

**HOUSE SUBSTITUTE FOR  
SENATE BILL NO. 164**

A bill to amend 1961 PA 120, entitled

"An act to authorize the development or redevelopment of principal shopping districts and business improvement districts; to permit the creation of certain boards; to provide for the operation of principal shopping districts and business improvement districts; to provide for the creation, operation, and dissolution of business improvement zones; and to authorize the collection of revenue and the bonding of certain local governmental units for the development or redevelopment projects,"

by amending sections 10, 10b, 10c, 10e, 10f, 10g, 10h, 10j, 10k, and 10l (MCL 125.990, 125.990b, 125.990c, 125.990e, 125.990f, 125.990g, 125.990h, 125.990j, 125.990k, and 125.990l), as amended by 2020 PA 91.

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

**1**           Sec. 10. As used in this chapter:



1 (a) "Assessable property" means real property in a zone area  
2 other than **property classified as residential real property under**  
3 **section 34c of the general property tax act, 1893 PA 206, MCL**  
4 **211.34c, or** real property exempt from the collection of taxes under  
5 the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.  
6 ~~However, assessable property may include real property in a zone~~  
7 ~~area classified as residential real property under section 34c of~~  
8 ~~the general property tax act, 1893 PA 206, MCL 211.34c, only if the~~  
9 ~~plan for the zone area designates property classified as~~  
10 ~~residential real property in the zone area as assessable property~~  
11 ~~as part of its assessment proceeding.~~

12 (b) "Assessment" means an assessment imposed under this  
13 chapter against assessable property for the benefit of the property  
14 owners.

15 (c) "Assessment ~~revenues~~" **revenue**" means the money collected  
16 by a business improvement zone from any assessments, including any  
17 interest on the assessments.

18 (d) "Board" means the board of directors of a business  
19 improvement zone.

20 (e) "Business improvement zone" means a business improvement  
21 zone created under this chapter.

22 (f) "Nonprofit corporation" means a nonprofit corporation  
23 organized under the nonprofit corporation act, 1982 PA 162, MCL  
24 450.2101 to 450.3192, and that complies with all of the following:

25 (i) The articles of incorporation of the nonprofit corporation  
26 provide that the nonprofit corporation may promote a business  
27 improvement zone and may also provide management services related  
28 to the implementation of a zone plan.

29 (ii) The nonprofit corporation is exempt from federal income



1 tax under section 501(c)(4) or (6) of the internal revenue code of  
2 **1986, 28-26** USC 501.

3 (g) "Person" means an individual, partnership, corporation,  
4 limited liability company, association, or other legal entity.

5 (h) "Project" means any activity **within a zone area** for the  
6 benefit of property owners authorized by section 10a. ~~to enhance~~  
7 ~~the business environment within a zone area.~~

8 (i) "Property owner" means a person ~~who~~**that** owns, or an agent  
9 authorized in writing by a person ~~who~~**that** owns, assessable  
10 property according to the records of the treasurer of the city or  
11 village in which the business improvement zone is located.

12 (j) **"Proportional voting" means voting with an allocation of**  
13 **votes under section 10f(7) if provided for in a zone plan or a**  
14 **proposed zone plan.**

15 (k) ~~(j)~~"Qualifying period" means the period in which a  
16 business improvement zone is authorized to operate and impose and  
17 collect assessments, beginning on the date that the business  
18 improvement zone is approved by the property owners voting on the  
19 question as provided in section 10f and ending 7 to 10 calendar  
20 years after that date as determined in the petition described in  
21 section 10c. The 10-year period or qualifying period of a business  
22 improvement zone that was created before June 28, 2018 begins on  
23 the date that the business improvement zone was approved by the  
24 property owners voting on the question as provided in section 10f.

25 (l) ~~(k)~~"Zone area" means the area designated in the zone plan  
26 as the area to be served by the business improvement zone.

27 (m) ~~(l)~~"Zone plan" means a set of goals, strategies,  
28 objectives, and guidelines for the operation of a business  
29 improvement zone.



