



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
December 14, 2022 6:00 pm Central
Fire Station-5000 Okemos Road

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1. CALL MEETING TO ORDER
 2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, and residents.
 3. APPROVAL OF AGENDA
 4. APPROVAL OF MINUTES
 - A. February 16, 2022
 5. PUBLIC COMMENTS
 6. OLD BUSINESS
 - A. M-43 Grand River and Okemos Road Bridge Construction Update
 - B. Bonus Bucks \$50 Gift Card Program Update
 7. NEW BUSINESS
 - A. Corridor Improvement Authority Tax Increment Finance Discussion
 - B. 2023 Corridor Improvement Authority Goals
 - C. 2023 Corridor Improvement Authority Calendar
 8. DEVELOPMENT PROJECT REVIEW
 - A. Development Project Updates
 9. MALL DEVELOPMENT
 - A. Meridian Mall Update
 10. REPORTS
 - A. Township Board
 - B. Planning Commission
 - C. Chair
 - D. Staff
 11. OPEN DISCUSSION/ BOARD COMMENTS
 12. PUBLIC COMMENTS
 13. NEXT MEETING DATE
Next Meeting Date: January 18, 2022 - 6:00pm
 14. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, February 16, 2022– Minutes -DRAFT

Members

Present: Bruce Peffers, Supervisor Pro Temp Patricia Herring Jackson, Chris Nugent, Eric Foster, Jeff Ross, and Barry Goetz

Members

Absent: Kellie Johnson, Chris Rigterink,

Others

Present: Neighborhoods & Economic Development Director Amber Clark, and Planning Commissioner Holly Cordill

1. CALL MEETING TO ORDER

Chair Ross called the meeting to order at 6:11 PM and Member Goetz read the mission statement at 6:12PM

2. **MISSION:** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. APPROVAL OF THE AGENDA

MOTION BY MEMBER NUGENT TO APPROVE THE AGENDA. SUPPORTED BY MEMBER PEFFERS. MOTION PASSES 5-0.

4. APPROVAL OF MINUTES

- a. Minutes-November 17, 2021

MOTION BY MEMBER FOSTER TO APPROVE THE MINUTES. SUPPORTED BY MEMBER PEFFERS. MOTION PASSES 5-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. Meridian Township 2022 Goals that pertain to the CIA and it's mission are; To provide quality leadership and support for the redevelopment of Haslett and Okemos PICA's. Discussions from Commissioners and Director Clark support the Meridian Mall



redevelopment to be included in the Okemos PICA to ensure additional incentives are eligible for the property for specific redevelopment opportunities. The Mall has a Commercial Planned Unit Development designation which restricts the sites ability to redevelop in specific ways particularly when the idea includes residential components as a part of the update. The CPUD designation rests on 1982 Grand River and 5000 Marsh road which is the Wheat Jewelers and Kellies' Consignment site. The goal of the CIA is to work with the Meridian EDC, Economic and Planning departments to create an allowance for the Mall to increase density and height parameters to support development.

- b. Manage the recertification of Meridian Township's Redevelopment Ready Certification and the required updates to the Township's ordinances to gain an active status designation.
- c. Work cooperatively with CBL property management to reimage the Meridian Mall from a Shopping mall to a thriving development parcel
- d. Manage the communications, support and development of m-43 construction and okemos bridge update.
- e. Complete steets designations could be an additional priority for the CIA as it will allow for better pedestrian travel and a cohesive approach to non-motorized travel.

7. NEW BUSINESS

- a. Corridor Improvement Authority Tax Increment Financing Discussion
Discussion was had regarding whether the CIA should begin work to gain the necessary support for an approved Tax Increment Financing plan to provide a financial incentive to the CBL property management team to redevelop the Meridian Mall. Members requested information from Delta Township as they have recently adopted a TIF to support redevelopment of their two major commercial sites, which includes the Lansing Mall. Delta Township has an active TIF that includes parcels around their mall however will not capture values of the mall. The suggestion from Director Clark is that to gain support of the 7 tax jurisdiction that may be a great way to gain access to funding and get approvals. With Trader Joe's and Consumers Credit union falling behind on their development schedule we are still in great shape to gain access to new development if a base year is established within the next year.

8. DEVELOPMENT PROJECT REVIEW

- a. Current CIA Development Projects
Director Clark discussed the prospective M-43 update, Okemos Road Bridge Construction. Drain office Improvements along Grand River.

9. REPORTS



a. Township Board

Supervisor Jackson gave an updated related to the Supervisor replacement designation and why she is Supervisor Pro Temp. Trustee Dan Opsommer has accepted the new position as Assistant Township Manager and will vacate that spot on the Township Board. This will leave two open vacancies on the Board and a selection process will occur. Supervisor Jackson detailed the selection process and that the August and November elections will be the time for the Trustees to gain a permanent position on the Board.

b. Planning Commission

Commissioner Cordill reported the updates from the latest meeting.

c. Chair

Chair Ross thanked the CIA for being such a great group to work alongside.

d. Staff

Director Clark will begin working to identify the best way to set up a CIA TIF plan, what parcels will be captured and duration of the plan to present to the Board.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- March 16, 2022 at 6:00pm

13. ADJOURNMENT

Hearing no objection, Chair Ross adjourned the meeting.



To: Corridor Improvement Authority

From: Neighborhoods & Economic Development Director Amber Clark

Date: December 14, 2022

RE: M-43 Grand River and Okemos Road Bridge Construction

The [Michigan Department of Transportation \(MDOT\)](#) is investing approximately \$14.7 million to perform resurfacing and drainage improvements on M-43. Work will include joint and crack repairs, intermittent curb and gutter replacement, spot drainage repairs, sidewalk ramp upgrades compliant with the Americans with Disabilities Act (ADA), pedestrian island installation, pavement marking upgrades, and traffic signal improvements. As part of this project, MDOT is partnering with Meridian Township and the Ingham County Drain Commission to relocate 200 feet of a 16-inch watermain and will be upgrading the Okemos and Grettenberger drains. Below is the basic schedule of events;

- March 2022 start of construction with tree clearing and road milling begin
- 4-6 week reconstruction of the Cornell to Marsh road paving, reinstallation of concrete curbs and ADA ramps
- May 2022 close of Okemos and Grand River Ave intersection, milling of Grand River from Nakoma Drive to Okemos road, milling work begins on Grand River near Cornell to Central Park drive
- June 2022 saw paving from Cornell to Oak Point Court – vast improvement at the east end of Grand River ave.
- July 2022 the Grand River ave. project in stage 4 moving to stage 5. This includes paving of Grand River Ave Cornell to Oak Pointe, stripping the road and reconstruction of the center lane of traffic.
- Delay in material from Asphalt plant pushed back the dates for paving into August 2022, the project got back on schedule after a bit of rain August 10. Final top layer from marsh road to Cornell is pushed back to the following year.
- October 2022 shows the first views of the paved and raised road on the north side of Grand River ave. There are no current closures east of Marsh road for the project going forward. Estimated opening of Okemos and Grand River ave. could occur November 18-December 2nd.
- What to expect in 2023:
 1. Raising of Grand River Ave South side of Grand River to near Meijer's complex
 2. Milling and paving of the Marsh/Grand River Ave intersection will be moved to June 2023 when MDOT plans to mill and pave the remaining sections of Grand River.

