

SENATE BILL No. 125

January 31, 2013, Introduced by Senator NOFS and referred to the Committee on Local Government and Elections.

A bill to amend 1980 PA 450, entitled
"The tax increment finance authority act,"
by amending section 1 (MCL 125.1801), as amended by 2010 PA 245.

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.
4 Evidence of the intent to repay an advance is required and may
5 include, but is not limited to, an executed agreement to repay,
6 provisions contained in a tax increment financing plan approved
7 before the advance or before August 14, 1993, 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

1 equalized valuation as determined under the general property tax
2 act, 1893 PA 206, MCL 211.1 to 211.155.

3 (ii) For valuations made after December 31, 1994, taxable value
4 as determined under section 27a of the general property tax act,
5 1893 PA 206, MCL 211.27a.

6 (c) "Authority" means a tax increment finance authority
7 created under this act.

8 (d) "Authority district" means that area within which an
9 authority exercises its powers and within which 1 or more
10 development areas may exist.

11 (e) "Board" means the governing body of an authority.

12 (f) "Captured assessed value" means the amount in any 1 year
13 by which the current assessed value of the development area,
14 including the assessed value of property for which specific local
15 taxes are paid in lieu of property taxes as determined in
16 subdivision (w), exceeds the initial assessed value. The state tax
17 commission shall prescribe the method for calculating captured
18 assessed value.

19 (g) "Chief executive officer" means the mayor or city manager
20 of a city, the president of a village, or the supervisor of a
21 township.

22 (h) "Development area" means that area to which a development
23 plan is applicable.

24 (i) "Development area citizens council" or "council" means
25 that advisory body established pursuant to section 20.

26 (j) "Development plan" means that information and those
27 requirements for a development set forth in section 16.

1 (k) "Development program" means the implementation of the
2 development plan.

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

5 (m) "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 Eligible obligation also includes an ongoing management contract or
13 contract for professional services or development services that was
14 entered into by the authority or a municipality on behalf of the
15 authority in 1991, and related similar written agreements executed
16 before 1984, if the 1991 agreement both provides for automatic
17 annual renewal and incorporates by reference the prior related
18 agreements; however, receipt by an authority of tax increment
19 revenues authorized under subdivision (aa)(ii) in order to pay costs
20 arising under those contracts shall be limited to:

21 (i) For taxes levied before July 1, 2005, the amount permitted
22 to be received by an authority for an eligible obligation as
23 provided in this act.

24 (ii) For taxes levied after June 30, 2005 and before July 1,
25 2006, \$3,000,000.00.

26 (iii) For taxes levied after June 30, 2006 and before July 1,
27 2007, \$3,000,000.00.

(iv) For taxes levied after June 30, 2007 and before July 1, 2008, \$3,000,000.00.

(v) For taxes levied after June 30, 2008 and before July 1, 2009, \$3,000,000.00.

(vi) For taxes levied after June 30, 2009 and before July 1, 2010, \$3,000,000.00.

(vii) For taxes levied after June 30, 2010 and before July 1, 2011, \$2,650,000.00.

(viii) For taxes levied after June 30, 2011 and before July 1, 2012, \$2,400,000.00.

(ix) For taxes levied after June 30, 2012 and before July 1, 2013, \$2,125,000.00.

(x) For taxes levied after June 30, 2013 and before July 1, 2014, \$1,500,000.00.

(xi) For taxes levied after June 30, 2014 and before July 1, 2015, \$1,150,000.00.

(xii) For taxes levied after June 30, 2015 ~~,\$0.00.~~ **AND BEFORE JULY 1, 2016, \$1,100,000.00.**

(xiii) FOR TAXES LEVIED AFTER JUNE 30, 2016 AND BEFORE JULY 1, 2017, \$1,050,000.00.

(xiv) FOR TAXES LEVIED AFTER JUNE 30, 2017 AND BEFORE JULY 1, 2018, \$1,000,000.00.

(xv) FOR TAXES LEVIED AFTER JUNE 30, 2018 AND BEFORE JULY 1, 2019, \$950,000.00.

(xvi) FOR TAXES LEVIED AFTER JUNE 30, 2019 AND BEFORE JULY 1, 2020, \$900,000.00.

(xvii) FOR TAXES LEVIED AFTER JUNE 30, 2020 AND BEFORE JULY 1,

1 2021, \$850,000.00.

2 (xviii) FOR TAXES LEVIED AFTER JUNE 30, 2021 AND BEFORE JULY 1,
3 2022, \$800,000.00.

4 (xix) FOR TAXES LEVIED AFTER JUNE 30, 2022 AND BEFORE JULY 1,
5 2023, \$750,000.00.

6 (xx) FOR TAXES LEVIED AFTER JUNE 30, 2023 AND BEFORE JULY 1,
7 2024, \$700,000.00.

8 (xxi) FOR TAXES LEVIED AFTER JUNE 30, 2024 AND BEFORE JULY 1,
9 2025, \$650,000.00.

10 (xxii) FOR TAXES LEVIED AFTER JUNE 30, 2025, \$0.00.