1           Sec. 10b. (1) One or more business improvement zones may be  
2 established within a city or village.

3           (2) ~~The zone plan shall allocate assessments on the basis of~~  
4 ~~the benefit to assessable property.~~ A zone area shall **must** be  
5 contiguous, with the exception of public streets, alleys, parks,  
6 and other public rights-of-way.

7           (3) A business improvement zone may be established in a city  
8 or village even if the city or village has established a principal  
9 shopping district or business improvement district under chapter 1.  
10 Assessable property ~~shall~~ **must** not be included in any of the  
11 following:

12           (a) More than 1 business improvement zone established under  
13 this chapter.

14           (b) Both a principal shopping district and a business  
15 improvement district established under chapter 1.

16           (4) **A zone plan may provide for assessments. If a zone plan**  
17 **provides for assessments, the zone plan must include a basis for**  
18 **the allocation of assessments in compliance with section 10h on the**  
19 **basis of 1 or more of the following:**

20           (a) **Assessed value.**

21           (b) **Taxable value.**

22           (c) **Square footage.**

23           (d) **Street frontage.**

24           (e) **Any other factor relating to assessable property**  
25 **identified in the zone plan.**

26           (5) **If the zone plan for a zone area provides a basis for the**  
27 **allocation of assessments on the basis of assessed value, the**  
28 **majority of all properties within the zone area, both by assessed**  
29 **value and square footage, must be assessable property.**



1           (6) If the zone plan for a zone area provides a basis for the  
2 allocation of assessments on a basis other than assessed value, the  
3 majority of all properties within the zone area, both by taxable  
4 value and square footage, must be assessable property.

5           (7) A zone plan may provide for caps on the assessment amounts  
6 paid by an owner of assessable property and for caps on the growth  
7 of assessment amounts.

8           Sec. 10c. A person may initiate the establishment of a  
9 business improvement zone by the delivery of a petition to the  
10 clerk of the city or village in which a proposed zone area is  
11 located. The petition ~~shall~~**must** include all of the following:

12           (a) An attached map and description of the geographic  
13 boundaries of the zone area sufficient to identify each assessable  
14 property included.

15           (b) The signatures of property owners of parcels **of assessable**  
16 **property within the zone area, or their authorized agents,**  
17 representing not less than 30% of the property owners **of assessable**  
18 **property** within the zone area. **In determining whether the threshold**  
19 **under this subdivision is met, the number of required signatures**  
20 **must be determined and the signatures of property owners must be**  
21 **allocated, in the same manner as any proportional vote provided in**  
22 **the proposed zone plan under subdivision (d).**

23           (c) An attached listing, by tax parcel identification number,  
24 of all parcels within the zone area, separately identifying  
25 assessable property.

26           (d) An attached zone plan, which ~~shall~~**must** include all of the  
27 following:

28           (i) The proposed initial board of directors for the zone,  
29 ~~including no less than 1 owner of residential real property if~~



1 ~~residential real property is determined assessable property by the~~  
 2 ~~local governmental unit under section 10,~~ except for a member of  
 3 the board of directors who may be appointed by the city or village  
 4 under section 10g(2).

5 (ii) The method for removal, appointment, and replacement of  
 6 the **members of the** board.

7 (iii) A description of projects planned during the qualifying  
 8 period, including the scope, nature, and duration of the projects.

9 (iv) An estimate of the total amount of expenditures for  
 10 projects planned during the qualifying period.

11 (v) The proposed source or sources of financing for the  
 12 projects **planned during the qualifying period.**

13 (vi) If the proposed financing includes assessments, the  
 14 projected amount or rate of the assessments for each year and the  
 15 ~~formula-basis~~ to be used in allocating the assessment to be imposed  
 16 ~~on the basis of the benefit to assessable property.~~

17 (vii) A plan of dissolution for the business improvement zone.