The Meridian Corridor Improvement Authority approved the goal of supporting the corridor businesses during the reconstruction of Grand River ave. Without funding to support the initiatives, the CIA members were invited to events like “Mob the Roadblock” sponsored by the



Meridian Area Business Association and the Meridian Economic Development Corporation. This event set for August 31st from 3:30 – 4:30 was a successful event with members of MABA, Meridian Township, CATA and residents joining in the shop local event. Horizon Bank with the support of member Chris Nugent was a participating location for “Mob the roadblock”. MABA members liked the idea that plans are underway for future “MOB” events where patrons are invited to visit local establishments. To stay up to date with the Township’s road projects visit, www.meridian.mi.us/government/township-projects



To: Corridor Improvement Authority

From: Neighborhoods & Economic Development Director Amber Clark

Date: December 14, 2022

RE: Bonus Bucks \$50 Gift Card Program Update

At the February 2022 Corridor Improvement Authority meeting the directing body discussed their adopted goal; support of the corridor businesses through the M-43 construction update. Director Clark initiated the Mob the Road Block program to bring MABA members, community members together to do in person shopping. The response from the business community was positive and encouraged MABA and Director Clark to think of planning additional Mob the Road Block events. At the following Meridian EDC meeting, members of that board encouraged another shop local initiative similar to the road block that could support more businesses on the corridor. Funding is limited and with a shared budget between the Meridian EDC and the Meridian Area Business Association, we launched "Bonus Bucks" the buy one get one \$50 program. 13 Total businesses participated starting Saturday November 26, 2022 Small Business Saturday. This year due to the construction we opened the program to franchises. Small Business Saturday is the retail shopping day after Thanksgiving focused in support of home grown mom and pop locations. The following locations participated in the Bonus Bucks Program; *Soldan's Pet Supplies, Mid-Michigan Academy of martial Arts, High Caliber Karting & Entertainment, Carousel Consignments, Buddy's Pizza, Dusty's Cellar, Buddies Pub & Grill of Okemos, Graff Chevrolet Okemos, Mert's Specialty Meats, Launch Trampoline Park, School of Rock, Nothing Bundt Cakes and Pet's Supplies Plus.*

2 locations sold out day one, 6 total locations sold out by the end of one week. The remaining 7 locations have a myriad of available \$50 gift cards available. The process was simple for both business owners and staff due to the collaboration of MABA and Meridian EDC. MABA paid the Meridian EDC ½ of the total cost of event sponsorship. The Meridian EDC through the Economic Development Dept., collected the grant agreements and w9's necessary to process payments. Once documentation was received and confirmation all 10 gift cards were purchased will payment be issued to each participating business.

MABA was very supportive of the shop local event, however find a \$3,000 + commitment challenging due to the overall size of their general fund. MABA would prefer some additional fundraising options collaborated through the Township to support efforts like this in the future. A TIF capture would be a financial tool the Township could use in conjunction with the Meridian EDC to support small business development. The Meridian EDC holds a imperative key position in the township to be able to support Township wide efforts to maintain, support and attract quality in our community. The CIA with a TIF could support additional or more expansive business development initiatives like Bonus Bucks to generate more funding for additional growth opportunities. Grand River remains the most requested location for national retailers in the community due to the high traffic volume, proximity to Lansing and East Lansing. Our support of our most concentrated commercial development area initiates an economically resilient area.



To: Corridor Improvement Authority
From: Neighborhoods & Economic Development Director Amber Clark
Date: December 14, 2022
RE: Corridor Improvement Authority Tax Increment Finance Discussion

At the February 2022 Corridor Improvement Authority meeting the directing body discussed a Tax Increment Financing plan for the CIA. The CIA was created in 2017 after Tri County Regional Planning, emphasized a desire to have a commercial corridor supported throughout Ingham County on Michigan Avenue to Grand River Avenue. Though the regional vision is still a desire of the communities, the strategy to reach that vision is still compartmentalized. Meridian Township established a Corridor Improvement Authority to support regional commercial development along Grand River Avenue – M-43.

A CIA is established through public act 280 of 2005 as a way to correct and prevent deterioration of business districts, encourage historic preservation, promote the economic growth of districts. Meridian Township's CIA spans all of Grand River and some parcels on Marsh road. The vision for the corridor is:

- A. A walkable commercial corridor
- B. Thriving commercial small and large business
- C. Mixed used development with residential as a component of development
- D. Non-motorized access

Meridian is a Charter Township and by that designation does not own the public streets and sidewalks. Access to funding to support the above priorities of the CIA can only be met with a funding source for the CIA. The CIA unanimously approved the research and possible creation of a Tax Increment finance plan to capture available real and personal property tax of the suggested parcels to enable a source of funding for the CIA. The TIF plan if approved would focus on infrastructure support, like drain improvements, street or sidewalk improvements, pedestrian walking upgrades or non-motorized upgrades. These and other components of TIF plans are available to be included in our overall approved eligible financing options. As an example, the approved TIF plan for the Downtown Development Authority is included. As written the DDA district could approve the reimbursement of funding to a developer for proposed improvements. With the creation of a TIF, over the duration of the plan the DDA could see an increase in their general fund based on the captured increase on the real and personal property tax of the district. That general fund is available to the DDA to purchase, replace, and improve the district based on approval of the DDA body. Should the CIA receive an approval from the 7 taxing jurisdictions for capture, the CIA will have funding to put toward public improvement projects. Attached are the projected capture tables for the associated capture parcels in the CIA. Note that Meridian Mall is removed from the potential capture and the duration request the 7 jurisdictions is 12 years. Projected capture after 12 years is a value of about \$13M- we could anticipate about \$82,000 a year increase. As a comparison the DDA has hovers around an annual taxable value of \$19M, we have a fund balance of \$85,000 in the year of positive capture.



Annual reports will be required much like the DDA, when collecting tax payer funding a transparent review of the use of the funds must happen each year. That annual report is due to the Township Board and State Tax Commission (no date required). For efficiency sake, the annual report can be submitted in May like the DDA annual report. Attached are the supporting documents, spreadsheet tables for review. The DDA approved TIF plan is also included to help members envision the eligible expenses a TIF plan could cover.

The next steps in establishing the TIF:

1. Submit the proposed TIF Plan for the CIA to the Township Board- the plan must include all of the require language and data pursuant to the act
2. If the CIA is submitting just a TIF plan, a public hearing is required per section 22 of the act with 20 days' notice to the tax jurisdiction, property owners and twice publicized in the paper for the general public.
3. After the public hearing the governing body will determine if this TIF plan has public purpose and meets the definition as provided in the act.
4. If approved within 60 days the TIF capture will be in effect.

