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BILL ANALYSIS



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House Bill 6243 (Substitute H-1 as passed by the House)
Sponsor: Representative Ed Clemente
House Committee: New Economy and Quality of Life
Senate Committee: Economic Development and Regulatory Reform

Date Completed: 11-9-10

CONTENT

The bill would amend the downtown development authority (DDA) Act to do all of the following:

- **Allow a business district to include a qualified higher education institution.**
- **Allow a municipality to establish a DDA, in addition to the one authority already allowed, if the additional authority operated a qualified educational economic opportunity district.**
- **Specify requirements for membership on a DDA board for a qualified educational economic opportunity district, and specify powers of the board.**
- **Prohibit a DDA from using tax increment revenue or other funds under the Act to improve, construct, or develop public facilities located on property owned or under the control of a qualified higher education institution.**
- **Specify plans for a qualified educational economic opportunity district that a DDA would have to include in its development plan when it financed a project by the use of revenue bonds.**

The Act allows municipalities (cities, villages, and townships) to form DDAs in order to fund improvements to their business districts, and provides for the powers and duties of DDA boards. An authority may finance its activities by various methods, including tax increment financing (which "captures" tax revenue on the incremental increase in property values in the district) and the use of revenue bonds.

"Business district" means an area in a municipality's downtown that is zoned and used principally for business. Under the bill, a business district could include an area that included a "qualified higher education institution", which would mean an institution of higher education or a community or junior college described in the State Constitution, or a private institution of higher education.

Establishment of a DDA

Except as otherwise provided in the Act, a municipality may establish one authority. The bill would allow a municipality to establish one additional authority if that authority operated a qualified educational economic opportunity district.

"Qualified education economic opportunity district" would mean that part of a downtown district that includes a qualified higher education institution and surrounding area that is specifically designated by ordinance or resolution of the municipality's governing body.

Authority Board

A DDA must be under the supervision and control of a board consisting of the municipality's chief executive officer and not less than eight or more than 12 members as determined by the municipality's governing body. Members are appointed by the municipality's chief executive officer, subject to approval by the governing body. The Act specifies other requirements for board members.

Under the bill, subject to those requirements, the DDA board for a qualified educational economic opportunity district would have to include a representative of a qualified higher education institution located in the downtown district and at least three individuals who represented one or more of the following interests that operated within the downtown district:

- A major business or organization.
- Arts and cultural organizations.
- Young professional organizations.
- A local chamber of commerce.
- A local community foundation.
- Regional economic development organizations.
- Public transportation.

In addition to board powers authorized under the Act, an authority board for a qualified educational economic opportunity district could authorize the use of tax increment revenue and other funds available to the authority for any of the following: to match funds for other sources for any allowable purpose under the Act; business loan programs; entrepreneurial incubators; home purchase down payment assistance programs; or energy efficiency programs.

An authority board also could facilitate transit development, acquire land and buildings, and facilitate green building development in the district.

An authority could not, however, use tax increment revenue or other funds under the Act to improve, construct, or develop public facilities located on property owned or under the control of a qualified higher education institution.

Development Plan

When a DDA board decides to finance a project in the downtown district by the use of revenue bonds, it must prepare a development plan.

In addition to the requirements for a development plan described in the Act, the bill would require a DDA board for a qualified educational economic opportunity district to include in the development plan for the district plans to do one or more of the following:

- Assist in the creation of a walkable downtown district.
- Assist in the creation and demonstration of regional connectivity.
- Assist in the development of a mixed-use and sustainable community.
- Integrate higher education activities and expertise into the downtown district.
- Assist in entrepreneurial enterprise development, especially with the qualified higher education institution's faculty and students.

FISCAL IMPACT

The bill would create a new type of tax increment authority known as an educational economic opportunity district. By allowing for additional tax capturing, the bill could result in the reallocation of future property tax revenue generated within the district boundaries from general purpose local governments to the tax increment authority. The total amount, while unknown, would depend on the value of the future development and growth in taxes within the district and the size of the district. School property taxes that would be captured would be reimbursed by State funds, thus leading to a potential State fiscal impact.

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