



A SUMMARY OF HOUSE BILLS 4692 - 4694 AS INTRODUCED 4-16-91

Public Act 120 of 1961, the shopping areas redevelopment act, currently permits a city with a master plan for its own physical development, which includes plans for redevelopment of a principal shopping area, to undertake various activities relative to a shopping area redevelopment project and to pay for these activities using various financing methods. The bills would amend various acts to expand the scope of the shopping areas redevelopment act so that, in addition to cities, the act would apply to villages, townships, and charter townships that met the bills' requirements. Also, the bills would expand the scope of activities that would qualify for financing under the act. House Bills 4693 and 4694 are tie-barred to House Bill 4692.

House Bill 4692 would amend the shopping areas redevelopment act (MCL 125.981 et al.) to extend the authority granted to a city under the act to a municipality (which would include villages and general law and charter townships) that had a qualifying physical development master plan. Under the bill, the master plan would have to include either an urban design plan designating a principal shopping "district" (instead of an "area"), or would have to include a plan for development or redevelopment of the shopping district for a municipality to conduct various activities related to promoting the principal shopping district and to fund these activities as specified in the act. (A "principal shopping district" would mean a predominantly commercial portion of a municipality that contained at least 10 retail businesses.)

Additional activities. Among activities currently authorized by the act, the bill specifies that a municipality could promote economic activity in its principal shopping district by undertakings including, but not limited to, conducting market research and public relations campaigns, developing and coordinating retail and institutional promotions, and sponsoring special events and related activities. In addition, the bill would allow maintenance of streets, sidewalks and parking lots under the act.

Board Composition. The act provides for the ongoing maintenance, supervision, and operation of a principal shopping area by a special board composed mainly of persons who own or operate businesses located in the designated shopping area. The bill specifies that if the boundaries of a principal shopping district within a municipality were the same as those of a downtown district designated under the Downtown Development Authority (DDA) Act -- which establishes and governs DDAs to promote economic growth in downtown districts -- then the DDA could also serve as the board of the principal shopping district. Otherwise, a majority of the members of the board of the principal shopping

district would be composed of owners or operators of businesses located with the principal shopping district area.

Other provisions. The bill further specifies that there would be a rebuttable presumption that a principal shopping district project would specially benefit all nonresidential properties located within the principal shopping district. If a municipal charter authorized special assessments but did not authorize them for the act's purposes, the charter's authorizing provisions would be made applicable to the act's purposes without amendment to the charter. Finally, powers granted by the act would be in addition to and not in derogation of any other powers granted by law or charter.

House Bill 4693 would amend the charter township act (MCL 42.31) to permit a charter township to make a local or public improvement according to provisions specified under House Bill 4692 and the shopping areas redevelopment act.

House Bill 4694 would amend Public Act 188 of 1954 (MCL 41.722 and 41.723), which provides for the incorporation and regulation of general law townships, to permit a general law township to effect improvements through activities authorized under the shopping areas redevelopment act.