YEAR	2022	2023	2024	2025	2026	2027
Total for all parcels	\$49,020,541.00	\$50,000,951.82	\$51,000,970.86	\$52,020,990.27	\$53,061,410.08	\$54,122,638.28
Capture		\$980,410.82	\$1,980,429.86	\$3,000,449.27	\$4,040,869.08	\$5,102,097.28

YEAR	2028	2029	2030	2031	2032	2033	2034
Total for all parcels	\$55,205,091.05	\$56,309,192.87	\$57,435,376.72	\$58,584,084.26	\$59,755,765.94	\$60,950,881.26	\$62,169,898.89
Capture	\$6,184,550.05	\$7,288,651.87	\$8,414,835.72	\$9,563,543.26	\$10,735,224.94	\$11,930,340.26	\$13,149,357.89

Total Capture TV		\$82,370,760.30
Per Mill		\$82,370.76

Estimated 2% increase
12 year duration
All commercial parcels except CBL

MAILING ADDRESS CITY/Z	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
EAST LANSING MI 48823	\$34,024.00	\$34,704.48	\$35,398.57	\$36,106.54	\$36,828.67	\$37,565.25	\$38,316.55	\$39,082.88	\$39,864.54	\$40,661.83	\$41,475.07	\$42,304.57	\$43,150.66
EAST LANSING MI 48823	\$36,500.00	\$37,230.00	\$37,974.60	\$38,734.09	\$39,508.77	\$40,298.95	\$41,104.93	\$41,927.03	\$42,765.57	\$43,620.88	\$44,493.30	\$45,383.16	\$46,290.83
EAST LANSING MI 48823	\$308,887.00	\$315,064.74	\$321,366.03	\$327,793.36	\$334,349.22	\$341,036.21	\$347,856.93	\$354,814.07	\$361,910.35	\$369,148.56	\$376,531.53	\$384,062.16	\$391,743.40
EAST LANSING MI 48823	\$286,048.00	\$291,768.96	\$297,604.34	\$303,556.43	\$309,627.55	\$315,820.11	\$322,136.51	\$328,579.24	\$335,150.82	\$341,853.84	\$348,690.92	\$355,664.73	\$362,778.03
EAST LANSING MI 48823	\$340,438.00	\$347,246.76	\$354,191.70	\$361,275.53	\$368,501.04	\$375,871.06	\$383,388.48	\$391,056.25	\$398,877.38	\$406,854.92	\$414,992.02	\$423,291.86	\$431,757.70
EAST LANSING MI 48823	\$223,340.00	\$227,806.80	\$232,362.94	\$237,010.19	\$241,750.40	\$246,585.41	\$251,517.11	\$256,547.46	\$261,678.41	\$266,911.97	\$272,250.21	\$277,695.22	\$283,249.12
EAST LANSING MI 48823	\$2,184,842.00	\$2,228,538.84	\$2,273,109.62	\$2,318,571.81	\$2,364,943.25	\$2,412,242.11	\$2,460,486.95	\$2,509,696.69	\$2,559,890.63	\$2,611,088.44	\$2,663,310.21	\$2,716,576.41	\$2,770,907.94
EAST LANSING MI 48823	\$1,000,739.00	\$1,020,753.78	\$1,041,168.86	\$1,061,992.23	\$1,083,232.08	\$1,104,896.72	\$1,126,994.65	\$1,149,534.55	\$1,172,525.24	\$1,195,975.74	\$1,219,895.26	\$1,244,293.16	\$1,269,179.03
SILVER SPRING MD 20904	\$432,310.00	\$440,956.20	\$449,775.32	\$458,770.83	\$467,946.25	\$477,305.17	\$486,851.28	\$496,588.30	\$506,520.07	\$516,650.47	\$526,983.48	\$537,523.15	\$548,273.61
OSHTEMO MI 49077	\$96,600.00	\$98,532.00	\$100,502.64	\$102,512.69	\$104,562.95	\$106,654.21	\$108,787.29	\$110,963.04	\$113,182.30	\$115,445.94	\$117,754.86	\$120,109.96	\$122,512.16
LANSING MI 48912	\$912,886.00	\$931,143.72	\$949,766.59	\$968,761.93	\$988,137.16	\$1,007,899.91	\$1,028,057.91	\$1,048,619.06	\$1,069,591.45	\$1,090,983.27	\$1,112,802.94	\$1,135,059.00	\$1,157,760.18
EAST LANSING MI 48823	\$6,396,143.00	\$6,524,065.86	\$6,654,547.18	\$6,787,638.12	\$6,923,390.88	\$7,061,858.70	\$7,203,095.87	\$7,347,157.79	\$7,494,100.95	\$7,643,982.97	\$7,796,862.63	\$7,952,799.88	\$8,111,855.88
OKEMOS MI 48864	\$284,212.00	\$289,896.24	\$295,694.16	\$301,608.05	\$307,640.21	\$313,793.01	\$320,068.87	\$326,470.25	\$332,999.66	\$339,659.65	\$346,452.84	\$353,381.90	\$360,449.54
MILL CREEK WA 98012	\$638,700.00	\$651,474.00	\$664,503.48	\$677,793.55	\$691,349.42	\$705,176.41	\$719,279.94	\$733,665.54	\$748,338.85	\$763,305.62	\$778,571.74	\$794,143.17	\$810,026.03
EAST LANSING MI 48823	\$102,689.00	\$104,742.78	\$106,837.64	\$108,974.39	\$111,153.88	\$113,376.95	\$115,644.49	\$117,957.38	\$120,316.53	\$122,722.86	\$125,177.32	\$127,680.86	\$130,234.48
EAST LANSING MI 48823	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DETROIT MI 48207	\$672,483.00	\$685,932.66	\$699,651.31	\$713,644.34	\$727,917.23	\$742,475.57	\$757,325.08	\$772,471.58	\$787,921.02	\$803,679.44	\$819,753.02	\$836,148.09	\$852,871.05
EAST LANSING MI 48823	\$1,162,912.00	\$1,186,170.24	\$1,209,893.64	\$1,234,091.52	\$1,258,773.35	\$1,283,948.82	\$1,309,627.79	\$1,335,820.35	\$1,362,536.75	\$1,389,787.49	\$1,417,583.24	\$1,445,934.90	\$1,474,853.60
LANSING MI 48910	\$369,352.00	\$376,739.04	\$384,273.82	\$391,959.30	\$399,798.48	\$407,794.45	\$415,950.34	\$424,269.35	\$432,754.74	\$441,409.83	\$450,238.03	\$459,242.79	\$468,427.64
EAST LANSING MI 48823	\$39,965.00	\$40,764.30	\$41,579.59	\$42,411.18	\$43,259.40	\$44,124.59	\$45,007.08	\$45,907.22	\$46,825.37	\$47,761.87	\$48,717.11	\$49,691.45	\$50,685.28
ALMA MI 48801	\$2,650,889.00	\$2,703,906.78	\$2,757,984.92	\$2,813,144.61	\$2,869,407.51	\$2,926,795.66	\$2,985,331.57	\$3,045,038.20	\$3,105,938.96	\$3,168,057.74	\$3,231,418.90	\$3,296,047.28	\$3,361,968.22
EAST LANSING MI 48823	\$144,500.00	\$147,390.00	\$150,337.80	\$153,344.56	\$156,411.45	\$159,539.68	\$162,730.47	\$165,985.08	\$169,304.78	\$172,690.88	\$176,144.69	\$179,667.59	\$183,260.94
BATH MI 48808	\$246,684.00	\$251,617.68	\$256,650.03	\$261,783.03	\$267,018.69	\$272,359.07	\$277,806.25	\$283,362.38	\$289,029.62	\$294,810.22	\$300,706.42	\$306,720.55	\$312,854.96
EAST LANSING MI 48823	\$189,000.00	\$192,780.00	\$196,635.60	\$200,568.31	\$204,579.68	\$208,671.27	\$212,844.70	\$217,101.59	\$221,443.62	\$225,872.50	\$230,389.95	\$234,997.74	\$239,697.70
EAST LANSING MI 48823	\$83,900.00	\$85,578.00	\$87,289.56	\$89,035.35	\$90,816.06	\$92,632.38	\$94,485.03	\$96,374.73	\$98,302.22	\$100,268.27	\$102,273.63	\$104,319.10	\$106,405.49
