

# HOUSE BILL NO. 5096

October 05, 2023, Introduced by Reps. Grant, Edwards, Rogers, Farhat, Hoskins, Hood, Tyrone Carter and Morgan and referred to the Committee on Economic Development and Small Business.

A bill to amend 1996 PA 376, entitled "Michigan renaissance zone act," by amending sections 3, 4, 6, and 8a (MCL 125.2683, 125.2684, 125.2686, and 125.2688a), sections 3 and 8a as amended by 2010 PA 277, section 4 as amended by 2014 PA 27, and section 6 as amended by 2016 PA 118.

**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

1 livestock or livestock products, agricultural commodities, or  
 2 plants or plant products, excluding forest products, into goods  
 3 that are used for intermediate or final consumption, including  
 4 goods for nonfood use, and surrounding property.

5 (b) "Board" means the state administrative board created in  
 6 1921 PA 2, MCL 17.1 to 17.3.

7 (c) **"Board of the Michigan strategic fund" means the board of**  
 8 **directors of the Michigan strategic fund.**

9 (d) ~~(e)~~—"Border crossing facility" means a business that is 1  
 10 or more of the following as determined by the board of the Michigan  
 11 strategic fund:

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

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

- 20 (A) Customs brokers.
- 21 (B) Distribution centers.
- 22 (C) Truck supply and repair.

23 (e) ~~(d)~~—"Development plan" means a written plan that addresses  
 24 the criteria in section 7 and includes all of the following:

25 (i) A map of the proposed renaissance zone that indicates the  
 26 geographic boundaries, the total area, and the present use and  
 27 conditions generally of the land and structures within those  
 28 boundaries.

29 (ii) Evidence of community support and commitment from

1 residential and business interests.

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

5 (iv) Current social, economic, and demographic characteristics  
6 of the proposed renaissance zone and anticipated improvements in  
7 education, health, human services, public safety, and employment if  
8 the renaissance zone is created.

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

10 (f) ~~(e)~~—"Elected county executive" means the elected county  
11 executive in a county organized under 1966 PA 293, MCL 45.501 to  
12 45.521, or 1973 PA 139, MCL 45.551 to 45.573.

13 (g) ~~(f)~~—"Eligible next Michigan business" means ~~a~~**any of the**  
14 **following:**

15 (i) **A** business engaged in the shipment of tangible personal  
16 property via multimodal commerce. ~~+~~~~a~~

17 (ii) **A** supply chain business providing a majority of its  
18 services to businesses engaged in the shipment of tangible personal  
19 property, including inventory, via multimodal commerce. ~~+~~~~a~~

20 (iii) **A** manufacturing or assembly facility receiving a majority  
21 of its production components via multimodal commerce. ~~+~~~~a~~

22 (iv) **A** manufacturing or assembly facility shipping a majority  
23 of products via multimodal commerce. ~~+~~~~or~~~~a~~

24 (v) **A** light manufacturing or assembly facility that packages,  
25 kits, labels, or customizes products and ships those products via  
26 multimodal commerce.

27 (h) ~~(g)~~—"Forest products processing facility" means 1 or more  
28 facilities or operations that transform, package, sort, recycle, or  
29 grade forest or paper products into goods that are used for

1 intermediate or final use or consumption or for the creation of  
 2 biomass or alternative fuels through the utilization of forest  
 3 products or forest residue, and surrounding property. Forest  
 4 products processing facility does not include an existing facility  
 5 or operation that is located in this state that relocates to a  
 6 renaissance zone for a forest products processing facility. Forest  
 7 products processing facility does not include a facility or  
 8 operation that engages primarily in retail sales.

9 (i) ~~(h)~~—"Local governmental unit" means a county, city,  
 10 village, township, or, for taxes levied after 2009, any other  
 11 taxing jurisdiction that levies an ad valorem property tax.

12 (j) **"Michigan strategic fund" means the Michigan strategic**  
 13 **fund created under the Michigan strategic fund act, 1984 PA 270,**  
 14 **MCL 125.2001 to 125.2094.**

15 (k) ~~(i)~~—"Multimodal commerce" means the movement of products  
 16 or services via 2 or more of the following:

17 (i) Air.

18 (ii) Road.

19 (iii) Rail.

20 (iv) Water.

21 (l) ~~(j)~~—"Next Michigan development corporation" means that term  
 22 as defined in section 3 of the next Michigan development act, **2010**  
 23 **PA 275, MCL 125.2953.**

24 (m) ~~(k)~~—"Next Michigan development district" means that term  
 25 as defined in section 3 of the next Michigan development act, **2010**  
 26 **PA 275, MCL 125.2953.**

27 (n) ~~(l)~~—"Next Michigan renaissance zone" means a renaissance  
 28 zone created under section 8h.

29 (o) ~~(m)~~—"Person" means an individual, partnership,

1 corporation, association, limited liability company, governmental  
2 entity, or other legal entity.

3 **(p)** ~~(n)~~—"Qualified eligible next Michigan business" means an  
4 eligible next Michigan business that has been certified in  
5 accordance with section 8h.

