

# SENATE BILL No. 972

December 6, 2007, Introduced by Senators HUNTER, ALLEN, SANBORN, KUIPERS, GILBERT, RICHARDVILLE, BIRKHOLZ, STAMAS, BROWN, HARDIMAN, KAHN, CLARKE, GEORGE, CLARK-COLEMAN, BARCIA, PAPPAGEORGE, JACOBS, VAN WOERKOM, ANDERSON, THOMAS and SCOTT and referred to the Committee on Commerce and Tourism.

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 2005 PA 115.

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

Sec. 7. The board may:

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

1 (b) Study and analyze the impact of metropolitan growth upon  
2 the downtown district.

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

9 (d) Plan, propose, and implement an improvement to a public  
10 facility within the development area to comply with the barrier  
11 free design requirements of the state construction code promulgated  
12 under the Stille-DeRossett-Hale single state construction code act,  
13 1972 PA 230, MCL 125.1501 to 125.1531.

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

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

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

26 (h) Acquire by purchase or otherwise, on terms and conditions  
27 and in a manner the authority considers proper or own, convey, or

1 otherwise dispose of, or lease as lessor or lessee, land and other  
2 property, real or personal, or rights or interests in property,  
3 which the authority determines is reasonably necessary to achieve  
4 the purposes of this act, and to grant or acquire licenses,  
5 easements, and options with respect to that property.

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

12 (j) Fix, charge, and collect fees, rents, and charges for the  
13 use of any building or property under its control or any part  
14 thereof, or facility therein, and pledge the fees, rents, and  
15 charges for the payment of revenue bonds issued by the authority.

16 (k) Lease any building or property under its control, or any  
17 part of a building or property.

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

20 (m) Acquire and construct public facilities.

21 (n) Create, operate, and fund marketing initiatives that  
22 benefit only retail and general marketing of the downtown district.

23 (o) Contract for broadband service and wireless technology  
24 service in the downtown district.

25 (p) Operate and perform all duties and exercise all  
26 responsibilities described in this section in a qualified township  
27 if the qualified township has entered into an agreement with the

1 municipality under section 3(7).

2 (Q) CREATE, OPERATE, AND FUND A LOAN PROGRAM TO FUND  
3 IMPROVEMENTS FOR EXISTING BUILDINGS LOCATED IN A DOWNTOWN DISTRICT  
4 TO MAKE THEM MARKETABLE FOR SALE OR LEASE. THE BOARD MAY MAKE LOANS  
5 WITH INTEREST AT A MARKET RATE OR MAY MAKE LOANS WITH INTEREST AT A  
6 BELOW MARKET RATE, AS DETERMINED BY THE BOARD.