EAST LANSING MI 48823	\$4,818,258.00	\$4,914,623.16	\$5,012,915.62	\$5,113,173.94	\$5,215,437.41	\$5,319,746.16	\$5,426,141.09	\$5,534,663.91	\$5,645,357.19	\$5,758,264.33	\$5,873,429.62	\$5,990,898.21	\$6,110,716.17
CHARLOTTE NC 28255	\$343,202.00	\$350,066.04	\$357,067.36	\$364,208.71	\$371,492.88	\$378,922.74	\$386,501.19	\$394,231.22	\$402,115.84	\$410,158.16	\$418,361.32	\$426,728.55	\$435,263.12
EAST LANSING MI 48823	\$240,704.00	\$245,518.08	\$250,428.44	\$255,437.01	\$260,545.75	\$265,756.67	\$271,071.80	\$276,493.23	\$282,023.10	\$287,663.56	\$293,416.83	\$299,285.17	\$305,270.87
DECATUR IL 62526	\$582,300.00	\$593,946.00	\$605,824.92	\$617,941.42	\$630,300.25	\$642,906.25	\$655,764.38	\$668,879.66	\$682,257.26	\$695,902.40	\$709,820.45	\$724,016.86	\$738,497.20
LENEXA KS 66215	\$342,300.00	\$349,146.00	\$356,128.92	\$363,251.50	\$370,516.53	\$377,926.86	\$385,485.40	\$393,195.10	\$401,059.01	\$409,080.19	\$417,261.79	\$425,607.03	\$434,119.17
MEMPHIS TN 38103	\$514,000.00	\$524,280.00	\$534,765.60	\$545,460.91	\$556,370.13	\$567,497.53	\$578,847.48	\$590,424.43	\$602,232.92	\$614,277.58	\$626,563.13	\$639,094.39	\$651,876.28
LANSING MI 48933	\$733,430.00	\$748,098.60	\$763,060.57	\$778,321.78	\$793,888.22	\$809,765.98	\$825,961.30	\$842,480.53	\$859,330.14	\$876,516.74	\$894,047.08	\$911,928.02	\$930,166.58
NEW YORK NY 10017	\$193,700.00	\$197,574.00	\$201,525.48	\$205,555.99	\$209,667.11	\$213,860.45	\$218,137.66	\$222,500.41	\$226,950.42	\$231,489.43	\$236,119.22	\$240,841.60	\$245,658.44
EAST LANSING MI 48823	\$103,485.00	\$105,554.70	\$107,665.79	\$109,819.11	\$112,015.49	\$114,255.80	\$116,540.92	\$118,871.74	\$121,249.17	\$123,674.15	\$126,147.64	\$128,670.59	\$131,244.00
LANSING MI 48933	\$198,300.00	\$202,266.00	\$206,311.32	\$210,437.55	\$214,646.30	\$218,939.22	\$223,318.01	\$227,784.37	\$232,340.06	\$236,986.86	\$241,726.59	\$246,561.13	\$251,492.35
LANSING MI 48933	\$892,512.00	\$910,362.24	\$928,569.48	\$947,140.87	\$966,083.69	\$985,405.37	\$1,005,113.47	\$1,025,215.74	\$1,045,720.06	\$1,066,634.46	\$1,087,967.15	\$1,109,726.49	\$1,131,921.02
EAST LANSING MI 48823	\$2,979.00	\$3,038.58	\$3,099.35	\$3,161.34	\$3,224.57	\$3,289.06	\$3,354.84	\$3,421.93	\$3,490.37	\$3,560.18	\$3,631.38	\$3,704.01	\$3,778.09
EAST LANSING MI 48823	\$111,640.00	\$113,872.80	\$116,150.26	\$118,473.26	\$120,842.73	\$123,259.58	\$125,724.77	\$128,239.27	\$130,804.05	\$133,420.13	\$136,088.54	\$138,810.31	\$141,586.51
OKEMOS MI 48864	\$352,025.00	\$359,065.50	\$366,246.81	\$373,571.75	\$381,043.18	\$388,664.04	\$396,437.33	\$404,366.07	\$412,453.39	\$420,702.46	\$429,116.51	\$437,698.84	\$446,452.82
LANSING MI 48909	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OKEMOS MI 48864	\$159,700.00	\$162,894.00	\$166,151.88	\$169,474.92	\$172,864.42	\$176,321.70	\$179,848.14	\$183,445.10	\$187,114.00	\$190,856.28	\$194,673.41	\$198,566.88	\$202,538.21
DAVISON MI 48423	\$324,568.00	\$331,059.36	\$337,680.55	\$344,434.16	\$351,322.84	\$358,349.30	\$365,516.28	\$372,826.61	\$380,283.14	\$387,888.80	\$395,646.58	\$403,559.51	\$411,630.70
EAST LANSING MI 48823	\$1,181,302.00	\$1,204,928.04	\$1,229,026.60	\$1,253,607.13	\$1,278,679.28	\$1,304,252.86	\$1,330,337.92	\$1,356,944.68	\$1,384,083.57	\$1,411,765.24	\$1,440,000.55	\$1,468,800.56	\$1,498,176.57
LANSING MI 48933	\$241,200.00	\$246,024.00	\$250,944.48	\$255,963.37	\$261,082.64	\$266,304.29	\$271,630.38	\$277,062.98	\$282,604.24	\$288,256.33	\$294,021.45	\$299,901.88	\$305,899.92
STANWOOD MI 49346	\$314,200.00	\$320,484.00	\$326,893.68	\$333,431.55	\$340,100.18	\$346,902.19	\$353,840.23	\$360,917.04	\$368,135.38	\$375,498.09	\$383,008.05	\$390,668.21	\$398,481.57
LANSING MI 48910	\$541,292.00	\$552,117.84	\$563,160.20	\$574,423.40	\$585,911.87	\$597,630.11	\$609,582.71	\$621,774.36	\$634,209.85	\$646,894.05	\$659,831.93	\$673,028.57	\$686,489.14
STANWOOD MI 49346	\$225,416.00	\$229,924.32	\$234,522.81	\$239,213.26	\$243,997.53	\$248,877.48	\$253,855.03	\$258,932.13	\$264,110.77	\$269,392.99	\$274,780.85	\$280,276.46	\$285,881.99
EAST LANSING MI 48823	\$631,997.00	\$644,636.94	\$657,529.68	\$670,680.27	\$684,093.88	\$697,775.76	\$711,731.27	\$725,965.90	\$740,485.21	\$755,294.92	\$770,400.82	\$785,808.83	\$801,525.01
COMMERCE MI 48390	\$378,968.00	\$386,547.36	\$394,278.31	\$402,163.87	\$410,207.15	\$418,411.29	\$426,779.52	\$435,315.11	\$444,021.41	\$452,901.84	\$461,959.88	\$471,199.07	\$480,623.06
LANSING MI 48917	\$210,462.00	\$214,671.24	\$218,964.66	\$223,343.96	\$227,810.84	\$232,367.05	\$237,014.40	\$241,754.68	\$246,589.78	\$251,521.57	\$256,552.00	\$261,683.04	\$266,916.70
OKEMOS MI 48864	\$168,391.00	\$171,758.82	\$175,194.00	\$178,697.88	\$182,271.83	\$185,917.27	\$189,635.62	\$193,428.33	\$197,296.89	\$201,242.83	\$205,267.69	\$209,373.04	\$213,560.50
OKEMOS MI 48864	\$146,066.00	\$148,987.32	\$151,967.07	\$155,006.41	\$158,106.54	\$161,268.67	\$164,494.04	\$167,783.92	\$171,139.60	\$174,562.39	\$178,053.64	\$181,614.71	\$185,247.01
EAST LANSING MI 48823	\$354,306.00	\$361,392.12	\$368,619.96	\$375,992.36	\$383,512.21	\$391,182.45	\$399,006.10	\$406,986.22	\$415,125.95	\$423,428.47	\$431,897.04	\$440,534.98	\$449,345.68
CHICAGO IL 60661	\$286,200.00	\$291,924.00	\$297,762.48	\$303,717.73	\$309,792.08	\$315,987.93	\$322,307.68	\$328,753.84	\$335,328.91	\$342,035.49	\$348,876.20	\$355,853.73	\$362,970.80