18 (viii) Beginning on ~~the effective date of the amendatory act~~  
 19 ~~that added this subparagraph,~~ **June 28, 2018,** the number of calendar  
 20 years in the qualifying period, not more than 10 calendar years and  
 21 not less than 7 calendar years.

22 (ix) **If proportional voting will apply, a description of the**  
 23 **proportional voting mechanism to be used or, if proportional voting**  
 24 **will not apply, a statement to that effect.**

25 (e) A ~~formula-basis~~ for allocating assessments in the zone  
 26 area that is ~~based on the benefit to assessable property.~~  
 27 **consistent with section 10b.**

28 Sec. 10e. (1) If a petition is delivered to the clerk of the  
 29 city or village in accordance with section 10c, the governing body



1 of the city or village shall within 28 days schedule a public  
 2 hearing of the governing body to review the zone plan and any  
 3 proposed assessment and to receive public comment. The clerk shall  
 4 notify all owners of parcels within the zone area of the public  
 5 hearing by first-class mail.

6 (2) At the public hearing required under subsection (1), or at  
 7 the next regularly scheduled meeting of the governing body of the  
 8 city or village, the governing body shall approve or reject the  
 9 establishment of the business improvement zone and the zone plan  
 10 attached to the petition under section 10c. If the governing body  
 11 rejects the establishment of the business improvement zone and the  
 12 zone plan, the clerk shall notify all property owners within the  
 13 proposed zone of a meeting of the property owners within the  
 14 proposed zone, which ~~shall~~**must** be held not sooner than 7 days or  
 15 later than 21 days after the date of the rejection by the governing  
 16 body. The notice ~~shall~~**must** be sent by first-class mail to the  
 17 property owners not less than 7 days ~~prior to~~**before** the scheduled  
 18 date of the meeting and ~~shall~~**must** include the specific location  
 19 and the scheduled date and time of the meeting, as determined by  
 20 the person initiating the establishment of the business improvement  
 21 zone under section 10c(1). ~~Any notice required as part of the~~  
 22 ~~assessment process shall include a statement that a property owner~~  
 23 ~~of residential real property within a business improvement zone may~~  
 24 ~~seek a homestead deferment for an assessment under this act in the~~  
 25 ~~same manner as provided in section 4 of 1976 PA 225, MCL~~  
 26 ~~211.764.10c.~~

27 (3) At the meeting, the property owners may amend the zone  
 28 plan if approved by a majority of the property owners voting at the  
 29 meeting, **using proportional voting if applicable under the zone**



1 **plan.** The amended zone plan may be resubmitted to the clerk of the  
2 city or village without the requirement of a new petition under  
3 section 10c for approval or rejection at a meeting of the governing  
4 body of the city or village not later than 28 days after the  
5 amended zone plan is resubmitted to the clerk. If a zone plan is  
6 not rejected within 56 days of the date the amended zone plan is  
7 resubmitted to the clerk, the amended zone plan is considered  
8 approved by the governing body of the city or village. If the  
9 amended zone plan is rejected by the governing body, then the  
10 amended zone plan may not be resubmitted without the delivery of a  
11 new petition under section 10c.

12 (4) A governing body of a city or village shall consider the  
13 establishment of a business improvement zone and a zone plan for  
14 the business improvement zone under this section if all of the  
15 following apply:

16 (a) The zone plan complies with the requirements of section  
17 10c.

18 (b) The zone plan for the business improvement zone provides  
19 that the services to be provided by the business improvement zone  
20 and the projects under the zone plan would be supplemental to the  
21 services, projects, and functions of the city or village.

22 (c) The zone plan provides a basis for allocating assessments  
23 that complies with this chapter.

24 (5) Approval of the business improvement zone and zone plan  
25 ~~shall serve~~ **serves** as a determination by the city or village that  
26 any assessment set forth in the zone plan, including the basis for  
27 allocating the assessment, is appropriate, subject only to the  
28 approval of the business improvement zone and the zone plan by the  
29 property owners in accordance with section 10f.