6 **(q)** ~~(o)~~—"Qualified local governmental unit" means either of  
7 the following:

8 (i) A county.

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

12 **(r)** ~~(p)~~—"Recovery zone" means a tool and die renaissance  
13 recovery zone created in section 8d.

14 **(s)** ~~(q)~~—"Renaissance zone" means a geographic area designated  
15 under this act.

16 **(t)** ~~(r)~~—"Renewable energy facility" means a facility that  
17 creates energy, fuels, or chemicals directly from the wind, the  
18 sun, trees, grasses, biosolids, algae, agricultural commodities,  
19 processed products from agricultural commodities, or residues from  
20 agricultural processes, wood or forest processes, food production  
21 and processing, or the paper products industry. Renewable energy  
22 facility also includes a facility that creates energy, fuels, or  
23 chemicals from solid biomass, animal wastes, or landfill gases.  
24 Renewable energy facility also includes a facility that focuses on  
25 research, development, or manufacturing of systems or components of  
26 systems used to create energy, fuel, or chemicals from the items  
27 described in this subdivision. Renewable energy facility also  
28 includes a facility that focuses on research, development, or  
29 manufacturing of systems or components of systems that involve the

1 conversion of chemical energy for advanced battery technology.

2 (u) ~~(s)~~—"Residential rental property" means that term as  
3 defined in section 7ff of the general property tax act, 1893 PA  
4 206, MCL 211.7ff.

5 (v) ~~(t)~~—"Review board" means the renaissance zone review board  
6 created in section 5.

7 (w) ~~(u)~~—"Rural area" means an area that lies outside of the  
8 boundaries of an urban area.

9 (x) ~~(v)~~—"Urban area" means an urbanized area as determined by  
10 the ~~economics~~ **Economics** and ~~statistics administration,~~ **Statistics**  
11 **Administration**, United States bureau ~~bureau~~ **Bureau** of the ~~census~~ **Census**  
12 according to the 1990 census.

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

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

20 (b) The application includes a development plan.

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

23 (d) The renaissance zone does not contain more than 10  
24 distinct geographic areas **and, —Except—except** as otherwise  
25 provided in this subdivision, the minimum size of a distinct  
26 geographic area is not less than 5 acres. A qualified local  
27 governmental unit or units may designate not more than 8 distinct  
28 geographic areas in each renaissance zone to have no minimum size  
29 requirement.

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

4 (f) If the qualified local governmental unit has an elected  
5 county executive, the county ~~executive's written approval of~~  
6 **executive has approved** the application **in writing**.

7 (g) If the qualified local governmental unit is a city, that  
8 city's ~~mayor's written approval of~~ **mayor has approved** the  
9 application **in writing**.

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

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

18 (4) Beginning December 1, 2006 through December 31, 2011, a  
19 qualified local governmental unit or units in which a renaissance  
20 zone was designated under section 8 or 8a(1) or (3) may designate  
21 additional distinct geographic areas not to exceed a total of 10  
22 distinct geographic areas ~~upon~~ **on** application to and approval by  
23 the board of the Michigan strategic fund if the distinct geographic  
24 area is located in an eligible distressed area ~~as defined in~~  
25 ~~section 11 of the state housing development authority act of 1966,~~  
26 ~~1966 PA 346, MCL 125.1411,~~ or is contiguous to an eligible  
27 distressed area, and if the additional distinct geographic area  
28 will increase capital investment or job creation. The duration of  
29 renaissance zone status for the additional distinct geographic

1 areas ~~shall~~**must** not exceed 15 years. **As used in this subsection,**  
 2 **"eligible distressed area" means that term as defined in section 11**  
 3 **of the state housing development authority act of 1966, 1966 PA**  
 4 **346, MCL 125.1411.**

5 (5) **Beginning October 1, 2023, any remaining renaissance zones**  
 6 **that have not been designated by September 30, 2023 that are**  
 7 **eligible under section 8e, 8f, or 8g may be designated by the board**  
 8 **of the Michigan strategic fund under section 8a(2). In designating**  
 9 **a renaissance zone described in this subsection, the board of the**  
 10 **Michigan strategic fund shall consider the same criteria that the**  
 11 **board would consider when designating a renaissance zone under**  
 12 **section 8e, 8f, or 8g, as applicable. The board of the Michigan**  
 13 **strategic fund may revoke the designation of all or a portion of a**  
 14 **renaissance zone described in this subsection for the same reasons**  
 15 **that the board may revoke the designation of all or a portion of a**  
 16 **renaissance zone under section 8e, 8f, or 8g, as applicable.**

17 (6) ~~(5)~~ Through December 31, 2002, if a qualified local  
 18 governmental unit or units designate additional distinct geographic  
 19 areas in a renaissance zone under subsection (4), the qualified  
 20 local governmental unit or units may extend the duration of the  
 21 renaissance zone status of 1 or more distinct geographic areas in  
 22 that renaissance zone until 2017 ~~upon~~**on** application to and  
 23 approval by the board.