CORRIDOR IMPROVEMENT AUTHORITY ACT
Act 280 of 2005

AN ACT to provide for the establishment of a corridor improvement authority; to prescribe the powers and duties of the authority; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

The People of the State of Michigan enact:

125.2871 Short title.

Sec. 1. This act shall be known and may be cited as the "corridor improvement authority act".

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2872 Definitions; A to M.

Sec. 2. As used in this act:

(a) "Advance" means a transfer of funds made by a municipality to an authority or to another person on behalf of the authority in anticipation of repayment by the authority. Evidence of the intent to repay an advance may include, but is not limited to, an executed agreement to repay, provisions contained in a tax increment financing plan approved prior to the advance, or a resolution of the authority or the municipality.

(b) "Assessed value" means the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(c) "Authority" means a corridor improvement authority created under section 4(1) or a joint authority created under section 4(2).

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

(e) "Business district" means an area of a municipality zoned and used principally for business.

(f) "Captured assessed value" means the amount in any 1 year by which the current assessed value of the development area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in section 3(e), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.

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

(h) "Development area" means that area described in section 5 to which a development plan is applicable.

(i) "Development plan" means that information and those requirements for a development area set forth in section 21.

(j) "Development program" means the implementation of the development plan.

(k) "Fiscal year" means the fiscal year of the authority.

(l) "Governing body" or "governing body of a municipality" means the elected body of a municipality having legislative powers or, for a joint authority created under section 4(2), the elected body of each municipality having legislative powers that is a member of the joint authority.

(m) "Initial assessed value" means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the resolution establishing or amending the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. The initial assessed value may be modified once during the term of the tax increment financing plan through an amendment as provided in section 18(4) after the tax increment financing plan fails to generate captured assessed value for 3 consecutive years due to declines in assessed value. Property exempt from taxation at the time of the determination of the initial or amended assessed value shall be included as zero. For the purpose of determining initial or amended assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in section 3(e).

(n) "Land use plan" means a plan prepared under former 1921 PA 207, former 1943 PA 184, or a site plan under the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702.

- (o) "Municipality" means 1 of the following:
 - (i) A city.
 - (ii) A village.
 - (iii) A township.
 - (iv) A combination of 2 or more cities, villages, or townships acting jointly under a joint authority created under section 4(2).

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008;—Am. 2012, Act 229, Imd. Eff. June 29, 2012;—Am. 2013, Act 232, Imd. Eff. Dec. 26, 2013.

125.2873 Definitions.

Sec. 3. As used in this act:

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

(b) "Parcel" means an identifiable unit of land that is treated as separate for valuation or zoning purposes.

(c) "Public facility" means a street, plaza, pedestrian mall, and any improvements to a street, plaza, or pedestrian mall including street furniture and beautification, sidewalk, trail, lighting, traffic flow modification, park, parking facility, recreational facility, right-of-way, structure, waterway, bridge, lake, pond, canal, utility line or pipe, transit-oriented development, transit-oriented facility, or building, including access routes, that are either designed and dedicated to use by the public generally or used by a public agency, or that are located in a qualified development area and are for the benefit of or for the protection of the health, welfare, or safety of the public generally, whether or not used by 1 or more business entities, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and designed to accommodate foreseeable development of public facilities in adjoining areas. Public facility includes an improvement to a facility used by the public or a public facility as those terms are defined in section 1 of 1966 PA 1, MCL 125.1351, if the improvement complies with the barrier-free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(d) "Qualified development area" means a development area that meets 1 of the following:

(i) All of the following:

(A) Is located within a city with a population of 700,000 or more.

(B) Contains at least 30 contiguous acres.

(C) Was owned by this state on December 31, 2003 and was conveyed to a private owner before June 30, 2004.

(D) Is zoned to allow for mixed use that includes commercial use and that may include residential use.

(E) Otherwise complies with the requirements of section 5(a), (d), (e), and (g).

(F) Construction within the qualified development area begins on or before the date 2 years after the effective date of the amendatory act that added this subdivision.

(G) Is located in a distressed area.

(ii) Contains transit-oriented development or a transit-oriented facility.

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

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

(g) "Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area. Except as otherwise provided in section 29, tax increment revenues do not include any of the following:

(i) Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(ii) Taxes levied by local or intermediate school districts.

(iii) Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.

(iv) Ad valorem property taxes excluded by the tax increment financing plan of the authority from the

determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.

(v) Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.

(vi) Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

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

(A) The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.

(B) The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.

(h) "Transit-oriented development" means infrastructural improvements that are located within 1/2 mile of a transit station or transit-oriented facility that promotes transit ridership or passenger rail use as determined by the board and approved by the municipality in which it is located.

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

(j) "Distressed area" means a local governmental unit that meets all of the following:

(i) Has a population of 700,000 or more.

(ii) Shows a negative population change from 1970 to the date of the most recent federal decennial census.

(iii) Shows an overall increase in the state equalized value of real and personal property of less than the statewide average increase since 1972.

(iv) Has a poverty rate, as defined by the most recent federal decennial census, greater than the statewide average.

(v) Has had an unemployment rate higher than the statewide average.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007;—Am. 2010, Act 242, Imd. Eff. Dec. 14, 2010;—Am. 2013, Act 68, Imd. Eff. June 19, 2013.

125.2874 Authority; establishment; public body corporate; powers.

Sec. 4. (1) Except as otherwise provided in this subsection, a municipality may establish multiple authorities. A parcel of property shall not be included in more than 1 authority created under this act.

(2) A city, village, or township located in a county with a population of more than 335,000 and less than 415,000 and that has not less than 2 state public universities within its boundaries may by resolution join with 1 or more cities, villages, or townships located in a county with a population of more than 335,000 and less than 415,000 and that has not less than 2 state public universities within its boundaries to create a joint authority under this act.

(3) An authority is a public body corporate which may sue and be sued in any court of this state. An authority possesses all the powers necessary to carry out its purpose. The enumeration of a power in this act shall not be construed as a limitation upon the general powers of an authority.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2012, Act 229, Imd. Eff. June 29, 2012.

