

HOUSE BILL No. 4735

June 14, 2011, Introduced by Reps. Hughes, Hovey-Wright and Denby and referred to the Committee on Commerce.

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
10 in size.

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

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

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

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

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

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

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

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

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

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

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

1 as of March 15, 2008, if the extension will increase capital
2 investment or job creation, and the county in which the portion or
3 portions of the renaissance zone are located consents to extend the
4 duration of renaissance zone status. The board of the Michigan
5 strategic fund may extend renaissance zone status for 1 or more
6 portions of the renaissance zone under this subsection for a period
7 of time not to exceed 15 years from the date of the application to
8 the board of the Michigan strategic fund under this subsection.

9 However, beginning on ~~the effective date of the amendatory act that~~

10 ~~added this sentence,~~ **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, the board of the Michigan strategic
22 fund shall enter into a written development agreement with the
23 owner of all real property located within the boundaries of the
24 portions of the renaissance zone whose duration has been extended.
25 The written development agreement shall include, but is not limited
26 to, all of the following:

27 (a) The duration of the extension.

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

2 (c) The amount of capital investment.

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

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

6 (8) THROUGH DECEMBER 31, 2012, A QUALIFIED LOCAL GOVERNMENTAL
7 UNIT OR UNITS IN WHICH A RENAISSANCE ZONE WAS DESIGNATED BY THE
8 BOARD UNDER SECTION 8A(1) IN AN URBAN AREA MAY, UPON APPLICATION TO
9 AND APPROVAL BY THE BOARD, SEEK TO EXTEND THE DURATION OF
10 RENAISSANCE ZONE STATUS FOR 1 OR MORE PORTIONS OF THE RENAISSANCE
11 ZONE IF THAT ZONE OR PORTION OF A ZONE WAS IN EXISTENCE IN JANUARY
12 2003 AND THAT ZONE OR PORTION OF A ZONE WAS OWNED BY A NONPROFIT
13 ENTITY. THE BOARD MAY EXTEND RENAISSANCE ZONE STATUS FOR 1 OR MORE
14 PORTIONS OF THE RENAISSANCE ZONE UNDER THIS SUBSECTION FOR A PERIOD
15 OF TIME NOT TO EXCEED 5 YEARS FROM THE DATE THE CURRENT RENAISSANCE
16 ZONE STATUS WILL TERMINATE.