



Legislation Text

File #: 24-0989, **Version:** 1

Resolution to Approve the Reauthorization of the Main Street Area Business Improvement Zone Attached for your review and action is a resolution approving the reauthorization of the Main Street Business Improvement Zone (“BIZ”) for an additional ten-year term.

The Main Street BIZ is an organization of commercial property owners in the downtown district with a mission to improve Main Street’s cleanliness, safety, and beauty in order to improve the downtown customer experience. The Main Street BIZ was first established in 2010 then expanded in 2014 to include additional property owners, with approval of the Ann Arbor City Council.

Established under Michigan’s Business Improvement Zone Statute, PA 120 of 1961 Chapter 2, as amended, BIZ property owners fund projects and services through an assessment collected by the City of Ann Arbor Assessor and remitted to the BIZ for uses consistent with the BIZ Zone Plan.

The BIZ Zone Plan projects include snow removal, landscaping, graffiti removal, sidewalk sweeping, and alley cleaning. The Zone Plan assessment formula is based on 1) the linear feet of sidewalk abutting each assessable property, and 2) square feet of commercial area within the building.

The current BIZ term ends on June 30, 2024. In accordance with the statutory process, BIZ property owners held a special meeting and voted to reauthorize the BIZ for an additional 10-year term beginning on July 1, 2024 and ending on June 30, 2034. The amended Zone Plan is substantially similar to the previous Zone Plan with the addition of alley cleaning as an approved BIZ service within the zone area.

When a BIZ is reauthorized for an additional term and includes an assessment on property owners the BIZ Statute requires approval by the City Council.

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Reviewed by: Kevin McDonald, Chief Deputy City Attorney
Jacqueline Beaudry, City Clerk

Approved by: Milton Dohoney Jr., City Administrator

Whereas, The existing Main Street Business Improvement Zone (“BIZ”) was established in 2010 and expanded in 2014 to provide a high quality, well-maintained, urban commercial environment by arranging for and overseeing projects such as sidewalk snow removal, sidewalk cleaning and landscaping;

Whereas, The current term of the BIZ ends on June 30, 2024 and eligible property owners have voted to reauthorize the BIZ in accordance with PA 120 of 1961, as amended (“BIZ Statute”), for an additional ten-year term;

Whereas, The Zone Plan describes services that will be provided by the BIZ which are supplemental to the services provided by the City, and the Zone Plan also provides a basis for allocating assessments in accordance with the BIZ Statute; and

Whereas, The Main Street Area BIZ is the area (a) bounded on the north by the south side of Huron Street (from east side of South Ashley Street to west side of South Fifth Avenue); (b) bounded on the east by the west side of South Fifth Avenue (from south side of East Huron Street to the north side of East Liberty Street), by the north side of East Liberty Street (from the west side of South Fifth Avenue to the west side of South Fourth Avenue), by the west side of South Fourth Avenue (from the north side of East Liberty Street to the north side of East William Street); (c) bounded on the south by the north side of East William Street (from the west side of South Fourth Avenue to the east side of South Ashley Street); and (d) bounded on the west by the east side of South Ashley Street (from the north side of West William Street to the south side of West Huron Street);

RESOLVED, That City Council approve the reauthorization of the Main Street Area Business Improvement Zone and Zone Plan for an additional term beginning July 1, 2024 and ending June 30, 2034.