11 (n) "Fiscal year" means the fiscal year of the authority.

12 (o) "Governing body" means the elected body of a municipality
13 having legislative powers.

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

27 (q) "Municipality" means a city.

1 (r) "Obligation" means a written promise to pay, whether
2 evidenced by a contract, agreement, lease, sublease, bond, or note,
3 or a requirement to pay imposed by law. An obligation does not
4 include a payment required solely because of default upon an
5 obligation, employee salaries, or consideration paid for the use of
6 municipal offices. An obligation does not include those bonds that
7 have been economically defeased by refunding bonds issued under
8 this act. Obligation includes, but is not limited to, the
9 following:

10 (i) A requirement to pay proceeds derived from ad valorem
11 property taxes or taxes levied in lieu of ad valorem property
12 taxes.

13 (ii) A management contract or a contract for professional
14 services.

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

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

21 (v) A letter of credit, paying agent, transfer agent, bond
22 registrar, or trustee fee associated with a contract, agreement,
23 bond, or note.

24 (s) "On behalf of an authority", in relation to an eligible
25 advance made by a municipality, or an eligible obligation or other
26 protected obligation issued or incurred by a municipality, means in
27 anticipation that an authority would transfer tax increment

1 revenues or reimburse the municipality from tax increment revenues
2 in an amount sufficient to fully make payment required by the
3 eligible advance made by a municipality, or the eligible obligation
4 or other protected obligation issued or incurred by the
5 municipality, if the anticipation of the transfer or receipt of tax
6 increment revenues from the authority is pursuant to or evidenced
7 by 1 or more of the following:

8 (i) A reimbursement agreement between the municipality and an
9 authority it established.

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

12 (iii) A resolution of the authority agreeing to make payments to
13 the incorporating unit.

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

16 (t) "Other protected obligation" means:

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

1 before March 1, 1994.

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

9 (iv) An obligation issued or incurred by an authority or by a
10 municipality on behalf of an authority to implement a project
11 described in a tax increment finance plan approved by the
12 municipality in accordance with this act before August 19, 1993,
13 that is located on land owned by a public university on the date
14 the tax increment financing plan is approved, and for which a
15 contract for final design is entered into before December 31, 1993.

16 (v) An ongoing management or professional services contract
17 with the governing body of a county which was entered into before
18 March 1, 1994 and which was preceded by a series of limited term
19 management or professional services contracts with the governing
20 body of the county, the last of which was entered into before
21 August 19, 1993.

22 (vi) An obligation issued or incurred by a municipality under a
23 contract executed on December 19, 1994 as subsequently amended
24 between the municipality and the authority to implement a project
25 described in a tax increment finance plan approved by the
26 municipality under this act before August 19, 1993 for which a
27 contract for final design was entered into by the municipality

1 before March 1, 1994 provided that final payment by the
2 municipality is made on or before December 31, 2001.

3 (vii) An obligation issued or incurred by an authority or by a
4 municipality on behalf of an authority that meets all of the
5 following qualifications:

6 (A) The obligation is issued or incurred to finance a project
7 described in a tax increment financing plan approved before August
8 19, 1993 by a municipality in accordance with this act.

9 (B) The obligation qualifies as an other protected obligation
10 under subparagraph (ii) and was issued or incurred by the authority
11 before December 31, 1994 for the purpose of financing the project.

12 (C) A portion of the obligation issued or incurred by the
13 authority before December 31, 1994 for the purpose of financing the
14 project was retired prior to December 31, 1996.

15 (D) The obligation does not exceed the dollar amount of the
16 portion of the obligation retired prior to December 31, 1996.

17 (viii) An obligation incurred by an authority that meets both of
18 the following qualifications:

19 (A) The obligation is a contract of lease originally executed
20 on December 20, 1994 between the municipality and the authority to
21 partially implement the authority's development plan and tax
22 increment financing plan.

23 (B) The obligation qualifies as an obligation under
24 subparagraph (ii). The obligation described in this subparagraph may
25 be amended to extend cash rental payments for a period not to
26 exceed 30 years through the year 2039. The duration of the
27 development plan and tax increment financing plan described in this

1 subparagraph is extended to 1 year after the final date that the
2 extended cash rental payments are due.

3 (u) "Public facility" means 1 or more of the following:

4 (i) A street, plaza, or pedestrian mall, and any improvements
5 to a street, plaza, boulevard, alley, or pedestrian mall, including
6 street furniture and beautification, park, parking facility,
7 recreation facility, playground, school, library, public
8 institution or administration building, right of way, structure,
9 waterway, bridge, lake, pond, canal, utility line or pipeline,
10 transit-oriented development, transit-oriented facility, and other
11 similar facilities and necessary easements of these facilities
12 designed and dedicated to use by the public generally or used by a
13 public agency. As used in this subparagraph, public institution or
14 administration building includes, but is not limited to, a police
15 station, fire station, court building, or other public safety
16 facility.

