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BILL ANALYSIS

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Senate Bill 780 (as introduced 10-21-03)
Sponsor: Senator Nancy Cassis
Committee: Natural Resources and Environmental Affairs

Date Completed: 12-1-03

CONTENT

The bill would amend the Local Development Financing Act to include in the definition of "urban township" a township located in a county with a minimum population of 450,000.

The Act defines "urban township" as a township that meets at least one of four sets of criteria. Although the sets vary in their criteria, each takes into account township and county population, and the date the township adopted a master zoning plan or established a local development finance authority. The bill would add a fifth category: a township located in a county with a population of 450,000 or more. (According to data of the United States Census Bureau, Population Estimates Branch, as of 2002 this would apply to Kent, Macomb, Oakland, and Wayne Counties.)

Under the Act, a city, village, or urban township may establish a local development finance authority to "capture" revenue from millage levied on increased property values within the boundaries of the authority, and to invest the revenue in public facilities, or infrastructure, for the property. The Act allows the capture of property taxes only from property used for manufacturing and agricultural processing activities and from property within certified technology parks.

MCL 125.2152

Legislative Analyst: Claire Layman

FISCAL IMPACT

The bill would increase both expenses and revenues for the local units affected by an unknown amount. As provided in the Act, the increased revenues would be limited to defray the increased expenses.

Fiscal Analyst: David Zin

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