

# SENATE BILL NO. 108

February 26, 2025, Introduced by Senator BELLINO and referred to Committee on Economic and Community Development.

A bill to amend 2018 PA 57, entitled  
"Recodified tax increment financing act,"  
by amending section 201 (MCL 125.4201).

## **THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

- 1       Sec. 201. As used in this part:
- 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 in
- 4       anticipation of repayment by the authority. Evidence of the intent
- 5       to repay an advance ~~may include,~~ **includes**, but is not limited to,

1 an executed agreement to repay, provisions contained in a tax  
2 increment financing plan approved ~~prior to~~**before** the advance, or a  
3 resolution of the authority or the municipality.

4 (b) "Assessed value" means 1 of the following:

5 (i) For valuations made before January 1, 1995, the state  
6 equalized valuation as determined under the general property tax  
7 act, 1893 PA 206, MCL 211.1 to 211.155.

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

11 (c) "Authority" means a downtown development authority created  
12 ~~pursuant to~~**under** this part.

13 (d) "Board" means the governing body of an authority.

14 (e) "Business district" means an area in the downtown of a  
15 municipality zoned and used principally for business.

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

22 (g) "Catalyst development project" means a project that is  
23 located in a municipality with a population greater than 600,000,  
24 is designated by the authority as a catalyst development project,  
25 and is expected to result in ~~at least~~**not less than** \$300,000,000.00  
26 of capital investment. There ~~shall~~**must not** be ~~no~~ more than 1  
27 catalyst development project designated within each authority.

28 (h) "Chief executive officer" means the mayor or city manager  
29 of a city, the president or village manager of a village, or the

1 supervisor of a township or, if designated by the township board  
2 for purposes of this part, the township superintendent or township  
3 manager of a township.

4 (i) "Development area" means that area to which a development  
5 plan is applicable.

6 (j) "Development plan" means that information and those  
7 requirements for a development plan set forth in section 217.

8 (k) "Development program" means the implementation of the  
9 development plan.

10 (l) "Downtown district" means that part of an area in a  
11 business district that is specifically designated by ordinance of  
12 the governing body of the municipality ~~pursuant to~~ **under** this part.  
13 A downtown district may include 1 or more separate and distinct  
14 geographic areas in a business district as determined by the  
15 municipality if the municipality enters into an agreement with a  
16 qualified township under section 203(7) or if the municipality is a  
17 city that surrounds another city and that other city lies between  
18 the 2 separate and distinct geographic areas. If the downtown  
19 district contains more than 1 separate and distinct geographic area  
20 in the downtown district, the separate and distinct geographic  
21 areas ~~shall be~~ **are** considered 1 downtown district.

22 (m) "Eligible advance" means an advance made before August 19,  
23 1993.

24 (n) "Eligible obligation" means an obligation issued or  
25 incurred by an authority or by a municipality on behalf of an  
26 authority before August 19, 1993 and its subsequent refunding by a  
27 qualified refunding obligation. Eligible obligation includes an  
28 authority's written agreement entered into before August 19, 1993  
29 to pay an obligation issued after August 18, 1993 and before

1 December 31, 1996 by another entity on behalf of the authority.

2 (o) "Fire alarm system" means a system designed to detect and  
3 annunciate the presence of fire, or by-products of fire. Fire alarm  
4 system includes smoke detectors.

5 (p) "Fiscal year" means the fiscal year of the authority.

6 (q) "Governing body of a municipality" means the elected body  
7 of a municipality having legislative powers.

8 (r) "Initial assessed value" means the assessed value, as  
9 equalized, of all the taxable property within the boundaries of the  
10 development area ~~at the time when~~ the ordinance establishing the  
11 tax increment financing plan is approved, as shown by the most  
12 recent assessment roll of the municipality for which equalization  
13 has been completed ~~at the time when~~ the resolution is adopted.  
14 Property exempt from taxation ~~at the time of the determination of~~  
15 **when** the initial assessed value ~~shall is determined must~~ be  
16 included as zero. For the purpose of determining initial assessed  
17 value, property for which a specific local tax is paid in lieu of a  
18 property tax ~~shall is~~ not ~~be~~ considered to be property that is  
19 exempt from taxation. The initial assessed value of property for  
20 which a specific local tax was paid in lieu of a property tax ~~shall~~  
21 **must** be determined as provided in subdivision (aa). ~~In the case of~~  
22 **If** a municipality having a population of less than 35,000 that  
23 established an authority ~~prior to before~~ 1985, created a district  
24 or districts, and approved a development plan or tax increment  
25 financing plan or ~~amendments amendment~~ to a plan, ~~and which plan~~  
26 ~~or tax increment financing plan or amendments to a plan, and which~~  
27 ~~plan that~~ expired by its terms December 31, 1991, the initial  
28 assessed value for the purpose of any plan or plan amendment  
29 adopted as an extension of the expired plan ~~shall be is~~ determined

