been  
23 completed at the time the resolution is adopted. Property exempt  
24 from taxation at the time of the determination of the initial  
25 assessed value shall be included as zero. For the purpose of  
26 determining initial assessed value, property for which a specific  
27 local tax is paid in lieu of a property tax shall not be considered

1 to be property that is exempt from taxation. The initial assessed  
2 value of property for which a specific local tax was paid in lieu  
3 of a property tax shall be determined as provided in subdivision  
4 (aa). In the case of a municipality having a population of less  
5 than 35,000 that established an authority prior to 1985, created a  
6 district or districts, and approved a development plan or tax  
7 increment financing plan or amendments to a plan, and which plan or  
8 tax increment financing plan or amendments to a plan, and which  
9 plan expired by its terms December 31, 1991, the initial assessed  
10 value for the purpose of any plan or plan amendment adopted as an  
11 extension of the expired plan shall be determined as if the plan  
12 had not expired December 31, 1991. For a development area  
13 designated before 1997 in which a renaissance zone has subsequently  
14 been designated pursuant to the Michigan renaissance zone act, 1996  
15 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the  
16 development area otherwise determined under this subdivision shall  
17 be reduced by the amount by which the current assessed value of the  
18 development area was reduced in 1997 due to the exemption of  
19 property under section 7ff of the general property tax act, 1893 PA  
20 206, MCL 211.7ff, but in no case shall the initial assessed value  
21 be less than zero.

22 (s) "Municipality" means a city, village, or township.

23 (t) "Obligation" means a written promise to pay, whether  
24 evidenced by a contract, agreement, lease, sublease, bond, or note,  
25 or a requirement to pay imposed by law. An obligation does not  
26 include a payment required solely because of default upon an  
27 obligation, employee salaries, or consideration paid for the use of

1 municipal offices. An obligation does not include those bonds that  
2 have been economically defeased by refunding bonds issued under  
3 this act. Obligation includes, but is not limited to, the  
4 following:

5 (i) A requirement to pay proceeds derived from ad valorem  
6 property taxes or taxes levied in lieu of ad valorem property  
7 taxes.

8 (ii) A management contract or a contract for professional  
9 services.

10 (iii) A payment required on a contract, agreement, bond, or  
11 note if the requirement to make or assume the payment arose before  
12 August 19, 1993.

13 (iv) A requirement to pay or reimburse a person for the cost  
14 of insurance for, or to maintain, property subject to a lease, land  
15 contract, purchase agreement, or other agreement.

16 (v) A letter of credit, paying agent, transfer agent, bond  
17 registrar, or trustee fee associated with a contract, agreement,  
18 bond, or note.

19 (u) "On behalf of an authority", in relation to an eligible  
20 advance made by a municipality, or an eligible obligation or other  
21 protected obligation issued or incurred by a municipality, means in  
22 anticipation that an authority would transfer tax increment  
23 revenues or reimburse the municipality from tax increment revenues  
24 in an amount sufficient to fully make payment required by the  
25 eligible advance made by the municipality, or eligible obligation  
26 or other protected obligation issued or incurred by the  
27 municipality, if the anticipation of the transfer or receipt of tax

1 increment revenues from the authority is pursuant to or evidenced  
2 by 1 or more of the following:

3 (i) A reimbursement agreement between the municipality and an  
4 authority it established.

5 (ii) A requirement imposed by law that the authority transfer  
6 tax increment revenues to the municipality.

7 (iii) A resolution of the authority agreeing to make payments  
8 to the incorporating unit.

9 (iv) Provisions in a tax increment financing plan describing  
10 the project for which the obligation was incurred.

11 (v) "Operations" means office maintenance, including salaries  
12 and expenses of employees, office supplies, consultation fees,  
13 design costs, and other expenses incurred in the daily management  
14 of the authority and planning of its activities.

15 (w) "Other protected obligation" means:

16 (i) A qualified refunding obligation issued to refund an  
17 obligation described in subparagraph (ii), (iii), or (iv), an  
18 obligation that is not a qualified refunding obligation that is  
19 issued to refund an eligible obligation, or a qualified refunding  
20 obligation issued to refund an obligation described in this  
21 subparagraph.