17 (ii) The acquisition and disposal of real and personal property
18 or interests in real and personal property, demolition of
19 structures, site preparation, relocation costs, building
20 rehabilitation, and all associated administrative costs, including,
21 but not limited to, architect's, engineer's, legal, and accounting
22 fees as contained in the resolution establishing the district's
23 development plan.

24 (iii) An improvement to a facility used by the public or a
25 public facility as those terms are defined in section 1 of 1966 PA
26 1, MCL 125.1351, which improvement is made to comply with the
27 barrier free design requirements of the state construction code

1 promulgated under the Stille-DeRossett-Hale single state
2 construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

3 (v) "Qualified refunding obligation" means an obligation
4 issued or incurred by an authority or by a municipality on behalf
5 of an authority to refund an obligation if 1 of the following
6 applies:

7 (i) The refunding obligation meets both of the following:

8 (A) The net present value of the principal and interest to be
9 paid on the refunding obligation, including the cost of issuance,
10 will be less than the net present value of the principal and
11 interest to be paid on the obligation being refunded, as calculated
12 using a method approved by the department of treasury.

13 (B) The net present value of the sum of the tax increment
14 revenues described in subdivision (aa)(ii) and the distributions
15 under section 12a to repay the refunding obligation will not be
16 greater than the net present value of the sum of the tax increment
17 revenues described in subdivision (aa)(ii) and the distributions
18 under section 12a to repay the obligation being refunded, as
19 calculated using a method approved by the department of treasury.

20 (ii) The refunding obligation is a tax increment refunding bond
21 issued to refund a refunding bond that is an other protected
22 obligation issued as a capital appreciation bond delivered to the
23 Michigan municipal bond authority on December 21, 1994, and the
24 authority, by resolution of its board, authorized issuance of the
25 refunding obligation before January 1, 2011 with a final maturity
26 not later than 2039. The municipality by majority vote of the
27 members of its governing body may pledge its full faith and credit

1 for the payment of the principal of and interest on the refunding
2 obligation. A refunding obligation issued under this subparagraph
3 is not subject to the requirements of section 305(2), (3), (5), or
4 (6), 501, or 503 of the revised municipal finance act, 2001 PA 34,
5 MCL 141.2305, 141.2501, and 141.2503. The duration of the
6 development plan and the tax increment financing plan relating to
7 the refunding obligations described in this subparagraph is
8 extended to 1 year after the final date of maturity of the
9 refunding obligation.

10 (w) "Specific local tax" means a tax levied under 1974 PA 198,
11 MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA
12 255, MCL 207.651 to 207.668, the technology park development act,
13 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181
14 to 211.182. The initial assessed value or current assessed value of
15 property subject to a specific local tax shall be the quotient of
16 the specific local tax paid divided by the ad valorem millage rate.
17 However, after 1993, the state tax commission shall prescribe the
18 method for calculating the initial assessed value and current
19 assessed value of property for which a specific local tax was paid
20 in lieu of a property tax.

21 (x) "State fiscal year" means the annual period commencing
22 October 1 of each year.

23 (y) "Tax increment district" or "district" means that area to
24 which the tax increment finance plan pertains.

25 (z) "Tax increment financing plan" means that information and
26 those requirements set forth in sections 13 to 15.

27 (aa) "Tax increment revenues" means the amount of ad valorem

1 property taxes and specific local taxes attributable to the
2 application of the levy of all taxing jurisdictions upon the
3 captured assessed value of real and personal property in the
4 development area, subject to the following requirements:

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

12 (ii) Tax increment revenues include ad valorem property taxes
13 and specific local taxes attributable to the application of the
14 levy of the state pursuant to the state education tax act, 1993 PA
15 331, MCL 211.901 to 211.906, and local or intermediate school
16 districts upon the captured assessed value of real and personal
17 property in the development area in an amount equal to the amount
18 necessary, without regard to subparagraph (i), to repay eligible
19 advances, eligible obligations, and other protected obligations.

20 (iii) Tax increment revenues do not include any of the
21 following:

22 (A) Ad valorem property taxes attributable either to a portion
23 of the captured assessed value shared with taxing jurisdictions
24 within the jurisdictional area of the authority or to a portion of
25 value of property that may be excluded from captured assessed value
26 or specific local taxes attributable to such ad valorem property
27 taxes.

1 (B) Ad valorem property taxes excluded by the tax increment
2 financing plan of the authority from the determination of the
3 amount of tax increment revenues to be transmitted to the authority
4 or specific local taxes attributable to such ad valorem property
5 taxes.

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

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

23 (B) The maximum amount of ad valorem property taxes and
24 specific local taxes considered tax increment revenues under
25 subparagraph (ii).

26 (bb) "Transit-oriented development" means infrastructure
27 improvements that are located within 1/2 mile of a transit station

1 or transit-oriented facility that promotes transit ridership or
2 passenger rail use as determined by the board and approved by the
3 municipality in which it is located.

4 (cc) "Transit-oriented facility" means a facility that houses
5 a transit station in a manner that promotes transit ridership or
6 passenger rail use.