



Senate Fiscal Agency
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House Bill 4263 (Substitute H-2 as passed by the House)
Sponsor: Representative Shelly Taub
House Committee: Commerce
Senate Committee: Economic Development, Small Business and Regulatory Reform

Date Completed: 10-15-03

CONTENT

The bill would amend Public Act 120 of 1961, the principal shopping district Act, to include villages and urban townships under the Act's provisions.

The Act allows cities to develop or redevelop principal shopping districts and business improvement districts, and authorizes the collection of revenue and the issuance of bonds for development and redevelopment projects. The bill would replace references to a "city" with references to a "local governmental unit", which would mean a city, village, or urban township. "Urban township" would mean that term as defined in the Local Development Financing Act, that is, a township that meets one or more of the following:

- Has a population of at least 20,000, or has a population of at least 10,000 and is located in a county with a population of at least 400,000; adopted a master zoning plan before February 1, 1987; and provides sewer, water, and other public services to all or a part of the township.
- Has a population under 20,000; is located in a county with a population of at least 250,000 but less than 400,000, located in a metropolitan statistical area; has within its boundaries a parcel of property under common ownership that is 800 acres or larger, capable of being served by a railroad, and located within three miles of a limited access highway; and established a local development finance authority before December 31, 1998.
- Has a population under 20,000; has a State equalized valuation over \$200 million for all real and personal property located in the township; adopted a master zoning plan before February 1, 1987; is a charter township; has within its boundaries a combination of parcels under common ownership that is 800 acres or larger, immediately adjacent to a limited access highway, capable of being served by a railroad, and immediately adjacent to an existing sewer line; and established a local development finance authority before March 1, 1999.
- Has a population of at least 13,000 and is located in a county with a population of at least 150,000; and adopted a master zoning plan before February 1, 1987.

The principal shopping district Act allows cities that form a principal shopping or business improvement district to do the following:

- Open, widen, extend, realign, pave, maintain, or otherwise improve highways and construct, reconstruct, maintain, or relocate pedestrian walkways.
- Prohibit or regulate vehicular traffic where necessary to carry out the purposes of the development or redevelopment project.
- Regulate or prohibit vehicular parking on highways.

Under the bill, these actions would be subject, where necessary, to approval of the governmental entity that had jurisdiction over the highway.

MCL 125.981 et al.

Legislative Analyst: George Towne

FISCAL IMPACT

The bill would not affect State revenues but would minimally increase local unit revenues and local unit expenditures.

This estimate is preliminary and will be revised as new information becomes available.

Fiscal Analyst: David Zin