22 (ii) An obligation issued or incurred by an authority or by a  
23 municipality on behalf of an authority after August 19, 1993, but  
24 before December 31, 1994, to finance a project described in a tax  
25 increment finance plan approved by the municipality in accordance  
26 with this act before December 31, 1993, for which a contract for  
27 final design is entered into by or on behalf of the municipality or

1 authority before March 1, 1994 or for which a written agreement  
2 with a developer, titled preferred development agreement, was  
3 entered into by or on behalf of the municipality or authority in  
4 July 1993.

5 (iii) An obligation incurred by an authority or municipality  
6 after August 19, 1993, to reimburse a party to a development  
7 agreement entered into by a municipality or authority before August  
8 19, 1993, for a project described in a tax increment financing plan  
9 approved in accordance with this act before August 19, 1993, and  
10 undertaken and installed by that party in accordance with the  
11 development agreement.

12 (iv) An obligation incurred by the authority evidenced by or  
13 to finance a contract to purchase real property within a  
14 development area or a contract to develop that property within the  
15 development area, or both, if all of the following requirements are  
16 met:

17 (A) The authority purchased the real property in 1993.

18 (B) Before June 30, 1995, the authority enters a contract for  
19 the development of the real property located within the development  
20 area.

21 (C) In 1993, the authority or municipality on behalf of the  
22 authority received approval for a grant from both of the following:

23 (I) The department of natural resources for site reclamation  
24 of the real property.

25 (II) The department of consumer and industry services for  
26 development of the real property.

27 (v) An ongoing management or professional services contract



1 with the governing body of a county which was entered into before  
2 March 1, 1994 and which was preceded by a series of limited term  
3 management or professional services contracts with the governing  
4 body of the county, the last of which was entered into before  
5 August 19, 1993.

6 (vi) A loan from a municipality to an authority if the loan  
7 was approved by the legislative body of the municipality on April  
8 18, 1994.

9 (vii) Funds expended to match a grant received by a  
10 municipality on behalf of an authority for sidewalk improvements  
11 from the Michigan department of transportation if the legislative  
12 body of the municipality approved the grant application on April 5,  
13 1993 and the grant was received by the municipality in June 1993.

14 (viii) For taxes captured in 1994, an obligation described in  
15 this subparagraph issued or incurred to finance a project. An  
16 obligation is considered issued or incurred to finance a project  
17 described in this subparagraph only if all of the following are  
18 met:

19 (A) The obligation requires raising capital for the project or  
20 paying for the project, whether or not a borrowing is involved.

21 (B) The obligation was part of a development plan and the tax  
22 increment financing plan was approved by a municipality on May 6,  
23 1991.

24 (C) The obligation is in the form of a written memorandum of  
25 understanding between a municipality and a public utility dated  
26 October 27, 1994.

27 (D) The authority or municipality captured school taxes during

1 1994.

2 (ix) An obligation incurred after July 31, 2012 by an  
3 authority, municipality, or other governmental unit to pay for  
4 costs associated with a catalyst development project.

5 (x) "Public facility" means a street, plaza, pedestrian mall,  
6 and any improvements to a street, plaza, or pedestrian mall  
7 including street furniture and beautification, park, parking  
8 facility, recreational facility, right-of-way, structure, waterway,  
9 bridge, lake, pond, canal, utility line or pipe, building, and  
10 access routes to any of the foregoing, designed and dedicated to  
11 use by the public generally, or used by a public agency. Public  
12 facility includes an improvement to a facility used by the public  
13 or a public facility as those terms are defined in section 1 of  
14 1966 PA 1, MCL 125.1351, which improvement is made to comply with  
15 the barrier free design requirements of the state construction code  
16 promulgated under the Stille-DeRossett-Hale single state  
17 construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.  
18 Public facility also includes the acquisition, construction,  
19 improvement, and operation of a building owned or leased by the  
20 authority to be used as a retail business incubator.