as if the plan had not expired December 31, 1991. **If a municipality having a population of less than 1,000 located in a county having a population of less than 100,000 that established an authority in 1985, created a downtown district, and approved a development plan or tax increment financing plan or amendment to a plan that expired by its terms December 31, 2022, the initial assessed value for the purpose of any plan or plan amendment adopted as an extension of the expired plan is determined as if the plan had not expired December 31, 2022.** For a development area designated before 1997 in which a renaissance zone has subsequently been designated ~~pursuant to~~**under** the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the development area otherwise determined under this subdivision ~~shall~~**must** be reduced by the amount by which the current assessed value of the development area was reduced in 1997 due to the exemption of property under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, but ~~in no case shall~~ the initial assessed value **must not** be less than zero.

(s) "Municipality" means a city, village, or township.

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

(i) A requirement to pay proceeds derived from ad valorem

1 property taxes or taxes levied in lieu of ad valorem property  
2 taxes.

3 (ii) A management contract or a contract for professional  
4 services.

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

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

11 (v) A letter of credit, paying agent, transfer agent, bond  
12 registrar, or trustee fee associated with a contract, agreement,  
13 bond, or note.

14 (u) "On behalf of an authority", in relation to an eligible  
15 advance made by a municipality, or an eligible obligation or other  
16 protected obligation issued or incurred by a municipality, means in  
17 anticipation that an authority would transfer tax increment  
18 revenues or reimburse the municipality from tax increment revenues  
19 in an amount sufficient to fully make payment required by the  
20 eligible advance made by the municipality, or eligible obligation  
21 or other protected obligation issued or incurred by the  
22 municipality, if the anticipation of the transfer or receipt of tax  
23 increment revenues from the authority is pursuant to or evidenced  
24 by 1 or more of the following:

25 (i) A reimbursement agreement between the municipality and an  
26 authority it established.

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

29 (iii) A resolution of the authority agreeing to make payments to

1 the incorporating unit.

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

4 (v) "Operations" means office maintenance, including salaries  
5 and expenses of employees, office supplies, consultation fees,  
6 design costs, and other expenses incurred in the daily management  
7 of the authority and planning of its activities.

8 (w) "Other protected obligation" means **any of the following:**

9 (i) A qualified refunding obligation issued to refund an  
10 obligation described in subparagraph (ii), (iii), or (iv), an  
11 obligation that is not a qualified refunding obligation that is  
12 issued to refund an eligible obligation, or a qualified refunding  
13 obligation issued to refund an obligation described in this  
14 subparagraph.

15 (ii) An obligation issued or incurred by an authority or by a  
16 municipality on behalf of an authority after August 19, 1993, but  
17 before December 31, 1994, to finance a project described in a tax  
18 increment finance plan approved by the municipality in accordance  
19 with this part before December 31, 1993, for which a contract for  
20 final design is entered into by or on behalf of the municipality or  
21 authority before March 1, 1994 or for which a written agreement  
22 with a developer, titled preferred development agreement, was  
23 entered into by or on behalf of the municipality or authority in  
24 July 1993.

25 (iii) An obligation incurred by an authority or municipality  
26 after August 19, 1993, to reimburse a party to a development  
27 agreement entered into by a municipality or authority before August  
28 19, 1993, for a project described in a tax increment financing plan  
29 approved in accordance with this part before August 19, 1993, and

1 undertaken and installed by that party in accordance with the  
2 development agreement.

3 (iv) An obligation incurred by the authority evidenced by or to  
4 finance a contract to purchase real property within a development  
5 area or a contract to develop that property within the development  
6 area, or both, if all of the following requirements are met:

7 (A) The authority purchased the real property in 1993.

