

# HOUSE BILL No. 4144

January 26, 2011, Introduced by Reps. Rogers, Hughes and Denby and referred to the Committee on Commerce.

A bill to amend 1996 PA 376, entitled "Michigan renaissance zone act," by amending section 3 (MCL 125.2683), as amended by 2010 PA 277, and by adding section 8i.

**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.

8           (b) "Board" means the state administrative board created in

1 1921 PA 2, MCL 17.1 to 17.3.

2 (c) "Border crossing facility" means a business that is 1 or  
3 more of the following as determined by the board of the Michigan  
4 strategic fund:

5 (i) That was located in a qualified border local governmental  
6 unit as defined in section 8g and was displaced or otherwise  
7 negatively affected by the development of the international border  
8 crossing and is unable to recover from the displacement or negative  
9 effect without the establishment of a renaissance zone.

10 (ii) That is associated with international trade, shipping, or  
11 freight hauling, including, but not limited to, all of the  
12 following:

13 (A) Customs brokers.

14 (B) Distribution centers.

15 (C) Truck supply and repair.

16 (d) "Development plan" means a written plan that addresses the  
17 criteria in section 7 and includes all of the following:

18 (i) A map of the proposed renaissance zone that indicates the  
19 geographic boundaries, the total area, and the present use and  
20 conditions generally of the land and structures within those  
21 boundaries.

22 (ii) Evidence of community support and commitment from  
23 residential and business interests.

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

27 (iv) Current social, economic, and demographic characteristics

1 of the proposed renaissance zone and anticipated improvements in  
2 education, health, human services, public safety, and employment if  
3 the renaissance zone is created.

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

5 (e) "Elected county executive" means the elected county  
6 executive in a county organized under 1966 PA 293, MCL 45.501 to  
7 45.521, or 1973 PA 139, MCL 45.551 to 45.573.

8 (f) "Eligible next Michigan business" means a business engaged  
9 in the shipment of tangible personal property via multimodal  
10 commerce; a supply chain business providing a majority of its  
11 services to businesses engaged in the shipment of tangible personal  
12 property, including inventory, via multimodal commerce; a  
13 manufacturing or assembly facility receiving a majority of its  
14 production components via multimodal commerce; a manufacturing or  
15 assembly facility shipping a majority of products via multimodal  
16 commerce; or a light manufacturing or assembly facility that  
17 packages, kits, labels, or customizes products and ships those  
18 products via multimodal commerce.

19 (g) "Forest products processing facility" means 1 or more  
20 facilities or operations that transform, package, sort, recycle, or  
21 grade forest or paper products into goods that are used for  
22 intermediate or final use or consumption or for the creation of  
23 biomass or alternative fuels through the utilization of forest  
24 products or forest residue, and surrounding property. Forest  
25 products processing facility does not include an existing facility  
26 or operation that is located in this state that relocates to a  
27 renaissance zone for a forest products processing facility. Forest

1 products processing facility does not include a facility or  
2 operation that engages primarily in retail sales.

3 (h) "Local governmental unit" means a county, city, village,  
4 township, or, for taxes levied after 2009, any other taxing  
5 jurisdiction that levies an ad valorem property tax.

6 (i) "Multimodal commerce" means the movement of products or  
7 services via 2 or more of the following:

8 (i) Air.

9 (ii) Road.

10 (iii) Rail.

11 (iv) Water.

12 (j) "Next Michigan development corporation" means that term as  
13 defined in section 3 of the next Michigan development act.

14 (k) "Next Michigan development district" means that term as  
15 defined in section 3 of the next Michigan development act.

16 (l) "Next Michigan renaissance zone" means a renaissance zone  
17 created under section 8h.

18 (m) "Person" means an individual, partnership, corporation,  
19 association, limited liability company, governmental entity, or  
20 other legal entity.

21 (n) "Qualified eligible next Michigan business" means an  
22 eligible next Michigan business that has been certified in  
23 accordance with section 8h.

24 (o) "Qualified local governmental unit" means either of the  
25 following:

26 (i) A county.

27 (ii) A city, village, or township that contains an eligible

1 distressed area as defined in section 11 of the state housing  
2 development authority act of 1966, 1966 PA 346, MCL 125.1411.

3 (p) "Recovery zone" means a tool and die renaissance recovery  
4 zone created in section 8d.

5 (q) "Renaissance zone" means a geographic area designated  
6 under this act.