21 (y) "Qualified refunding obligation" means an obligation  
22 issued or incurred by an authority or by a municipality on behalf  
23 of an authority to refund an obligation if 1 or more of the  
24 following apply:

25 (i) The obligation is issued to refund a qualified refunding  
26 obligation issued in November 1997 and any subsequent refundings of  
27 that obligation issued before January 1, 2010 or the obligation is

1 issued to refund a qualified refunding obligation issued on May 15,  
2 1997 and any subsequent refundings of that obligation issued before  
3 January 1, 2010 in an authority in which 1 parcel or group of  
4 parcels under common ownership represents 50% or more of the  
5 taxable value captured within the tax increment finance district  
6 and that will ultimately provide for at least a 40% reduction in  
7 the taxable value of the property as part of a negotiated  
8 settlement as a result of an appeal filed with the state tax  
9 tribunal. Qualified refunding obligations issued under this  
10 subparagraph are not subject to the requirements of section 611 of  
11 the revised municipal finance act, 2001 PA 34, MCL 141.2611, if  
12 issued before January 1, 2010. The duration of the development  
13 program described in the tax increment financing plan relating to  
14 the qualified refunding obligations issued under this subparagraph  
15 is hereby extended to 1 year after the final date of maturity of  
16 the qualified refunding obligations.

17 (ii) The refunding obligation meets both of the following:

18 (A) The net present value of the principal and interest to be  
19 paid on the refunding obligation, including the cost of issuance,  
20 will be less than the net present value of the principal and  
21 interest to be paid on the obligation being refunded, as calculated  
22 using a method approved by the department of treasury.

23 (B) The net present value of the sum of the tax increment  
24 revenues described in subdivision (cc) (ii) and the distributions  
25 under section 13b to repay the refunding obligation will not be  
26 greater than the net present value of the sum of the tax increment  
27 revenues described in subdivision (cc) (ii) and the distributions

1 under section 13b to repay the obligation being refunded, as  
2 calculated using a method approved by the department of treasury.

3 (iii) The obligation is issued to refund an other protected  
4 obligation issued as a capital appreciation bond delivered to the  
5 Michigan municipal bond authority on December 21, 1994 and any  
6 subsequent refundings of that obligation issued before January 1,  
7 2012. Qualified refunding obligations issued under this  
8 subparagraph are not subject to the requirements of section 305(2),  
9 (3), (5), and (6), section 501, section 503, or section 611 of the  
10 revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501,  
11 141.2503, and 141.2611, if issued before January 1, 2012. The  
12 duration of the development program described in the tax increment  
13 financing plan relating to the qualified refunding obligations  
14 issued under this subparagraph is extended to 1 year after the  
15 final date of maturity of the qualified refunding obligations. The  
16 obligation may be payable through the year 2025 at an interest rate  
17 not exceeding the maximum rate permitted by law, notwithstanding  
18 the bond maturity dates contained in the notice of intent to issue  
19 bonds published by the municipality. An obligation issued under  
20 this subparagraph is a qualified refunding obligation only to the  
21 extent that revenues described in subdivision (cc) (ii) and  
22 distributions under section 13b to repay the qualified refunding  
23 obligation do not exceed \$750,000.00.

24 (iv) The obligation is issued to refund a qualified refunding  
25 obligation issued on February 13, 2008, and any subsequent  
26 refundings of that obligation, issued before December 31, 2018.  
27 Qualified refunding obligations issued under this subparagraph are

1 not subject to the requirements of section 305(2), (3), (5), and  
2 (6), 501, 503, or 611 of the revised municipal finance act, 2001 PA  
3 34, MCL 141.2305, 141.2501, 141.2503, and 141.2611. The duration of  
4 the development program described in the tax increment financing  
5 plan relating to the qualified refunding obligations issued under  
6 this subparagraph is extended to 1 year after the final date of  
7 maturity of the qualified refunding obligations. Revenues described  
8 in subdivision (cc) (ii) and distributions made under section 13b in  
9 excess of the amount needed for current year debt service on an  
10 obligation issued under this subparagraph may be paid to the  
11 authority to the extent necessary to pay future years' debt service  
12 on the obligation as determined by the board.