125.2875 Development area; establishment in municipality; exception; criteria; compliance.

Sec. 5. A development area shall only be established in a municipality and, except for a development area located in a qualified development area, shall comply with all of the following criteria:

(a) Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".

(b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.

(c) More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.

(d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.

(e) Is presently served by municipal water or sewer.

(f) Is zoned to allow for mixed use that includes high-density residential use.

(g) The municipality agrees to all of the following:

(i) To expedite the local permitting and inspection process in the development area.

(ii) To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

125.2876 Creation of authority; resolution by governing body; notice of public hearing; adoption of resolution designating boundaries; alteration or amendment; interlocal agreement.

Sec. 6. (1) If the governing body of a municipality determines that it is necessary for the best interests of the public to redevelop its commercial corridors and to promote economic growth, the governing body may, by resolution, do 1 of the following:

(a) Declare its intention to create and provide for the operation of an authority.

(b) Declare its intention to jointly create and provide for the operation of a joint authority created under section 4(2).

(2) In the resolution of intent, the governing body shall state that the proposed development area meets the criteria in section 5, set a date for a public hearing on the adoption of a proposed resolution creating the authority, and designate the boundaries of the development area. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the proposed development area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed development area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the proposed development area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area. The governing body of the municipality shall not incorporate land into the development area not included in the description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries.

(3) Not less than 60 days after the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority it shall adopt, by majority vote of its members, a resolution establishing the authority and designating the boundaries of the development area within which the authority shall exercise its powers. The adoption of the resolution is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of a resolution over his or her veto. This resolution shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

(4) The governing body of the municipality may alter or amend the boundaries of the development area to include or exclude lands from the development area in the same manner as adopting the resolution creating the authority.

(5) A municipality that has created an authority may enter into an agreement with an adjoining municipality that has created an authority to jointly operate and administer those authorities under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512. The interlocal agreement shall include, but is not limited to, a plan to coordinate and expedite local inspections and permit approvals, a plan to address contradictory zoning requirements, and a date certain to implement all provisions of these plans. If a municipality enters into an interlocal agreement under this subsection, the municipality shall provide a copy of that interlocal agreement to the state tax commission within 60 days of entering into the interlocal agreement.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008;—Am. 2012, Act 229, Imd. Eff. June 29, 2012.

125.2877 Annexation or consolidation; effect.

Sec. 7. If a development area is part of an area annexed to or consolidated with another municipality, the authority managing that development area shall become an authority of the annexing or consolidated municipality. Obligations of that authority incurred under a development or tax increment plan, agreements related to a development or tax increment plan, and bonds issued under this act shall remain in effect following the annexation or consolidation.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2878 Authority under supervision and control of board; membership; appointment;

terms; vacancy; expenses; chairperson; oath; proceedings and rules subject to open meetings act; removal of board member; financial records; writings subject to freedom of information act; members as members of business improvement district; creation of joint authority; board.

Sec. 8. (1) Except as provided in subsection (7) or as otherwise provided in subsection (8), an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality or his or her assignee and not less than 5 or more than 9 members as determined by the governing body of the municipality. Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the development area. At least 1 of the members shall be a resident of the development area or of an area within 1/2 mile of any part of the development area. Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. After the initial appointment, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board.

(2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

(3) The proceedings and rules of the board are subject to the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. The board shall adopt rules governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

(4) After having been given notice and an opportunity to be heard, a member of the board may be removed for cause by the governing body.

(5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

(6) A writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function is subject to the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

(7) If the boundaries of the development area are the same as those of a business improvement district established under 1961 PA 120, MCL 125.981 to 125.990m, the governing body of the municipality may provide that the members of the board of the authority shall be the members of the board of the business improvement district and 1 person shall be a resident of the development area or of an area within 1/2 mile of any part of the development area.

(8) If 2 or more cities, villages, or townships create a joint authority under section 4(2), the board shall consist of up to 3 individuals appointed by the chief executive officer of each city, village, or township that is a member of the joint authority. Each of those individuals shall be appointed for initial staggered terms of 2 years, 3 years, or 4 years. A member shall hold office until the member's successor is appointed. After the initial appointment, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the city, village, or township for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2012, Act 229, Imd. Eff. June 29, 2012.

125.2879 Director, treasurer, secretary, legal counsel, other personnel; compensation; duties.

Sec. 9. (1) The board may employ and fix the compensation of a director, subject to the approval of the governing body of the municipality. The director shall serve at the pleasure of the board. A member of the board is not eligible to hold the position of director. Before beginning his or her duties, the director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the sum determined in the resolution establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the municipal clerk. The premium on the bond shall be considered an operating expense of the authority, payable from funds available to the authority for expenses of operation. The director shall be the chief executive officer of the authority. Subject to the approval of the board, the director shall supervise and be responsible for the preparation of plans and the performance of the functions of the authority in the manner authorized by this act. The director shall attend the meetings of the board and shall provide to the board and to the governing body of the municipality a regular report covering the activities and financial

condition of the authority. If the director is absent or disabled, the board may designate a qualified person as acting director to perform the duties of the office. Before beginning his or her duties, the acting director shall take and subscribe to the oath, and furnish bond, as required of the director. The director shall furnish the board with information or reports governing the operation of the authority as the board requires.

(2) The board may employ and fix the compensation of a treasurer, who shall keep the financial records of the authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform all duties delegated to him or her by the board and shall furnish bond in an amount prescribed by the board.

(3) The board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings and shall perform other duties delegated by the board.

(4) The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

(5) The board may employ other personnel considered necessary by the board.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

125.2880 Retirement and insurance programs.

Sec. 10. The employees of an authority shall be eligible to participate in municipal retirement and insurance programs of the municipality as if they were civil service employees except that the employees of an authority are not civil service employees.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2881 Board; powers.

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

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

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

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

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

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

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

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

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

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

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

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

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

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and

institutional promotions, and sponsor special events and related activities.

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

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

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

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

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

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007.

125.2882 Authority as instrument of political subdivision.

Sec. 12. The authority is an instrumentality of a political subdivision for purposes of 1972 PA 227, MCL 213.321 to 213.332.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2883 Acquisition of private property; transfer to authority; use.

Sec. 13. A municipality may acquire private property under 1911 PA 149, MCL 213.21 to 213.25, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it considers appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2884 Financing sources; disposition.

Sec. 14. (1) The activities of the authority shall be financed from 1 or more of the following sources:

(a) Donations to the authority for the performance of its functions.

(b) Money borrowed and to be repaid as authorized by sections 16 and 17.

(c) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.

(d) Proceeds of a tax increment financing plan established under sections 18 to 20.

(e) Proceeds from a special assessment district created as provided by law.

(f) Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.

(2) Money received by the authority and not covered under subsection (1) shall immediately be deposited to the credit of the authority, subject to disbursement under this act. Except as provided in this act, the municipality shall not obligate itself, and shall not be obligated, to pay any sums from public funds, other than money received by the municipality under this section, for or on account of the activities of the authority.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2885 Special assessment; levy; borrowing money and issuing bonds.

Sec. 15. (1) An authority with the approval of the governing body may levy a special assessment as provided by law.