7 (r) "Renewable energy facility" means a facility that creates  
8 energy, fuels, or chemicals directly from the wind, the sun, trees,  
9 grasses, biosolids, algae, agricultural commodities, processed  
10 products from agricultural commodities, or residues from  
11 agricultural processes, wood or forest processes, food production  
12 and processing, or the paper products industry. Renewable energy  
13 facility also includes a facility that creates energy, fuels, or  
14 chemicals from solid biomass, animal wastes, or landfill gases.  
15 Renewable energy facility also includes a facility that focuses on  
16 research, development, or manufacturing of systems or components of  
17 systems used to create energy, fuel, or chemicals from the items  
18 described in this subdivision. Renewable energy facility also  
19 includes a facility that focuses on research, development, or  
20 manufacturing of systems or components of systems that involve the  
21 conversion of chemical energy for advanced battery technology.

22 (s) "Residential rental property" means that term as defined  
23 in section 7ff of the general property tax act, 1893 PA 206, MCL  
24 211.7ff.

25 (t) "Review board" means the renaissance zone review board  
26 created in section 5.

27 (u) "Rural area" means an area that lies outside of the

1 boundaries of an urban area.

2 (V) "UNDERDEVELOPED SPECIAL ASSESSMENT DISTRICT" MEANS ALL OR  
3 A PORTION OF A SPECIAL ASSESSMENT DISTRICT THAT MEETS ALL OF THE  
4 FOLLOWING:

5 (i) THE SPECIAL ASSESSMENT DISTRICT WAS CREATED ON OR BEFORE  
6 DECEMBER 31, 2007.

7 (ii) THE SPECIAL ASSESSMENT DISTRICT WAS CREATED TO FINANCE  
8 INFRASTRUCTURE FOR RESIDENTIAL DEVELOPMENT AND THE RESIDENTIAL  
9 DEVELOPMENT SITE PLAN WAS APPROVED BY THE CITY, VILLAGE, OR  
10 TOWNSHIP BEFORE BEING DESIGNATED AS A RENAISSANCE ZONE FOR  
11 UNDERDEVELOPED SPECIAL ASSESSMENT DISTRICTS BY THE BOARD OF THE  
12 MICHIGAN STRATEGIC FUND.

13 (iii) THE RESIDENTIAL DEVELOPMENT THAT IS SUBJECT TO THE SPECIAL  
14 ASSESSMENT DISTRICT IS LESS THAN 20% DEVELOPED.

15 (iv) THE DEVELOPER OR OWNER OF EACH PARCEL OF PROPERTY IN THE  
16 RESIDENTIAL DEVELOPMENT THAT IS PART OF THE SPECIAL ASSESSMENT  
17 DISTRICT SHALL PAY ALL SPECIAL ASSESSMENTS BEFORE THE CERTIFICATE  
18 OF OCCUPANCY IS GRANTED FOR THAT PARCEL.

19 (W) ~~(v)~~ "Urban area" means an urbanized area as determined by  
20 the economics and statistics administration, United States bureau  
21 of the census according to the 1990 census.

22 SEC. 8I. (1) THE BOARD OF THE MICHIGAN STRATEGIC FUND DEFINED  
23 IN SECTION 4 OF THE MICHIGAN STRATEGIC FUND ACT, 1984 PA 270, MCL  
24 125.2004, MAY DESIGNATE UP TO 10 ADDITIONAL RENAISSANCE ZONES FOR  
25 UNDERDEVELOPED SPECIAL ASSESSMENT DISTRICTS WITHIN THIS STATE IN 1  
26 OR MORE CITIES, VILLAGES, OR TOWNSHIPS IF THAT CITY, VILLAGE, OR  
27 TOWNSHIP OR COMBINATION OF CITIES, VILLAGES, OR TOWNSHIPS CONSENTS

1 TO THE CREATION OF A RENAISSANCE ZONE FOR AN UNDERDEVELOPED SPECIAL  
2 ASSESSMENT DISTRICT WITHIN THEIR BOUNDARIES. A RENAISSANCE ZONE FOR  
3 AN UNDERDEVELOPED SPECIAL ASSESSMENT DISTRICT SHALL HAVE A DURATION  
4 OF RENAISSANCE ZONE STATUS FOR A PERIOD OF YEARS NOT TO EXCEED THE  
5 TIME IN WHICH THE SPECIAL ASSESSMENT BONDS WILL BE PAID OFF OR  
6 DEFEASED.

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