

HOUSE BILL No. 5403

March 11, 2014, Introduced by Reps. Yanez, Brown, Segal, Faris, Phelps, Brinks, Barnett, Brunner, Smiley, Cavanagh, Schor, Roberts and Oakes and referred to the Committee on Commerce.

A bill to amend 2005 PA 280, entitled
"Corridor improvement authority act,"
by amending section 11 (MCL 125.2881), as amended by 2007 PA 44.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 11. (1) The board may do any of the following:

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

4 (b) Study and analyze the impact of metropolitan growth upon
5 the development area.

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

1 in the economic growth of the development area.

2 (d) Plan, propose, and implement an improvement to a public
3 facility within the development area to comply with the barrier
4 free design requirements of the state construction code promulgated
5 under the Stille-DeRossett-Hale single state construction code act,
6 1972 PA 230, MCL 125.1501 to 125.1531.

7 (e) Develop long-range plans, in cooperation with the agency
8 that is chiefly responsible for planning in the municipality,
9 designed to halt the deterioration of property values in the
10 development area and to promote the economic growth of the
11 development area, and take steps as may be necessary to persuade
12 property owners to implement the plans to the fullest extent
13 possible.

14 (f) Implement any plan of development in the development area
15 necessary to achieve the purposes of this act in accordance with
16 the powers of the authority granted by this act.

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

19 (h) On terms and conditions and in a manner and for
20 consideration the authority considers proper or for no
21 consideration, acquire by purchase or otherwise, or own, convey, or
22 otherwise dispose of, or lease as lessor or lessee, land and other
23 property, real or personal, or rights or interests in the property,
24 that the authority determines is reasonably necessary to achieve
25 the purposes of this act, and to grant or acquire licenses,
26 easements, and options.

27 (i) Improve land and construct, reconstruct, rehabilitate,

1 restore and preserve, equip, improve, maintain, repair, and operate
2 any building, including multiple-family dwellings, and any
3 necessary or desirable appurtenances to those buildings, within the
4 development area for the use, in whole or in part, of any public or
5 private person or corporation, or a combination thereof.

6 (j) Fix, charge, and collect fees, rents, and charges for the
7 use of any facility, building, or property under its control or any
8 part of the facility, building, or property, and pledge the fees,
9 rents, and charges for the payment of revenue bonds issued by the
10 authority.

11 (k) Lease, in whole or in part, any facility, building, or
12 property under its control.

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

15 (m) Acquire and construct public facilities.

16 (n) Conduct market research and public relations campaigns,
17 develop, coordinate, and conduct retail and institutional
18 promotions, and sponsor special events and related activities.

19 (o) Contract for broadband service and wireless technology
20 service in a development area.

21 **(P) CREATE, OPERATE, AND FUND MARKETING INITIATIVES,**
22 **INFRASTRUCTURE IMPROVEMENTS, BILLING AND PAYMENT SYSTEMS, AND**
23 **TECHNOLOGY UPDATES THAT PROMOTE LOCAL AGRICULTURE, LOCALLY PRODUCED**
24 **AGRICULTURAL PRODUCTS, LOCALLY PRODUCED VALUE-ADDED AGRICULTURAL**
25 **PRODUCTS, LOCALLY PROCESSED AGRICULTURAL PRODUCTS, AND LOCAL**
26 **FARMERS MARKETS.**

27 (2) Notwithstanding any other provision of this act, in a

1 qualified development area the board may, in addition to the powers
2 enumerated in subsection (1), do 1 or more of the following:

3 (a) Perform any necessary or desirable site improvements to
4 the land, including, but not limited to, installation of temporary
5 or permanent utilities, temporary or permanent roads and driveways,
6 silt fences, perimeter construction fences, curbs and gutters,
7 sidewalks, pavement markings, water systems, gas distribution
8 lines, concrete, including, but not limited to, building pads,
9 storm drainage systems, sanitary sewer systems, parking lot paving
10 and light fixtures, electrical service, communications systems,
11 including broadband and high-speed internet, site signage, and
12 excavation, backfill, grading of site, landscaping and irrigation,
13 within the development area for the use, in whole or in part, of
14 any public or private person or business entity, or a combination
15 of these.

16 (b) Incur expenses and expend funds to pay or reimburse a
17 public or private person for costs associated with any of the
18 improvements described in subdivision (a).

19 (c) Make and enter into financing arrangements with a public
20 or private person for the purposes of implementing the board's
21 powers described in this section, including, but not limited to,
22 lease purchase agreements, land contracts, installment sales
23 agreements, sale leaseback agreements, and loan agreements.