13 (z) "Qualified township" means a township that meets all of  
14 the following requirements:

15 (i) Was not eligible to create an authority prior to January  
16 3, 2005.

17 (ii) Adjoins a municipality that previously created an  
18 authority.

19 (iii) Along with the adjoining municipality that previously  
20 created an authority, is a member of the same joint planning  
21 commission under the joint municipal planning act, 2003 PA 226, MCL  
22 125.131 to 125.143.

23 (aa) "Specific local tax" means a tax levied under 1974 PA  
24 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978  
25 PA 255, MCL 207.651 to 207.668, the technology park development  
26 act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL  
27 211.181 to 211.182. The initial assessed value or current assessed

1 value of property subject to a specific local tax shall be the  
2 quotient of the specific local tax paid divided by the ad valorem  
3 millage rate. However, after 1993, the state tax commission shall  
4 prescribe the method for calculating the initial assessed value and  
5 current assessed value of property for which a specific local tax  
6 was paid in lieu of a property tax.

7 (bb) "State fiscal year" means the annual period commencing  
8 October 1 of each year.

9 (cc) "Tax increment revenues" means the amount of ad valorem  
10 property taxes and specific local taxes attributable to the  
11 application of the levy of all taxing jurisdictions upon the  
12 captured assessed value of real and personal property in the  
13 development area, subject to the following requirements:

14 (i) Tax increment revenues include ad valorem property taxes  
15 and specific local taxes attributable to the application of the  
16 levy of all taxing jurisdictions other than the state pursuant to  
17 the state education tax act, 1993 PA 331, MCL 211.901 to 211.906,  
18 and local or intermediate school districts upon the captured  
19 assessed value of real and personal property in the development  
20 area for any purpose authorized by this act.

21 (ii) Tax increment revenues include ad valorem property taxes  
22 and specific local taxes attributable to the application of the  
23 levy of the state pursuant to the state education tax act, 1993 PA  
24 331, MCL 211.901 to 211.906, and local or intermediate school  
25 districts upon the captured assessed value of real and personal  
26 property in the development area in an amount equal to the amount  
27 necessary, without regard to subparagraph (i), to repay eligible

1 advances, eligible obligations, and other protected obligations.

2 (iii) Tax increment revenues do not include any of the  
3 following:

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

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

15 (C) Ad valorem property taxes exempted from capture under  
16 section 3(3) or specific local taxes attributable to such ad  
17 valorem property taxes.

18 (D) Ad valorem property taxes levied under 1 or more of the  
19 following or specific local taxes attributable to those ad valorem  
20 property taxes:

21 (I) The zoological authorities act, 2008 PA 49, MCL 123.1161  
22 to 123.1183.

23 (II) The art institute authorities act, 2010 PA 296, MCL  
24 123.1201 to 123.1229.

25 **(III) THE REGIONAL TRANSIT AUTHORITY ACT, 2012 PA 387, MCL**  
26 **124.541 TO 124.558.**

27 **(E) AD VALOREM PROPERTY TAXES OR SPECIFIC LOCAL TAXES LEVIED**

1 FOR A MILLAGE APPROVED BY THE ELECTORS AFTER DECEMBER 31, 2016,  
2 EXCEPT FOR 1 OR MORE OF THE FOLLOWING:

3 (I) A MILLAGE APPROVED BY THE ELECTORS UNDER SECTION 34D(11)  
4 OF THE GENERAL PROPERTY TAX ACT, 1893 PA 206, MCL 211.34D.

5 (II) A RENEWAL OF A MILLAGE THAT WAS AUTHORIZED ON OR BEFORE  
6 DECEMBER 31, 2016.

7 (iv) The amount of tax increment revenues authorized to be  
8 included under subparagraph (ii) or (v), and required to be  
9 transmitted to the authority under section 14(1), from ad valorem  
10 property taxes and specific local taxes attributable to the  
11 application of the levy of the state education tax act, 1993 PA  
12 331, MCL 211.901 to 211.906, a local school district or an  
13 intermediate school district upon the captured assessed value of  
14 real and personal property in a development area shall be  
15 determined separately for the levy by the state, each school  
16 district, and each intermediate school district as the product of  
17 sub-subparagraphs (A) and (B):

18 (A) The percentage that the total ad valorem taxes and  
19 specific local taxes available for distribution by law to the  
20 state, local school district, or intermediate school district,  
21 respectively, bears to the aggregate amount of ad valorem millage  
22 taxes and specific taxes available for distribution by law to the  
23 state, each local school district, and each intermediate school  
24 district.

