

(k) The powers granted under this section shall be regarded as supplemental and additional to powers conferred by other laws, and may not be regarded as in derogation of any powers now existing.

(l) This section, being necessary for the welfare of the State and its residents, shall be liberally construed to effect the purpose stated in subsection (b)(2) of this section.

(M) ~~NOTWITHSTANDING THE PROVISIONS OF~~ UNLESS OTHERWISE PROVIDED IN THE CHARTER, BYLAWS, OR CODE OF A MUNICIPAL CORPORATION, A MUNICIPAL CORPORATION SHALL HOLD A PUBLIC HEARING AFTER NOT LESS THAN 10 DAYS NOTICE, PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION IN THE MUNICIPAL CORPORATION, BEFORE AN ORDINANCE OR RESOLUTION THAT DESIGNATES A SPECIAL TAXING DISTRICT, AUTHORIZES THE ISSUANCE OF BONDS, OR LEVIES AD VALOREM TAXES OR SPECIAL TAXES UNDER THE PROVISIONS OF THIS SECTION MAY BE FINALLY ENACTED.

(N) (1) AS AN ALTERNATIVE TO LEVYING AD VALOREM TAXES UNDER THIS SECTION, THE GOVERNING BODY OF THE MUNICIPAL CORPORATION MAY LEVY SPECIAL TAXES ON PROPERTY IN A SPECIAL TAXING DISTRICT TO COVER THE COST OF INFRASTRUCTURE IMPROVEMENTS.

(2) IN DETERMINING THE BASIS FOR AND AMOUNT OF THE TAX, THE COST OF AN IMPROVEMENT MAY BE CALCULATED AND LEVIED:

(I) EQUALLY PER FRONT FOOT, LOT, PARCEL, DWELLING UNIT OR SQUARE FOOT;

(II) ACCORDING TO THE VALUE OF THE PROPERTY AS DETERMINED BY THE GOVERNING BODY, WITH OR WITHOUT REGARD TO IMPROVEMENTS ON THE PROPERTY; OR

(III) IN ANY OTHER REASONABLE MANNER THAT RESULTS IN FAIRLY ALLOCATING THE COST OF THE INFRASTRUCTURE IMPROVEMENTS.

(3) THE GOVERNING BODY OF THE MUNICIPAL CORPORATION MAY PROVIDE BY ORDINANCE OR RESOLUTION FOR:

(I) A MAXIMUM AMOUNT TO BE ASSESSED WITH RESPECT TO ANY PARCEL OF PROPERTY LOCATED WITHIN A SPECIAL TAXING DISTRICT;

(II) A TAX YEAR OR OTHER DATE AFTER WHICH NO FURTHER SPECIAL TAXES UNDER THIS SECTION SHALL BE LEVIED OR COLLECTED ON A PARCEL; AND

(III) THE CIRCUMSTANCES UNDER WHICH THE SPECIAL TAX LEVIED AGAINST ANY PARCEL MAY BE INCREASED, IF AT ALL, AS A CONSEQUENCE OF DELINQUENCY OR DEFAULT BY THE OWNER OF THAT PARCEL OR ANY OTHER PARCEL WITHIN THE SPECIAL TAXING DISTRICT.