1 (6) If the governing body of the city or village approves the  
 2 business improvement zone and zone plan or if the amended zone plan  
 3 is considered approved under subsection (3), the clerk of the city  
 4 or village shall set an election pursuant to section 10f not more  
 5 than 49 days following the approval.

6 (7) The clerk of the city or village shall send to the  
 7 property owners notice by first-class mail of the election not less  
 8 than 28 days before the election and publish the notice at least  
 9 once in a newspaper of general circulation in the city or village  
 10 in which the zone area is located not less than 7 days or more than  
 11 21 days ~~prior to~~ **before** the date scheduled for the election. ~~Any~~  
 12 ~~notice required as part of the assessment process shall include a~~  
 13 ~~statement that a property owner of residential real property within~~  
 14 ~~a business improvement zone may seek a homestead deferment for an~~  
 15 ~~assessment under this act in the same manner as provided in section~~  
 16 ~~4 of 1976 PA 225, MCL 211.764.~~

17 (8) The election described in this section and section 10f is  
 18 not an election subject to the Michigan election law, 1954 PA 116,  
 19 MCL 168.1 to 168.992.

20 (9) The person ~~who~~ **that** filed the petition under section 10c,  
 21 the proposed board members, and the property owners may, at the  
 22 option and under the direction of the clerk, assist the clerk of  
 23 the city or village in conducting the election to ~~keep~~ **minimize** the  
 24 expenses of the election ~~at a minimum.~~ **incurred by the city or**  
 25 **village.**

26 Sec. 10f. (1) All property owners as of the date of the  
 27 delivery of the petition as provided in section 10c are eligible to  
 28 participate in the election. The election ~~shall~~ **must** be conducted  
 29 by mail. The question to be voted on by the property owners is the



1 adoption of the zone plan and the establishment of the business  
2 improvement zone, including the identity of the initial board.

3 (2) A zone plan and the proposal for the establishment of a  
4 business improvement zone, including the identity of the initial  
5 board, ~~shall be~~**are** considered adopted upon the approval of more  
6 than 60% of the property owners voting in the election, **using**  
7 **proportional voting if applicable under the zone plan.**

8 (3) Upon acceptance or rejection of a business improvement  
9 zone and zone plan by the property owners, the resulting business  
10 improvement zone or the person filing the petition under section  
11 10c shall, at the request of the city or village, reimburse the  
12 city or village for all or a portion of the reasonable expenses  
13 incurred to comply with this chapter. The governing body of the  
14 city or village may forgive and choose not to collect all or a  
15 portion of the reasonable expenses incurred to comply with this  
16 chapter.

17 (4) Adoption of a business improvement zone and zone plan  
18 under this section authorizes the creation of the business  
19 improvement zone and the implementation of the zone plan for the  
20 qualifying period.

21 (5) Adoption of a business improvement zone and zone plan  
22 under this section and the creation of the business improvement  
23 zone does not relieve the business improvement zone from following,  
24 or does not waive any rights of the city or village to enforce, any  
25 applicable laws, statutes, or ordinances. A business improvement  
26 zone created under this chapter shall comply with all applicable  
27 state and federal laws.

28 (6) To the extent not protected by the immunity conferred by  
29 1964 PA 170, MCL 691.1401 to 691.1419, a city or village that



1 approves a business improvement zone within its boundaries is  
2 immune from civil or administrative liability arising from any  
3 actions of that business improvement zone.

4 (7) Subject to subsection (8), if a zone plan provides for  
5 proportional voting, the proportional vote of a property owner must  
6 be allocated as follows:

7 (a) If the zone plan for the zone area provides a basis for  
8 allocating assessments based upon taxable value, the votes of  
9 property owners may be proportionate to the amount that the taxable  
10 value of their respective real property for the preceding calendar  
11 year bears to the taxable value of all assessable property in the  
12 zone area for that calendar year.

