

# HOUSE BILL No. 6180

May 18, 2010, Introduced by Reps. Slezak, McDowell, Denby, Rogers, Marleau, Walsh and Daley and referred to the Committee on Intergovernmental and Regional Affairs.

A bill to amend 1996 PA 376, entitled "Michigan renaissance zone act," by amending section 3 (MCL 125.2683), as amended by 2008 PA 217, and by adding section 8g.

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

1           Sec. 3. As used in this act:

2           (a) "Agricultural processing facility" means 1 or more  
3 facilities or operations that transform, package, sort, or grade  
4 livestock or livestock products, agricultural commodities, or  
5 plants or plant products, excluding forest products, into goods  
6 that are used for intermediate or final consumption including goods  
7 for nonfood use, and surrounding property.

1 (b) "Board" means the state administrative board created in  
2 1921 PA 2, MCL 17.1 to 17.3.

3 (c) "Development plan" means a written plan that addresses the  
4 criteria in section 7 and includes all of the following:

5 (i) A map of the proposed renaissance zone that indicates the  
6 geographic boundaries, the total area, and the present use and  
7 conditions generally of the land and structures within those  
8 boundaries.

9 (ii) Evidence of community support and commitment from  
10 residential and business interests.

11 (iii) A description of the methods proposed to increase economic  
12 opportunity and expansion, facilitate infrastructure improvement,  
13 and identify job training opportunities.

14 (iv) Current social, economic, and demographic characteristics  
15 of the proposed renaissance zone and anticipated improvements in  
16 education, health, human services, public safety, and employment if  
17 the renaissance zone is created.

18 (v) Any other information required by the board.

19 (d) "Elected county executive" means the elected county  
20 executive in a county organized under 1966 PA 293, MCL 45.501 to  
21 45.521, or 1973 PA 139, MCL 45.551 to 45.573.

22 (e) "Forest products processing facility" means 1 or more  
23 facilities or operations that transform, package, sort, recycle, or  
24 grade forest or paper products into goods that are used for  
25 intermediate or final use or consumption or for the creation of  
26 biomass or alternative fuels through the utilization of forest  
27 products or forest residue, and surrounding property. Forest

1 products processing facility does not include an existing facility  
2 or operation that is located in this state that relocates to a  
3 renaissance zone for a forest products processing facility. Forest  
4 products processing facility does not include a facility or  
5 operation that engages primarily in retail sales.

6 (f) "Local governmental unit" means a county, city, village,  
7 or township.

8 (g) "Person" means an individual, partnership, corporation,  
9 association, limited liability company, governmental entity, or  
10 other legal entity.

11 (h) "Qualified local governmental unit" means either of the  
12 following:

13 (i) A county.

14 (ii) A city, village, or township that contains an eligible  
15 distressed area as defined in section 11 of the state housing  
16 development authority act of 1966, 1966 PA 346, MCL 125.1411.

17 (i) "Recovery zone" means a tool and die renaissance recovery  
18 zone created in section 8d.

19 (j) "Renaissance zone" means a geographic area designated  
20 under this act.

21 (k) "Renewable energy facility" means a facility that creates  
22 energy directly or fuel from the wind, the sun, trees, grasses,  
23 biosolids, algae, agricultural commodities, processed products from  
24 agricultural commodities, or residues from agricultural processes,  
25 wood or forest processes, food production and processing, or the  
26 paper products industry. Renewable energy facility also includes a  
27 facility that creates energy or fuels from solid biomass, animal

1 wastes, or landfill gases. Renewable energy facility also includes  
2 a facility that focuses on research, development, or manufacturing  
3 of systems or components of systems used to create energy or fuel  
4 from the items described in this subdivision.

5 (l) "Residential rental property" means that term as defined in  
6 section 7ff of the general property tax act, 1893 PA 206, MCL  
7 211.7ff.

8 (m) "Review board" means the renaissance zone review board  
9 created in section 5.

10 (n) "Rural area" means an area that lies outside of the  
11 boundaries of an urban area.

12 (o) **"UNDERDEVELOPED SPECIAL ASSESSMENT DISTRICT" MEANS ALL OR**  
13 **A PORTION OF A SPECIAL ASSESSMENT DISTRICT THAT MEETS ALL OF THE**  
14 **FOLLOWING:**

15 (i) **THE SPECIAL ASSESSMENT DISTRICT WAS CREATED ON OR BEFORE**  
16 **DECEMBER 31, 2007.**

17 (ii) **THE SPECIAL ASSESSMENT DISTRICT WAS CREATED TO FINANCE**  
18 **INFRASTRUCTURE FOR RESIDENTIAL DEVELOPMENT AND THE RESIDENTIAL**  
19 **DEVELOPMENT SITE PLAN WAS APPROVED BY THE CITY, VILLAGE, OR**  
20 **TOWNSHIP BEFORE BEING DESIGNATED AS A RENAISSANCE ZONE FOR**  
21 **UNDERDEVELOPED SPECIAL ASSESSMENT DISTRICTS BY THE BOARD OF THE**  
22 **MICHIGAN STRATEGIC FUND.**

23 (iii) **THE RESIDENTIAL DEVELOPMENT THAT IS SUBJECT TO THE SPECIAL**  
24 **ASSESSMENT DISTRICT IS LESS THAN 20% DEVELOPED.**

25 (iv) **THE DEVELOPER OR OWNER OF EACH PARCEL OF PROPERTY IN THE**  
26 **RESIDENTIAL DEVELOPMENT THAT IS PART OF THE SPECIAL ASSESSMENT**  
27 **DISTRICT SHALL PAY ALL SPECIAL ASSESSMENTS BEFORE THE CERTIFICATE**

1 OF OCCUPANCY IS GRANTED FOR THAT PARCEL.

2 (P) ~~(e)~~—"Urban area" means an urbanized area as determined by  
3 the economics and statistics administration, United States bureau  
4 of the census according to the 1990 census.

5 SEC. 8G. (1) THE BOARD OF THE MICHIGAN STRATEGIC FUND DEFINED  
6 IN SECTION 4 OF THE MICHIGAN STRATEGIC FUND ACT, 1984 PA 270, MCL  
7 125.2004, MAY DESIGNATE UP TO 10 ADDITIONAL RENAISSANCE ZONES FOR  
8 UNDERDEVELOPED SPECIAL ASSESSMENT DISTRICTS WITHIN THIS STATE IN 1  
9 OR MORE CITIES, VILLAGES, OR TOWNSHIPS IF THAT CITY, VILLAGE, OR  
10 TOWNSHIP OR COMBINATION OF CITIES, VILLAGES, OR TOWNSHIPS CONSENTS  
11 TO THE CREATION OF A RENAISSANCE ZONE FOR AN UNDERDEVELOPED SPECIAL  
12 ASSESSMENT DISTRICT WITHIN THEIR BOUNDARIES. A RENAISSANCE ZONE FOR  
13 AN UNDERDEVELOPED SPECIAL ASSESSMENT DISTRICT SHALL HAVE A DURATION  
14 OF RENAISSANCE ZONE STATUS FOR A PERIOD OF YEARS NOT TO EXCEED THE  
15 TIME IN WHICH THE SPECIAL ASSESSMENT BONDS WILL BE PAID OFF OR  
16 DEFEASED.

17 (2) EACH RENAISSANCE ZONE DESIGNATED FOR AN UNDERDEVELOPED  
18 SPECIAL ASSESSMENT DISTRICT UNDER THIS SECTION SHALL BE 1  
19 CONTINUOUS DISTINCT GEOGRAPHIC AREA.