

# SENATE BILL No. 553

September 25, 2013, Introduced by Senator KAHN and referred to the Committee on Economic Development.

A bill to amend 1996 PA 376, entitled  
"Michigan renaissance zone act,"  
by amending section 4 (MCL 125.2684), as amended by 2008 PA 116.

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1       Sec. 4. (1) One or more qualified local governmental units may  
2       apply to the review board to designate the qualified local  
3       governmental unit or units as a renaissance zone if all of the  
4       following criteria are met:

5       (a) The geographic area of the proposed renaissance zone is  
6       located within the boundaries of the qualified local governmental  
7       unit or units that apply.

8       (b) The application includes a development plan.

9       (c) The proposed renaissance zone is not more than 5,000 acres

1 in size.

2 (d) The renaissance zone does not contain more than 10  
3 distinct geographic areas. Except as otherwise provided in this  
4 subdivision, the minimum size of a distinct geographic area is not  
5 less than 5 acres. A qualified local governmental unit or units may  
6 designate not more than 8 distinct geographic areas in each  
7 renaissance zone to have no minimum size requirement.

8 (e) The application includes the proposed duration of  
9 renaissance zone status, not to exceed 15 years, except as  
10 otherwise provided in this section.

11 (f) If the qualified local governmental unit has an elected  
12 county executive, the county executive's written approval of the  
13 application.

14 (g) If the qualified local governmental unit is a city, that  
15 city's mayor's written approval of the application.

16 (2) A qualified local governmental unit may submit not more  
17 than 1 application to the review board for designation as a  
18 renaissance zone. A resolution provided by a city, village, or  
19 township under section 7(2) does not constitute an application of a  
20 city, village, or township for a renaissance zone under this act.

21 (3) For a distinct geographic area described in subsection  
22 (1)(d), a village may include publicly owned land within the  
23 boundaries of any distinct geographic area.

24 (4) Beginning December 1, 2006 through December 31, 2011, a  
25 qualified local governmental unit or units in which a renaissance  
26 zone was designated under section 8 or 8a(1) or (3) may designate  
27 additional distinct geographic areas not to exceed a total of 10

1 distinct geographic areas upon application to and approval by the  
2 board of the Michigan strategic fund if the distinct geographic  
3 area is located in an eligible distressed area as defined in  
4 section 11 of the state housing development authority act of 1966,  
5 1966 PA 346, MCL 125.1411, or is contiguous to an eligible  
6 distressed area, and if the additional distinct geographic area  
7 will increase capital investment or job creation. The duration of  
8 renaissance zone status for the additional distinct geographic  
9 areas shall not exceed 15 years.

10 (5) Through December 31, 2002, if a qualified local  
11 governmental unit or units designate additional distinct geographic  
12 areas in a renaissance zone under subsection (4), the qualified  
13 local governmental unit or units may extend the duration of the  
14 renaissance zone status of 1 or more distinct geographic areas in  
15 that renaissance zone until 2017 upon application to and approval  
16 by the board.

17 (6) Through December 31, 2002, a qualified local governmental  
18 unit or units in which a renaissance zone was designated under  
19 section 8 or 8a may, upon application to and approval by the board,  
20 seek to extend the duration of renaissance zone status until 2017.  
21 Upon application, the board may extend the duration of renaissance  
22 zone status.

23 (7) Through December 31, 2011, a qualified local governmental  
24 unit or units in which a renaissance zone was designated under  
25 section 8 or 8a(1) or (3) may, upon application to and approval by  
26 the board of the Michigan strategic fund, seek to extend the  
27 duration of renaissance zone status for 1 or more portions of the

1 renaissance zone if that zone or portion of a zone is in existence  
2 as of March 15, 2008, if the extension will increase capital  
3 investment or job creation, and the county in which the portion or  
4 portions of the renaissance zone are located consents to extend the  
5 duration of renaissance zone status. The board of the Michigan  
6 strategic fund may extend renaissance zone status for 1 or more  
7 portions of the renaissance zone under this subsection for a period  
8 of time not to exceed 15 years from the date of the application to  
9 the board of the Michigan strategic fund under this subsection.  
10 However, beginning on ~~the effective date of the amendatory act that~~  
11 ~~added this sentence,~~ **APRIL 29, 2008**, if the board of the Michigan  
12 strategic fund extends the duration of 1 or more portions of a  
13 renaissance zone under this subsection, the board of the Michigan  
14 strategic fund may revoke that extension if the board determines  
15 that increased capital investment or job creation will not begin  
16 within 1 year of the granting of the extension or otherwise  
17 violates the terms of the written development agreement between the  
18 owner of the real property and the board of the Michigan strategic  
19 fund. Only the qualified local governmental unit that is requesting  
20 the extension of time may submit the application. If the board of  
21 the Michigan strategic fund extends the duration of 1 or more  
22 portions of a renaissance zone, the board of the Michigan strategic  
23 fund shall enter into a written development agreement with the  
24 owner of all real property located within the boundaries of the  
25 portions of the renaissance zone whose duration has been extended.  
26 The written development agreement shall include, but is not limited  
27 to, all of the following:

1 (a) The duration of the extension.

2 (b) The conditions under which the extension is granted.

3 (c) The amount of capital investment.

4 (d) The number of jobs to be created.

5 (e) Any other conditions or requirements reasonably required  
6 by the board of the Michigan strategic fund.

7 (8) IF A QUALIFIED LOCAL GOVERNMENTAL UNIT IN WHICH A  
8 RENAISSANCE ZONE WAS DESIGNATED UNDER SECTION 8 RECEIVED APPROVAL  
9 BY THE MICHIGAN STRATEGIC FUND TO EXTEND THE DURATION OF  
10 RENAISSANCE ZONE STATUS UNDER SUBSECTION (7) FOR A PERIOD OF 7  
11 YEARS AND THAT RENAISSANCE ZONE IS LOCATED IN A COUNTY WITH A  
12 POPULATION OF MORE THAN 190,000 AND LESS THAN 240,000 ACCORDING TO  
13 THE MOST RECENT DECENNIAL CENSUS, THAT QUALIFIED LOCAL GOVERNMENTAL  
14 UNIT MAY RESUBMIT AN APPLICATION TO THE MICHIGAN STRATEGIC FUND  
15 BEFORE JUNE 30, 2014 TO EXTEND THE DURATION OF RENAISSANCE ZONE  
16 STATUS FOR AN ADDITIONAL 8 YEARS, NOT TO EXCEED 15 YEARS' TOTAL  
17 EXTENSION. THE MICHIGAN STRATEGIC FUND MAY GRANT THE EXTENSION IF  
18 THE EXTENSION SHALL INCREASE CAPITAL INVESTMENT OR JOB CREATION IN  
19 THIS STATE AND THE OWNER IS IN COMPLIANCE WITH THE WRITTEN  
20 AGREEMENT DESCRIBED IN SUBSECTION (7).