13 (b) If the zone plan for the zone area provides for allocation  
14 of assessments based upon assessed value, the votes of property  
15 owners may be proportionate to the amount that the assessed value  
16 of their respective real property for the preceding calendar year  
17 bears to the assessed value of all assessable property in the zone  
18 area for that calendar year.

19 (c) If the zone plan for the zone area provides a basis for  
20 allocating assessments other than taxable value or assessed value,  
21 the votes of property owners may be proportionate to the amount  
22 that the assessment for their respective real property for the  
23 prior calendar year bears to the total value of assessments for  
24 assessable property in the zone area in that calendar year.

25 (8) The proportional vote allocated to any 1 property owner  
26 must not exceed 25% of the total vote. If the proportional vote of  
27 a single property owner under this section exceeds 25%, the amount  
28 in excess of 25% must be reallocated among the remaining property  
29 owners in proportion to the amount that the assessment of their



1 respective assessable property for the prior calendar year bears to  
 2 the assessment of all assessable property in the zone area owned by  
 3 the remaining property owners during that calendar year. For  
 4 purposes of this subsection, property owners that are affiliates  
 5 shall be treated as a single property owner.

6 (9) As used in this section, "affiliate" means that term as  
 7 defined in section 90/ of the Michigan strategic fund act, 1984 PA  
 8 270, MCL 125.2090/.

9 Sec. 10g. (1) The ~~day to day board shall manage the~~ activities  
 10 of the business improvement zone and implementation of the zone  
 11 plan. ~~shall be managed by a board of directors.~~

12 (2) The board ~~shall~~ **must** consist of an odd number of directors  
 13 and ~~shall~~ **must** not be smaller than 5 and not larger than 15 in  
 14 number. The board may include 1 director nominated by the chief  
 15 executive of the city or village and confirmed by the governing  
 16 body of the city or village. ~~The board shall include no less than 1~~  
 17 ~~owner of residential real property if residential real property is~~  
 18 ~~determined assessable property by the local governmental unit under~~  
 19 ~~section 10.~~ A nomination not disapproved by a governing body within  
 20 60 days ~~shall stand~~ **stands** confirmed.

21 (3) The duties and responsibilities of the board ~~shall~~ **must** be  
 22 prescribed in the zone plan and to the extent applicable ~~shall~~ **must**  
 23 include all of the following duties and responsibilities:

24 (a) Developing administrative procedures relating to the  
 25 implementation of the zone plan.

26 (b) Recommending amendments to the zone plan.

27 (c) Scheduling and conducting an annual meeting of the  
 28 property owners.

29 (d) Developing a zone plan for the next qualifying period.



1 (4) Members of the board shall serve without compensation.  
 2 However, members of the board may be reimbursed for their actual  
 3 and necessary expenses incurred in the performance of their  
 4 official duties as members of the board.

5 Sec. 10h. (1) A business improvement zone may be funded in  
 6 whole or in part by 1 or more assessments on assessable property,  
 7 as provided in the zone plan. An assessment under this chapter  
 8 ~~shall be~~**is** in addition to any taxes or special assessments  
 9 otherwise imposed on assessable property. The business improvement  
 10 zone, with the approval of the board, may enter into agreements  
 11 with 1 or more property owners in the city or village providing for  
 12 the provision of business zone activities or services to the  
 13 property owner or owners by the business improvement zone in  
 14 exchange for monetary contributions to the business improvement  
 15 zone from the property owner or owners. An agreement providing for  
 16 the provision of business zone activities or services described in  
 17 this subsection ~~shall~~**must** be in writing and ~~shall~~**must** be made  
 18 available to all property owners of assessable property in the zone  
 19 area.

20 (2) An assessment ~~shall~~**may** be imposed against assessable  
 21 property only on the basis of the benefits to assessable property  
 22 afforded by the zone plan. There is a rebuttable presumption that a  
 23 zone plan and any project specially benefits all assessable  
 24 property in a zone area.