25 (B) The maximum amount of ad valorem property taxes and  
26 specific local taxes considered tax increment revenues under  
27 subparagraph (ii) or (v).



1           (v) Tax increment revenues include ad valorem property taxes  
2 and specific local taxes, in an annual amount and for each year  
3 approved by the state treasurer, attributable to the levy by this  
4 state under the state education tax act, 1993 PA 331, MCL 211.901  
5 to 211.906, and by local or intermediate school districts, upon the  
6 captured assessed value of real and personal property in the  
7 development area of an authority established in a city with a  
8 population of 600,000 or more to pay for, or reimburse an advance  
9 for, not more than \$8,000,000.00 for the demolition of buildings or  
10 structures on public or privately owned property within a  
11 development area that commences in 2005, or to pay the annual  
12 principal of or interest on an obligation, the terms of which are  
13 approved by the state treasurer, issued by an authority, or by a  
14 city on behalf of an authority, to pay not more than \$8,000,000.00  
15 of the costs to demolish buildings or structures on public or  
16 privately owned property within a development area that commences  
17 in 2005.

18           (vi) Tax increment revenues include ad valorem property taxes  
19 and specific local taxes attributable to the levy by this state  
20 under the state education tax act, 1993 PA 331, MCL 211.201 to  
21 211.906, and by local or intermediate school districts which were  
22 levied on or after July 1, 2010, upon the captured assessed value  
23 of real and personal property in the development area of an  
24 authority established in a city with a population of 600,000 or  
25 more to pay for, or reimburse an advance for, costs associated with  
26 the land acquisition, preliminary site work, and construction of a  
27 catalyst development project.

1           Sec. 8. (1) ~~If a board created under this act serves as the~~  
2 ~~planning commission under section 2 of Act No. 285 of the Public~~  
3 ~~Acts of 1931, being section 125.32 of the Michigan Compiled Laws,~~  
4 ~~the board shall include planning commission business in its agenda.~~

5           **THE MUNICIPALITY CREATING THE AUTHORITY SHALL ENSURE THAT A WEBSITE**  
6 **IS OPERATED AND REGULARLY MAINTAINED WITH ALL AUTHORITY RECORDS AND**  
7 **DOCUMENTS, FOR THE IMMEDIATELY PRECEDING 5 FISCAL YEARS, INCLUDING**  
8 **ALL OF THE FOLLOWING:**

9           (A) MINUTES OF ALL BOARD MEETINGS.

10          (B) ANNUAL BUDGET.

11          (C) ANNUAL AUDITS.

12          (D) CURRENTLY ADOPTED DEVELOPMENT PLAN.

13          (E) CURRENTLY ADOPTED TAX INCREMENT FINANCE PLAN.

14          (F) LIST OF ALL AUTHORITY SPONSORED AND MANAGED EVENTS.

15          (G) CURRENT AUTHORITY STAFF CONTACT INFORMATION.

16          (H) ALL PROMOTIONAL AND MARKETING MATERIALS.

17          (I) AMOUNT OF TAX INCREMENT REVENUES CAPTURED FOR EACH TAXING  
18 JURISDICTION THAT LEVIES AD VALOREM PROPERTY TAXES OR SPECIFIC  
19 LOCAL TAXES WITHIN THE BOUNDARIES OF THE AUTHORITY.

20          (J) CURRENT CONTRACTS AND OTHER DOCUMENTS RELATED TO  
21 MANAGEMENT OF THE AUTHORITY.

22           (2) SUBJECT TO SUBSECTION (3), THE REQUIREMENTS IN SUBSECTION  
23 (1) ARE REQUIRED FOR RECORDS AND DOCUMENTS RELATED TO FISCAL YEARS  
24 STARTING THE FISCAL YEAR OF THE DATE OF ENACTMENT OF THE AMENDATORY  
25 ACT THAT ADDED THIS SUBSECTION.