8 (B) Before June 30, 1995, the authority enters a contract for  
9 the development of the real property located within the development  
10 area.

11 (C) In 1993, the authority or municipality on behalf of the  
12 authority received approval for a grant from both of the following:

13 (I) The department of natural resources for site reclamation  
14 of the real property.

15 (II) The department of consumer and industry services for  
16 development of the real property.

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

23 (vi) A loan from a municipality to an authority if the loan was  
24 approved by the legislative body of the municipality on April 18,  
25 1994.

26 (vii) Funds expended to match a grant received by a  
27 municipality on behalf of an authority for sidewalk improvements  
28 from the Michigan department of transportation if the legislative  
29 body of the municipality approved the grant application on April 5,



1 1993 and the grant was received by the municipality in June 1993.

2 (viii) For taxes captured in 1994, an obligation described in  
3 this subparagraph issued or incurred to finance a project. An  
4 obligation is considered issued or incurred to finance a project  
5 described in this subparagraph only if all of the following are  
6 met:

7 (A) The obligation requires raising capital for the project or  
8 paying for the project, whether or not a borrowing is involved.

9 (B) The obligation was part of a development plan and the tax  
10 increment financing plan was approved by a municipality on May 6,  
11 1991.

12 (C) The obligation is in the form of a written memorandum of  
13 understanding between a municipality and a public utility dated  
14 October 27, 1994.

15 (D) The authority or municipality captured school taxes during  
16 1994.

17 (ix) An obligation incurred after July 31, 2012 by an  
18 authority, municipality, or other governmental unit to pay for  
19 costs associated with a catalyst development project.

20 (x) "Public facility" means a street, plaza, pedestrian mall,  
21 and any improvements to a street, plaza, or pedestrian mall  
22 including street furniture and beautification, park, parking  
23 facility, recreational facility, right-of-way, structure, waterway,  
24 bridge, lake, pond, canal, utility line or pipe, building, and  
25 access routes to any of ~~the foregoing~~, **these places**, designed and  
26 dedicated to use by the public generally, or used by a public  
27 agency. Public facility includes an improvement to a facility used  
28 by the public or a public facility as those terms are defined in  
29 section 1 of 1966 PA 1, MCL 125.1351, which improvement is made to

1 comply with the barrier free design requirements of the state  
2 construction code promulgated under the Stille-DeRossett-Hale  
3 single state construction code act, 1972 PA 230, MCL 125.1501 to  
4 125.1531. Public facility also includes the acquisition,  
5 construction, improvement, and operation of a building owned or  
6 leased by the authority to be used as a retail business incubator.

7 (y) "Qualified refunding obligation" means an obligation  
8 issued or incurred by an authority or by a municipality on behalf  
9 of an authority to refund an obligation if 1 or more of the  
10 following apply:

11 (i) The obligation is issued to refund a qualified refunding  
12 obligation issued in November 1997 and any subsequent refundings of  
13 that obligation issued before January 1, 2010 or the obligation is  
14 issued to refund a qualified refunding obligation issued on May 15,  
15 1997 and any subsequent refundings of that obligation issued before  
16 January 1, 2010 in an authority in which 1 parcel or group of  
17 parcels under common ownership represents 50% or more of the  
18 taxable value captured within the tax increment finance district  
19 and that will ultimately provide for ~~at least~~ **not less than** a 40%  
20 reduction in the taxable value of the property as part of a  
21 negotiated settlement as a result of an appeal filed with the state  
22 tax tribunal. Qualified refunding obligations issued under this  
23 subparagraph are not subject to the requirements of section 611 of  
24 the revised municipal finance act, 2001 PA 34, MCL 141.2611, if  
25 issued before January 1, 2010. The duration of the development  
26 program described in the tax increment financing plan relating to  
27 the qualified refunding obligations issued under this subparagraph  
28 is hereby extended to 1 year after the final date of maturity of  
29 the qualified refunding obligations.

1           (ii) The refunding obligation meets both of the following:

2           (A) The net present value of the principal and interest to be  
3 paid on the refunding obligation, including the cost of issuance,  
4 will be less than the net present value of the principal and  
5 interest to be paid on the obligation being refunded, as calculated  
6 using a method approved by the department of treasury.