25 (3) If a zone plan provides for an assessment, the treasurer  
 26 of the city or village in which the zone area is located as an  
 27 agent of the business improvement zone shall collect the assessment  
 28 imposed by the board under the zone plan on all assessable property  
 29 within the zone area in the amount authorized by the zone plan.



1           (4) ~~Except as provided in subsection (6), assessments shall be~~  
 2 ~~collected by the~~ **The** treasurer of the city or village **in which the**  
 3 **zone area is located**, as an agent of the business improvement zone,  
 4 **shall collect the assessments** from each property owner **within the**  
 5 **zone area** and ~~remitted promptly~~ **remit the assessments collected** to  
 6 the business improvement zone. ~~Except as otherwise provided in this~~  
 7 ~~subsection, assessment~~ **Assessment** revenue is the property of the  
 8 business improvement zone and not the city or village in which the  
 9 business improvement zone is located. However, all payments to the  
 10 treasurer shall be entirely applied first to the balance of any  
 11 property taxes owed to the city or village and only then any  
 12 remaining payment amount shall be considered assessment revenue  
 13 belonging to the business improvement zone and applied to the  
 14 assessment levied under this chapter. The business improvement zone  
 15 may, at the option and under the direction of the treasurer, assist  
 16 the treasurer of the city or village in collecting the assessment  
 17 to ~~keep~~ **minimize** the expenses of collecting the assessment ~~at a~~  
 18 ~~minimum.~~ **incurred by the city or village.**

19           (5) The business improvement zone may institute a civil action  
 20 to collect any delinquent assessment and interest.

21           (6) An assessment is delinquent if it has not been paid within  
 22 90 days after it was due as provided under the zone plan imposed  
 23 under this chapter. ~~Delinquent assessments shall be collected by~~  
 24 **Except as otherwise provided in subsection (7),** the business  
 25 improvement zone **shall collect delinquent assessments.** Delinquent  
 26 assessments ~~shall~~ accrue interest at a rate of 1.5% per month until  
 27 paid.

28           (7) If any portion of the assessment has not been paid within  
 29 90 days after it was due, that portion of the unpaid assessment



1 ~~shall constitute~~**is** a lien on the property. The lien amount ~~shall~~  
 2 ~~be~~**is** for the unpaid portion of the assessment and ~~shall include~~  
 3 **includes** any applicable interest. Alternatively, a delinquent and  
 4 unpaid assessment may, at the request of the business improvement  
 5 zone, be returned as delinquent by the treasurer of the city or  
 6 village and collected in the same manner as a delinquent tax  
 7 special assessment along with any associated interest, fees, and  
 8 costs under the general property tax act, 1893 PA 206, MCL 211.1 to  
 9 211.155. However, property is not subject to forfeiture,  
 10 foreclosure, and sale under sections 78 to 79a of the general  
 11 property tax act, 1893 PA 206, MCL 211.78 to 211.79a, for  
 12 nonpayment of an assessment under this chapter unless the property  
 13 also is subject to forfeiture, foreclosure, and sale under sections  
 14 78 to 79a of the general property tax act, 1893 PA 206, MCL 211.78  
 15 to 211.79a, for delinquent property taxes. If a parcel of  
 16 assessable property that has a delinquent and unpaid assessment is  
 17 sold to a purchaser who is not related or affiliated to the seller,  
 18 as determined by the board, the board may reduce or eliminate any  
 19 delinquent and unpaid assessment on that parcel of assessable  
 20 property if the property is not subject to forfeiture, foreclosure,  
 21 and sale under sections 78 to 79a of the general property tax act,  
 22 1893 PA 206, MCL 211.78 to 211.79a. If the delinquent property  
 23 taxes are paid, the property may not be forfeited, foreclosed, and  
 24 sold for an unpaid assessment under this chapter.