26           (3) THE RECORDS AND DOCUMENTS DESCRIBED IN SUBSECTION (1) (F),  
27 (G), (H), AND (J) SHALL BE REQUIRED FOR 2 FISCAL YEARS IMMEDIATELY

1 PRECEDING THE DATE OF ENACTMENT OF THE AMENDATORY ACT THAT ADDED  
2 THIS SUBSECTION.

3 (4) THE REQUIREMENTS OF THIS SECTION SHALL NOT TAKE EFFECT  
4 UNTIL 180 DAYS AFTER THE END OF AN AUTHORITY'S CURRENT FISCAL YEAR  
5 AS OF THE DATE OF ENACTMENT OF THE AMENDATORY ACT THAT ADDED THIS  
6 SUBSECTION.

7 (5) EACH YEAR, THE BOARD SHALL HOLD NOT FEWER THAN 1  
8 INFORMATIONAL MEETING. THE PURPOSE OF THE INFORMATIONAL MEETING  
9 WILL BE TO HIGHLIGHT THE INFORMATION DESCRIBED IN SUBSECTION (1) (A)  
10 TO (J). NOTICE OF AN INFORMATIONAL MEETING SHALL BE POSTED ON THE  
11 MUNICIPALITY'S OR AUTHORITY'S WEBSITE NOT LESS THAN 20 DAYS BEFORE  
12 THE DATE OF THE INFORMATIONAL MEETING. NOT LESS THAN 20 DAYS BEFORE  
13 THE INFORMATIONAL MEETING, THE BOARD SHALL MAIL OR ELECTRONICALLY  
14 MAIL NOTICE OF THE INFORMATIONAL MEETING TO THE GOVERNING BODY OF  
15 EACH TAXING JURISDICTION LEVYING TAXES THAT ARE SUBJECT TO CAPTURE  
16 BY THE AUTHORITY.

17 Sec. 15. (1) The municipal and county treasurers shall  
18 transmit to the authority tax increment revenues.

19 (2) The authority shall expend the tax increment revenues  
20 received for the development program only pursuant to the tax  
21 increment financing plan. Surplus funds shall revert  
22 proportionately to the respective taxing bodies. These revenues  
23 shall not be used to circumvent existing property tax limitations.  
24 The governing body of the municipality may abolish the tax  
25 increment financing plan when it finds that the purposes for which  
26 it was established are accomplished. However, the tax increment  
27 financing plan shall not be abolished, **ALLOWED TO EXPIRE, OR**

1 **OTHERWISE TERMINATE**, until the principal of, and interest on, bonds  
 2 issued pursuant to section 16 have been paid or funds sufficient to  
 3 make the payment have been segregated.

4 (3) Annually the authority shall submit to the governing body  
 5 of the municipality, **THE GOVERNING BODY OF A TAXING UNIT LEVYING**  
 6 **TAXES SUBJECT TO CAPTURE BY AN AUTHORITY**, and the state tax  
 7 commission a report on the status of the tax increment financing  
 8 account. The report shall be published in a newspaper of general  
 9 circulation in the municipality **OR ON A WEBSITE OF THE AUTHORITY OR**  
 10 **THE MUNICIPALITY** and shall include the following:

11 (a) The amount and source of revenue in the account.

12 (b) The amount in any bond reserve account.

13 (c) The amount and purpose of expenditures from the account.

14 (d) The amount of principal and interest on any outstanding  
 15 bonded indebtedness.

16 (e) The initial assessed value of the ~~project~~ **DEVELOPMENT**  
 17 area.

18 (f) The captured assessed value retained by the authority.

19 (g) The tax increment revenues received.