7           (B) The net present value of the sum of the tax increment  
8 revenues described in subdivision (cc) (ii) and the distributions  
9 under section 213b to repay the refunding obligation will not be  
10 greater than the net present value of the sum of the tax increment  
11 revenues described in subdivision (cc) (ii) and the distributions  
12 under section 213b to repay the obligation being refunded, as  
13 calculated using a method approved by the department of treasury.

14           (iii) The obligation is issued to refund an other protected  
15 obligation issued as a capital appreciation bond delivered to the  
16 Michigan municipal bond authority on December 21, 1994 and any  
17 subsequent refundings of that obligation issued before January 1,  
18 2012. Qualified refunding obligations issued under this  
19 subparagraph are not subject to the requirements of section 305(2),  
20 (3), (5), and (6), ~~section 501~~, ~~section 503~~, or ~~section 611~~ of the  
21 revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501,  
22 141.2503, and 141.2611, if issued before January 1, 2012. The  
23 duration of the development program described in the tax increment  
24 financing plan relating to the qualified refunding obligations  
25 issued under this subparagraph is extended to 1 year after the  
26 final date of maturity of the qualified refunding obligations. The  
27 obligation may be payable through the year 2025 at an interest rate  
28 not exceeding the maximum rate permitted by law, notwithstanding  
29 the bond maturity dates contained in the notice of intent to issue

bonds published by the municipality. An obligation issued under this subparagraph is a qualified refunding obligation only to the extent that revenues described in subdivision (cc) (ii) and distributions under section 213b to repay the qualified refunding obligation do not exceed \$750,000.00.

(iv) The obligation is issued to refund a qualified refunding obligation issued on February 13, 2008, and any subsequent refundings of that obligation, issued before December 31, 2018. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 305(2), (3), (5), and (6), 501, 503, or 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501, 141.2503, and 141.2611. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is extended to 1 year after the final date of maturity of the qualified refunding obligations. Revenues described in subdivision (cc) (ii) and distributions made under section 213b in excess of the amount needed for current year debt service on an obligation issued under this subparagraph may be paid to the authority to the extent necessary to pay future years' debt service on the obligation as determined by the board.

(z) "Qualified township" means a township that meets all of the following requirements:

(i) Was not eligible to create an authority ~~prior to~~ **before** January 3, 2005.

(ii) Adjoins a municipality that previously created an authority.

(iii) Along with the adjoining municipality that previously created an authority, is a member of the same joint planning

1 commission under the joint municipal planning act, 2003 PA 226, MCL  
2 125.131 to 125.143.

3 (aa) "Specific local tax" means a tax levied under 1974 PA  
4 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978  
5 PA 255, MCL 207.651 to 207.668, the technology park development  
6 act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL  
7 211.181 to 211.182. The initial assessed value or current assessed  
8 value of property subject to a specific local tax ~~shall be~~ **is** the  
9 quotient of the specific local tax paid divided by the ad valorem  
10 millage rate. However, after 1993, the state tax commission shall  
11 prescribe the method for calculating the initial assessed value and  
12 current assessed value of property for which a specific local tax  
13 was paid in lieu of a property tax.

14 (bb) "State fiscal year" means the annual period commencing  
15 October 1 of each year.

16 (cc) "Tax increment revenues" means the amount of ad valorem  
17 property taxes and specific local taxes attributable to the  
18 application of the levy of all taxing jurisdictions ~~upon~~ **on** the  
19 captured assessed value of real and personal property in the  
20 development area, subject to the following requirements:

21 (i) Tax increment revenues include ad valorem property taxes  
22 and specific local taxes attributable to the application of the  
23 levy of all taxing jurisdictions other than ~~the~~ **this** state ~~pursuant~~  
24 ~~to~~ **under** the state education tax act, 1993 PA 331, MCL 211.901 to  
25 211.906, and local or intermediate school districts ~~upon~~ **on** the  
26 captured assessed value of real and personal property in the  
27 development area for any purpose authorized by this part.

28 (ii) Tax increment revenues include ad valorem property taxes  
29 and specific local taxes attributable to the application of the

1 levy of ~~the~~**this** state ~~pursuant to~~**under** the state education tax  
2 act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate  
3 school districts ~~upon~~**on** the captured assessed value of real and  
4 personal property in the development area in an amount equal to the  
5 amount necessary, without regard to subparagraph (i), to repay  
6 eligible advances, eligible obligations, and other protected  
7 obligations.