25       Sec. 10j. A zone plan may be amended. Amendments ~~shall be~~**are**  
 26 effective if approved by a majority of the property owners voting  
 27 on the amendment at the annual meeting of property owners or a  
 28 special meeting called for that purpose, **using proportional voting**  
 29 **if applicable under the zone plan.** A zone plan amendment changing



1 any assessment is effective only if also approved by the governing  
 2 body of the city or village in which the business improvement zone  
 3 is located.

4 Sec. 10k. (1) ~~Prior to~~ **Before** the expiration of any qualifying  
 5 period, the board shall notify the property owners within the  
 6 business improvement zone of a special meeting by first-class mail  
 7 ~~at least~~ **not less than** 14 days ~~prior to~~ **before** the scheduled date  
 8 of the meeting to approve a new zone plan for the next qualifying  
 9 period. Notice under this section ~~shall~~ **must** include the specific  
 10 location, scheduled date, and time of the meeting. ~~and shall~~  
 11 ~~include a statement that a property owner of residential real~~  
 12 ~~property within a business improvement zone may seek a homestead~~  
 13 ~~deferment for an assessment under this act in the same manner as~~  
 14 ~~provided in section 4 of 1976 PA 225, MCL 211.764.~~

15 (2) Approval of the new zone plan at the special meeting by  
 16 more than 60% of the property owners of assessable property voting  
 17 at that meeting, **using proportional voting if applicable under the**  
 18 **zone plan**, constitutes reauthorization of the business improvement  
 19 zone for an additional qualifying period, commencing as of the  
 20 expiration of the qualifying period then in effect. If the new zone  
 21 plan reflects any new assessment, or reflects an extension of any  
 22 assessment beyond the period previously approved by the city or  
 23 village in which the business improvement zone is located, the new  
 24 or extended assessment ~~shall be~~ **is** effective only with the approval  
 25 of the governing body of the city or village.

26 Sec. 10l. (1) Upon written petition duly signed by 30% of the  
 27 property owners of assessable property within a zone area and  
 28 submitted no sooner than 2 years following the adoption of the  
 29 business improvement zone and zone plan, the board shall place on





1 the agenda of the next annual meeting, if the next annual meeting  
 2 is to be held not later than 63 days after receipt of the written  
 3 petition or a special meeting not to be held later than 63 days  
 4 after receipt of the written petition, the issue of dissolution of  
 5 the business improvement zone. Notice of the next annual meeting or  
 6 special meeting described in this subsection ~~shall~~**must** be made  
 7 **provided** to all property owners by first-class mail not less than  
 8 14 days ~~prior to~~**before** the date of the annual or special meeting.  
 9 The notice ~~shall~~**must** include the specific location and the  
 10 scheduled date and time of the meeting.

11 (2) The business improvement zone ~~shall be~~**is** dissolved upon a  
 12 vote of more than 50% of the property owners of assessable property  
 13 voting at the meeting, **using proportional voting if applicable**  
 14 **under the zone plan**. A dissolution ~~shall~~**does** not take effect until  
 15 the later of the end of the second calendar year after the vote for  
 16 dissolution or all contractual liabilities of the business  
 17 improvement zone have been paid and discharged.

18 (3) Upon dissolution of a business improvement zone, the board  
 19 shall dispose of the remaining physical assets of the business  
 20 improvement zone. The proceeds of any physical assets disposed of  
 21 by the business improvement zone and all money collected through  
 22 assessments that is not required to defray the expenses of the  
 23 business improvement zone ~~shall~~**must** be refunded on a pro rata  
 24 basis to persons from whom assessments were collected. If the board  
 25 finds that the refundable amount is so small as to make  
 26 impracticable the computation and refunding of the money, it may be  
 27 transferred to the treasurer of the city or village in which the  
 28 business improvement zone is located for deposit in the treasury of  
 29 the city or village to the credit of the general fund.



1           (4) Upon dissolution of a business improvement zone, any  
2 remaining assets of the business improvement zone ~~shall~~**must** be  
3 transferred to the treasurer of the city or village in which the  
4 business improvement zone is located for deposit in the treasury of  
5 the city or village to the credit of the general fund.

