

SENATE BILL NO. 1221

November 10, 2022, Introduced by Senator SCHMIDT and referred to the Committee on Economic and Small Business Development.

A bill to amend 1996 PA 376, entitled
"Michigan renaissance zone act,"
by amending section 4 (MCL 125.2684), as amended by 2014 PA 27.

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

1 located within the boundaries of the qualified local governmental
2 unit or units that apply.

3 (b) The application includes a development plan.

4 (c) The proposed renaissance zone is not more than 5,000 acres
5 in size.

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

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

15 (f) If the qualified local governmental unit has an elected
16 county executive, the county executive's written approval of the
17 application.

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

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

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

28 (4) Beginning December 1, 2006 through December 31, 2011, a
29 qualified local governmental unit or units in which a renaissance

1 zone was designated under section 8 or 8a(1) or (3) may designate
2 additional distinct geographic areas not to exceed a total of 10
3 distinct geographic areas upon application to and approval by the
4 board of the Michigan strategic fund if the distinct geographic
5 area is located in an eligible distressed area as defined in
6 section 11 of the state housing development authority act of 1966,
7 1966 PA 346, MCL 125.1411, or is contiguous to an eligible
8 distressed area, and if the additional distinct geographic area
9 will increase capital investment or job creation. The duration of
10 renaissance zone status for the additional distinct geographic
11 areas shall not exceed 15 years.

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

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

25 (7) Through December 31, 2011, a qualified local governmental
26 unit or units in which a renaissance zone was designated under
27 section 8 or 8a(1) or (3) may, upon application to and approval by
28 the board of the Michigan strategic fund, seek to extend the
29 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 April 29, 2008, if the board of the Michigan
11 strategic fund extends the duration of 1 or more portions of a
12 renaissance zone under this subsection, the board of the Michigan
13 strategic fund may revoke that extension if the board determines
14 that increased capital investment or job creation will not begin
15 within 1 year of the granting of the extension or otherwise
16 violates the terms of the written development agreement between the
17 owner of the real property and the board of the Michigan strategic
18 fund. Only the qualified local governmental unit that is requesting
19 the extension of time may submit the application. If the board of
20 the Michigan strategic fund extends the duration of 1 or more
21 portions of a renaissance zone **under this subsection**, the board of
22 the Michigan strategic fund shall enter into a written development
23 agreement with the owner of all real property located within the
24 boundaries of the portions of the renaissance zone whose duration
25 has been extended. The written development agreement shall include,
26 but is not limited to, all of the following:

- 27 (a) The duration of the extension.
- 28 (b) The conditions under which the extension is granted.
- 29 (c) The amount of capital investment.

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

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

4 (8) If a qualified local governmental unit in which a
5 renaissance zone was designated under section 8 received approval
6 by the Michigan strategic fund to extend the duration of
7 renaissance zone status under subsection (7) for a period of 7
8 years and that renaissance zone is located in a county with a
9 population of more than 190,000 and less than 240,000 according to
10 the most recent decennial census, that qualified local governmental
11 unit may resubmit an application to the Michigan strategic fund
12 before June 30, 2014 to extend the duration of renaissance zone
13 status for an additional 8 years, not to exceed 15 years' total
14 extension. The Michigan strategic fund may grant the extension if
15 the extension shall increase capital investment or job creation in
16 this state and the owner and project developer are in compliance
17 with the written agreement described in subsection (7).

18 **(9) For a renaissance zone designated under section 8a(2),**
19 **existing on November 30, 2022, and located in a county with a**
20 **population of more than 1,100,000 and less than 1,300,000 according**
21 **to the most recent federal decennial census, the board of the**
22 **Michigan strategic fund may, upon application and with the consent**
23 **of the qualified local governmental unit in which the renaissance**
24 **zone is located, extend the duration of the renaissance zone status**
25 **for the renaissance zone described under this subsection. The zone**
26 **status may be extended for a period not to exceed 15 years from the**
27 **date of approval of the application, if the board determines the**
28 **extension will increase capital investment or job creation in this**
29 **state, or both. Only the qualified local governmental unit in which**

1 the renaissance zone is located or an owner of all real property
2 located within the boundaries of the renaissance zone may submit
3 the application. If the board of the Michigan strategic fund
4 extends the duration of the renaissance zone under this subsection,
5 the board of the Michigan strategic fund shall enter into a written
6 development agreement with the owner of all real property located
7 within the boundaries of the renaissance zone. The written
8 development agreement may include, but is not limited to, the
9 following:

- 10 (a) The duration of the extension.
- 11 (b) The conditions under which the extension is granted.
- 12 (c) The amount of capital investment.
- 13 (d) The number of jobs to be created.
- 14 (e) Any other conditions or requirements reasonably required
15 by the board of the Michigan strategic fund.