(2) The municipality may at the request of the authority borrow money and issue its notes under the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821, in anticipation of collection of the ad valorem tax authorized in this section.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2886 Revenue bonds.

Sec. 16. The authority may, with approval of the local governing body, borrow money and issue its negotiable revenue bonds under the revenue bond act of 1933, 1933 PA 94, MCL 141.101 to 141.140. Revenue bonds issued by the authority are not a debt of the municipality unless the municipality by majority

vote of the members of its governing body pledges its full faith and credit to support the authority's revenue bonds. Revenue bonds issued by the authority are never a debt of the state.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2887 Acquisition or construction of property; financing; bonds or notes.

Sec. 17. (1) The authority may with approval of the local governing body borrow money and issue its revenue bonds or notes to finance all or part of the costs of acquiring or constructing or causing to be constructed property in connection with either of the following:

(a) The implementation of a development plan in the development area.

(b) The refund, or refund in advance, of bonds or notes issued under this section.

(2) Any of the following may be financed by the issuance of revenue bonds or notes:

(a) The cost of purchasing, acquiring, constructing, improving, enlarging, extending, or repairing property in connection with the implementation of a development plan in the development area, and, for the implementation of the development plan in a qualified development area, the cost of reimbursing a public or private person for any of those costs.

(b) Any engineering, architectural, legal, accounting, or financial expenses.

(c) The costs necessary or incidental to the borrowing of money.

(d) Interest on the bonds or notes during the period of construction.

(e) A reserve for payment of principal and interest on the bonds or notes.

(f) A reserve for operation and maintenance until sufficient revenues have developed.

(3) The authority may secure the bonds and notes by mortgage, assignment, or pledge of the property and any money, revenues, or income received in connection with the property.

(4) A pledge made by the authority is valid and binding from the time the pledge is made. The money or property pledged by the authority immediately is subject to the lien of the pledge without a physical delivery, filing, or further act. The lien of a pledge is valid and binding against parties having claims of any kind in tort, contract, or otherwise, against the authority, whether or not the parties have notice of the lien. Neither the resolution, the trust agreement, nor any other instrument by which a pledge is created must be filed or recorded to be enforceable.

(5) Bonds or notes issued under this section are exempt from all taxation in this state except inheritance and transfer taxes, and the interest on the bonds or notes is exempt from all taxation in this state, notwithstanding that the interest may be subject to federal income tax.

(6) The municipality is not liable on bonds or notes of the authority issued under this section, and the bonds or notes are not a debt of the municipality. The bonds or notes shall contain on their face a statement to that effect.

(7) The bonds and notes of the authority may be invested in by all public officers, state agencies and political subdivisions, insurance companies, banks, savings and loan associations, investment companies, and fiduciaries and trustees, and may be deposited with and received by all public officers and the agencies and political subdivisions of this state for any purpose for which the deposit of bonds is authorized.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007.

125.2888 Tax increment financing plan.

Sec. 18. (1) If the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 21, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, and the duration of the program, and shall be in compliance with section 19. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.

(2) Approval of the tax increment financing plan shall comply with the notice, hearing, and disclosure provisions of section 22. If the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

(3) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body. The authority shall fully inform the taxing jurisdictions of the fiscal and economic implications of the

proposed development area. The taxing jurisdictions may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the taxing jurisdictions and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the development area.

(4) A tax increment financing plan may be modified if the modification is approved by the governing body upon notice and after public hearings and agreements as are required for approval of the original plan.

(5) Except for a development area located in a qualified development area, not more than 60 days after the public hearing on the tax increment financing plan, the governing body in a taxing jurisdiction levying ad valorem property taxes that would otherwise be subject to capture may exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality proposing to create the authority. The resolution shall take effect when filed with the clerk and remains effective until a copy of a resolution rescinding that resolution is filed with that clerk.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

125.2889 Tax increment revenues; transmission; expenditures; use; annual report.

Sec. 19. (1) The municipal and county treasurers shall transmit tax increment revenues to the authority.

(2) The authority shall expend the tax increment revenues received for the development program only under the terms of the tax increment financing plan. Unused funds shall revert proportionately to the respective taxing bodies. Tax increment revenues shall not be used to circumvent existing property tax limitations. The governing body of the municipality may abolish the tax increment financing plan if it finds that the purposes for which it was established are accomplished. However, the tax increment financing plan shall not be abolished until the principal of, and interest on, bonds issued under section 20 have been paid or funds sufficient to make the payment have been segregated.

(3) Annually the authority shall submit to the governing body of the municipality and the state tax commission a report on the status of the tax increment financing account. The report shall include the following:

- (a) The amount and source of revenue in the account.
- (b) The amount in any bond reserve account.
- (c) The amount and purpose of expenditures from the account.
- (d) The amount of principal and interest on any outstanding bonded indebtedness.
- (e) The initial assessed value of the project area.
- (f) The captured assessed value retained by the authority.
- (g) The tax increment revenues received.
- (h) The increase in the state equalized valuation as a result of the implementation of the tax increment financing plan.
- (i) The type and cost of capital improvements made in the development area.
- (j) Any additional information the governing body considers necessary.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2890 Financing development program of tax increment financing plan; authorization, issuance, and sale of general obligation bonds; estimate of anticipated tax increment revenues; resolution; security; lien.

Sec. 20. (1) The municipality may by resolution of its governing body authorize, issue, and sell limited general obligation bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan and shall pledge its full faith and credit for the payment of the bonds. The municipality may pledge as additional security for the bonds any money received by the authority or the municipality under section 14. The bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821. Before the municipality may authorize the borrowing, the authority shall submit an estimate of the anticipated tax increment revenues and other revenue available under section 14 to be available for payment of principal and interest on the bonds, to the governing body of the municipality. This estimate shall be approved by the governing body of the municipality by resolution adopted by majority vote of the members of the governing body in the resolution authorizing the bonds. If the governing body of the municipality adopts the resolution authorizing the bonds, the estimate of the anticipated tax increment revenues and other revenue available under section 14 to be available for payment of principal and interest on the bonds shall be conclusive for purposes of this section. The bonds issued under this subsection shall be considered a single series for the purposes of the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(2) By resolution of its governing body, the authority may authorize, issue, and sell tax increment bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan. The tax increment bonds issued by the authority under this subsection shall pledge solely the tax increment revenues of a development area in which the project is located or a development area from which tax increment revenues may be used for this project, or both. In addition or in the alternative, the bonds issued by the authority under this subsection may be secured by any other revenues identified in section 14 as sources of financing for activities of the authority that the authority shall specifically pledge in the resolution. However, the full faith and credit of the municipality shall not be pledged to secure bonds issued under this subsection. The bond issue may include a sum sufficient to pay interest on the tax increment bonds until full development of tax increment revenues from the project and also a sum to provide a reasonable reserve for payment of principal and interest on the bonds. The resolution authorizing the bonds shall create a lien on the tax increment revenues and other revenues pledged by the resolution that shall be a statutory lien and shall be a first lien subject only to liens previously created. The resolution may provide the terms upon which additional bonds may be issued of equal standing and parity of lien as to the tax increment revenues and other revenues pledged under the resolution. Bonds issued under this subsection that pledge revenue received under section 15 for repayment of the bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

125.2891 Development plan; preparation; contents.

Sec. 21. (1) If a board decides to finance a project in a development area by the use of revenue bonds as authorized in section 16 or tax increment financing as authorized in sections 18, 19, and 20, it shall prepare a development plan.