8 (iii) Tax increment revenues do not include any of the  
9 following:

10 (A) Ad valorem property taxes attributable either to a portion  
11 of the captured assessed value shared with taxing jurisdictions  
12 within the jurisdictional area of the authority or to a portion of  
13 value of property that may be excluded from captured assessed value  
14 or specific local taxes attributable to ~~such~~**those** ad valorem  
15 property taxes.

16 (B) Ad valorem property taxes excluded by the tax increment  
17 financing plan of the authority from the determination of the  
18 amount of tax increment revenues to be transmitted to the authority  
19 or specific local taxes attributable to ~~such~~**those** ad valorem  
20 property taxes.

21 (C) Ad valorem property taxes exempted from capture under  
22 section 203(3) or specific local taxes attributable to ~~such~~**those**  
23 ad valorem property taxes.

24 (D) Ad valorem property taxes levied under 1 or more of the  
25 following or specific local taxes attributable to those ad valorem  
26 property taxes:

27 (I) The zoological authorities act, 2008 PA 49, MCL 123.1161  
28 to 123.1183.

29 (II) The art institute authorities act, 2010 PA 296, MCL

1 123.1201 to 123.1229.

2 (III) Except as otherwise provided in section 203(3), ad  
3 valorem property taxes or specific local taxes attributable to  
4 those ad valorem property taxes levied for a separate millage for  
5 public library purposes approved by the electors after December 31,  
6 2016.

7 (iv) The amount of tax increment revenues authorized to be  
8 included under subparagraph (ii) or (v), and required to be  
9 transmitted to the authority under section 214(1), from ad valorem  
10 property taxes and specific local taxes attributable to the  
11 application of the levy of the state education tax act, 1993 PA  
12 331, MCL 211.901 to 211.906, a local school district or an  
13 intermediate school district ~~upon~~**on** the captured assessed value of  
14 real and personal property in a development area ~~shall~~**must** be  
15 determined separately for the levy by ~~the~~**this** state, each school  
16 district, and each intermediate school district as the product of  
17 sub-subparagraphs (A) and (B):

18 (A) The percentage that the total ad valorem taxes and  
19 specific local taxes available for distribution by law to ~~the~~**this**  
20 state, **a** local school district, or **an** intermediate school district,  
21 respectively, bears to the aggregate amount of ad valorem millage  
22 taxes and specific taxes available for distribution by law to ~~the~~  
23 **this** state, each local school district, and each intermediate  
24 school district.

25 (B) The maximum amount of ad valorem property taxes and  
26 specific local taxes considered tax increment revenues under  
27 subparagraph (ii) or (v).

28 (v) Tax increment revenues include ad valorem property taxes  
29 and specific local taxes, in an annual amount and for each year

1 approved by the state treasurer, attributable to the levy by this  
 2 state under the state education tax act, 1993 PA 331, MCL 211.901  
 3 to 211.906, and by local or intermediate school districts, ~~upon-on~~  
 4 the captured assessed value of real and personal property in the  
 5 development area of an authority established in a city with a  
 6 population of 600,000 or more to pay for, or reimburse an advance  
 7 for, not more than \$8,000,000.00 for the demolition of buildings or  
 8 structures on public or privately owned property within a  
 9 development area that commences in 2005, or to pay the annual  
 10 principal of or interest on an obligation, the terms of which are  
 11 approved by the state treasurer, issued by an authority, or by a  
 12 city on behalf of an authority, to pay not more than \$8,000,000.00  
 13 of the costs to demolish buildings or structures on public or  
 14 privately owned property within a development area that commences  
 15 in 2005.

16 (vi) Tax increment revenues include ad valorem property taxes  
 17 and specific local taxes attributable to the levy by this state  
 18 under the state education tax act, 1993 PA 331, MCL ~~211.201-211.901~~  
 19 to 211.906, and by local or intermediate school districts ~~which~~  
 20 **that** were levied on or after July 1, 2010, ~~upon-on~~ the captured  
 21 assessed value of real and personal property in the development  
 22 area of an authority established in a city with a population of  
 23 600,000 or more to pay for, or reimburse an advance for, costs  
 24 associated with the land acquisition, preliminary site work, and  
 25 construction of a catalyst development project.