20 ~~———— (h) The number of jobs created as a result of the~~  
 21 ~~implementation of the tax increment financing plan.~~

22 **(H) THE TOTAL NEW PUBLIC INVESTMENT BY THE AUTHORITY IN EACH**  
 23 **OF THE DEVELOPMENT AREAS.**

24 **(I) THE TOTALS RECEIVED BY THE AUTHORITY OR CONTRIBUTIONS MADE**  
 25 **BY SPONSORSHIPS, CASH, AND IN-KIND SERVICES FOR EVENTS, PROGRAMS,**  
 26 **AND PROJECTS WITHIN EACH DEVELOPMENT AREA.**

27 **(J) THE AMOUNTS OF ANY FUNDS OTHER THAN TAX INCREMENTS**

1 REVENUES USED BY THE AUTHORITY FOR ANY PROJECTS OR ACTIVITIES IN  
2 THE DEVELOPMENT AREAS.

3 (K) THE CURRENT ASSESSED VALUE OF THE DEVELOPMENT AREA.

4 (l) THE CAPTURED ASSESSED VALUE RETAINED BY THE AUTHORITY FOR  
5 EACH TAXING JURISDICTION.

6 (M) THE AMOUNT OF TAX INCREMENT REVENUES USED FOR THE  
7 OPERATION OF THE AUTHORITY.

8 (N) ~~(i)~~ Any additional information the governing body or the  
9 state tax commission considers necessary.

10 (4) TAX INCREMENT REVENUES SHALL BE EXPENDED WITHIN 5 YEARS OF  
11 THEIR RECEIPT. HOWEVER, TAX INCREMENT REVENUES MAY BE ACCUMULATED  
12 FOR A PERIOD LONGER THAN 5 YEARS, PROVIDED THE TAX INCREMENT  
13 FINANCING PLAN SPECIFICALLY PROVIDES FOR ALL OF THE FOLLOWING:

14 (A) THE REASONS FOR ACCUMULATING THOSE FUNDS.

15 (B) A TIME FRAME WHEN THE FUND WILL BE EXPENDED.

16 (C) THE USES FOR WHICH THE FUND WILL BE EXPENDED.

17 Sec. 31. (1) The ~~state tax commission~~ DEPARTMENT OF TREASURY  
18 may institute proceedings to compel enforcement of this act AND  
19 SHALL SEND WRITTEN NOTIFICATION OF THE SPECIFIC VIOLATION TO AN  
20 AUTHORITY FAILING TO COMPLY WITH THIS ACT AND THE GOVERNING BODY OF  
21 THE MUNICIPALITY THAT ESTABLISHED THE AUTHORITY OF A VIOLATION OF  
22 ANY PROVISION OF THIS ACT.

23 (2) The ~~state tax commission~~ DEPARTMENT OF TREASURY may  
24 promulgate rules necessary for the administration of this act  
25 pursuant to the administrative procedures act of 1969, Act No. 306  
26 of the Public Acts of 1969, being sections 24.201 to 24.328 of the  
27 Michigan Compiled Laws. 1969 PA 306, MCL 24.201 TO 24.328.

1           (3) IF THE DEPARTMENT OF TREASURY NOTIFIES AN AUTHORITY IN  
2 WRITING THAT THE AUTHORITY FAILED TO COMPLY WITH ANY PROVISION OF  
3 THIS ACT AND AFTER 60 DAYS FOLLOWING RECEIPT OF THAT NOTICE THE  
4 AUTHORITY DOES NOT COMPLY, THAT AUTHORITY SHALL NOT CAPTURE ANY TAX  
5 INCREMENT REVENUES THAT ARE IN EXCESS OF AMOUNTS NECESSARY TO PAY  
6 BONDED INDEBTEDNESS OR OTHER OBLIGATIONS FOR THE PERIOD OF  
7 NONCOMPLIANCE AS DETERMINED BY THE DEPARTMENT OF TREASURY. ANY  
8 EXCESS FUNDS CAPTURED SHALL BE RETURNED TO THE TAXING JURISDICTION  
9 FROM WHICH THEY WERE CAPTURED AS PROVIDED IN SECTION 15(2).

10           Enacting section 1. The following acts are repealed:

11           (a) The historic neighborhood tax increment finance authority  
12 act, 2004 PA 530, MCL 125.2841 to 125.2866.

13           (b) The private investment infrastructure funding act, 2010 PA  
14 250, MCL 125.1871 to 125.1883.