(2) The development plan shall contain all of the following:

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in

the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

(r) Other material that the authority, local public agency, or governing body considers pertinent.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2892 Development plan; public hearing; notice; contents; opportunity to speak; hearing record.

Sec. 22. (1) The governing body, before adoption of a resolution approving a development plan or tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall be not less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the development area and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved not less than 20 days before the hearing. The notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved.

(2) Notice of the time and place of hearing on a development plan shall contain all of the following:

(a) A description of the proposed development area in relation to highways, streets, streams, or otherwise.

(b) A statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice.

(c) A statement that all aspects of the development plan will be open for discussion at the public hearing.

(d) Other information that the governing body considers appropriate.

(3) At the time set for the hearing, the governing body shall provide an opportunity for interested persons to speak and shall receive and consider communications in writing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for consideration of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented at the hearing.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

125.2893 Approval, rejection, or approval with modification; considerations.

Sec. 23. The governing body after a public hearing on the development plan or the tax increment financing plan, or both, with notice given under section 22, shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If it determines that the development plan or tax increment financing plan constitutes a public purpose, it shall by resolution approve or reject the plan, or approve it with modification, based on the following considerations:

(a) The plan meets the requirements under section 20(2).

(b) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.

(c) The development is reasonable and necessary to carry out the purposes of this act.

(d) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this act in an efficient and economically satisfactory manner.

(e) The development plan is in reasonable accord with the land use plan of the municipality.

(f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(g) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the

project and for the municipality.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

125.2894 Notice to vacate.

Sec. 24. A person to be relocated under this act shall be given not less than 90 days' written notice to vacate unless modified by court order issued for good cause and after a hearing.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2895 Budget; submission to board; preparation; approval; adoption; cost of handling and auditing funds.

Sec. 25. (1) The director of the authority shall submit a budget to the board for the operation of the authority for each fiscal year before the beginning of the fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. After review by the board, the budget shall be submitted to the governing body. The governing body must approve the budget before the board may adopt the budget. Unless authorized by the governing body or this act, funds of the municipality shall not be included in the budget of the authority.

(2) The governing body of the municipality may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed, which shall be paid annually by the board pursuant to an appropriate item in its budget.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2896 Preservation of historical sites.

Sec. 26. (1) A public facility, building, or structure that is determined by the municipality to have significant historical interests shall be preserved in a manner considered necessary by the municipality in accordance with laws relative to the preservation of historical sites.

(2) An authority shall refer all proposed changes to the exterior of sites listed on the state register of historic sites and the national register of historic places to the applicable historic district commission created under the local historic districts act, 1970 PA 169, MCL 399.201 to 399.215, or the department of history, arts, and libraries for review.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

Compiler's note: For transfer of powers and duties of department of history, arts, and libraries or the Michigan historical center relating to the identification, certification, and preservation of historical sites to the Michigan state housing development authority, see E.R.O. No. 2009-26, compiled at MCL 399.752.

125.2897 Dissolution.

Sec. 27. An authority that has completed the purposes for which it was organized shall be dissolved by resolution of the governing body. The property and assets of the authority remaining after the satisfaction of the obligations of the authority belong to the municipality.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

125.2898 Enforcement of act; rules.

Sec. 28. (1) The state tax commission may institute proceedings to compel enforcement of this act.

(2) The state tax commission may promulgate rules necessary for the administration of this act under the administrative procedures act of 1969, 1969 PA 306, MCL 24.201 to 24.328.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

125.2899 Tax increment revenues; definition; condition.

Sec. 29. (1) Subject to the requirements of subsection (2), within 60 days after a development plan for a qualified development area has been approved under section 18, upon written request from the authority, the Michigan economic growth authority under the Michigan economic growth authority act, 1995 PA 24, MCL 207.801 to 207.810, may include the following within the definition of tax increment revenues under section 3(g):

(a) Taxes under the state education tax act, 1933 PA 331, MCL 211.901 to 211.906.

(b) Taxes levied by local or intermediate school districts under the revised school code, 1976 PA 451, MCL 380.1 to 380.1852.

(2) The Michigan economic growth authority may only allow inclusion of the taxes described in subsection (1) in the definition of tax increment revenues if the Michigan economic growth authority under the Michigan economic growth authority act, 1995 PA 24, MCL 207.801 to 207.810, determines that the inclusion is necessary to reduce unemployment, promote economic growth, and increase capital investment in a qualified

development area.

History: Add. 2007, Act 44, Imd. Eff. July 17, 2007.



To: Corridor Improvement Authority
From: Neighborhoods & Economic Development Director Amber Clark
Date: December 14, 2022
RE: Corridor Improvement Authority 2023 Goals

The anticipated major activities of the CIA support the goal and mission of the CIA; Dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination of the Tri-county region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, and residents.

The proposed goals for 2023 are:

1. Plan and propose to Meridian Township Board & the 7 additional taxing jurisdictions the adoption of a 12 year Tax Increment Financing Plan to assist with beautification, public infrastructure updates and redevelopment of Meridian Mall.
2. Utilize our relationship with CBL Property Management & Meridian Township to facilitate discussions for infrastructure improvements on site, specifically drain infrastructure improvements.
3. Review the economic cost and process to gain appropriate lighting mechanisms to indicate a pedestrian in the crossing for all three pedestrian walkways along Grand River Ave.
4. Support an annual shop local initiative for Corridor businesses and property owners.

Motion: Move to approve the 2023 goals of the Corridor Improvement Authority as written



To: Corridor Improvement Authority
From: Neighborhoods & Economic Development Director Amber Clark
Date: November 16, 2022
RE: Corridor Improvement Authority 2023 Meeting Calendar

History

Annually the boards and commissions in local government by resolution establish the regular meeting schedule for the body. The notices of public hearing are a requirement of the Open Meetings Act. The dates approved by the body will be our regular meeting dates, the board has the ability to call a special meeting with a motion and support by two members of the commission.

Motion: MOVE TO APPROVE THE 2023 MEETING SCHEDULE FOR THE CORRIDOR IMPROVEMENT AUTHORITY OF MERIDIAN TOWNSHIP AS PROPOSED.

Attachments

- A. 2023 CIA Calendar Resolution



**Corridor Improvement Authority Meeting Dates
2023 Schedule**

RESOLUTION

At a regular meeting of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the _____ day of November, 2022 at 6:00pm., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Corridor Improvement Authority (CIA) desires to announce the time, date, and place of all regular meetings of the CIA, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE CORRIDOR IMPROVEMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Corridor Improvement Authority will meet for at least 6 regular meetings on certain Wednesdays, January through December in 2023 in the Community Room of the Central Fire Station, 5000 Okemos Road, Okemos, MI 48864, 517.853.4258.

2. The specific dates for meetings are as follows:

January	18 - regular meeting
March	15 - regular meeting
May	17 - regular meeting
July	19 - regular meeting
September	20 - regular meeting
November	15 - regular meeting



3. Meetings will begin at approximately 6:00pm
4. Special meetings of the Corridor Improvement Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Corridor Improvement Authority pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: 6

NAYS: None

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Corridor Improvement Authority held on the _____ day of November, 2022.

Corridor Improvement Authority Chairperson