24 (7) ~~(6)~~ Through December 31, 2002, **Beginning October 1, 2023,**  
 25 a qualified local governmental unit or units in which a renaissance  
 26 zone was designated under section 8 or ~~8a~~**8a(2)** may, ~~upon~~**on**  
 27 application to and approval by the board **of the Michigan strategic**  
 28 **fund,** seek to extend the duration of renaissance zone status. ~~until~~  
 29 ~~2017.~~ ~~Upon~~**On** application, the board **of the Michigan strategic fund**



1 may extend the duration of renaissance zone status.

2       **(8)** ~~(7)~~ Through December 31, 2011, a qualified local  
 3 governmental unit or units in which a renaissance zone was  
 4 designated under section 8 or 8a(1) or (3) may, ~~upon~~**on** application  
 5 to and approval by the board of the Michigan strategic fund, seek  
 6 to extend the duration of renaissance zone status for 1 or more  
 7 portions of the renaissance zone if that zone or portion of a zone  
 8 is in existence as of March 15, 2008, if the extension will  
 9 increase capital investment or job creation, and **if** the county in  
 10 which the portion or portions of the renaissance zone are located  
 11 consents to extend the duration of renaissance zone status. The  
 12 board of the Michigan strategic fund may extend renaissance zone  
 13 status for 1 or more portions of the renaissance zone under this  
 14 subsection for a period of time not to exceed 15 years from the  
 15 date of the application to the board of the Michigan strategic fund  
 16 under this subsection. However, beginning on April 29, 2008, if the  
 17 board of the Michigan strategic fund extends the duration of 1 or  
 18 more portions of a renaissance zone under this subsection, the  
 19 board of the Michigan strategic fund may revoke that extension if  
 20 the board determines that increased capital investment or job  
 21 creation will not begin within 1 year of the granting of the  
 22 extension or otherwise violates the terms of the written  
 23 development agreement between the owner of the real property and  
 24 the board of the Michigan strategic fund. Only the qualified local  
 25 governmental unit that is requesting the extension of time may  
 26 submit the application. If the board of the Michigan strategic fund  
 27 extends the duration of 1 or more portions of a renaissance zone,  
 28 the board of the Michigan strategic fund shall enter into a written  
 29 development agreement with the owner of all real property located

1 within the boundaries of the portions of the renaissance zone whose  
 2 duration has been extended. The written development agreement ~~shall~~  
 3 **must** include, but is not limited to, all of the following:

- 4 (a) The duration of the extension.
- 5 (b) The conditions under which the extension is granted.
- 6 (c) The amount of capital investment.
- 7 (d) The number of jobs to be created.
- 8 (e) Any other conditions or requirements reasonably required  
 9 by the board of the Michigan strategic fund.

10 (9) ~~(8)~~—If a qualified local governmental unit in which a  
 11 renaissance zone was designated under section 8 received approval  
 12 by the Michigan strategic fund to extend the duration of  
 13 renaissance zone status under subsection ~~(7)~~ **(8)** for a period of 7  
 14 years and that renaissance zone is located in a county with a  
 15 population of more than 190,000 and less than 240,000 according to  
 16 the most recent **federal** decennial census, that qualified local  
 17 governmental unit may ~~resubmit an application~~ **reapply** to the  
 18 Michigan strategic fund before June 30, 2014 to extend the duration  
 19 of renaissance zone status for an additional 8 years, not to exceed  
 20 15 years' total extension. The Michigan strategic fund may grant  
 21 the extension if the extension ~~shall~~ **will** increase capital  
 22 investment or job creation in this state and the owner and project  
 23 developer are in compliance with the written agreement described in  
 24 subsection ~~(7)~~ **(8)**.

25 Sec. 6. (1) The board shall review all recommendations  
 26 submitted by the review board and determine which applications meet  
 27 the criteria contained in section 7.

28 (2) The board shall do all of the following:

- 29 (a) Designate renaissance zones.

1 (b) Subject to subsection (3), approve or reject the duration  
2 of renaissance zone status.

3 (c) Subject to subsection (3), approve or reject the  
4 geographic boundaries and the total area of the renaissance zone as  
5 submitted in the application.

6 (3) The board shall not alter the geographic boundaries of the  
7 renaissance zone or the duration of renaissance zone status  
8 described in the application unless ~~the~~ **each** qualified local  
9 governmental unit ~~or units~~ and ~~the~~ **each** local governmental unit ~~or~~  
10 ~~units~~ in which the renaissance zone is to be located consent by  
11 resolution to the alteration.

12 (4) The board shall not designate a renaissance zone under  
13 section 8 before November 1, 1996 or after December 31, 1996.

14 (5) Except as otherwise provided in this subsection, the  
15 designation of a renaissance zone under this act ~~shall take~~ **takes**  
16 effect on January 1 in the year following designation. However, for  
17 purposes of the taxes exempted under section 9(2), the designation  
18 of a renaissance zone under this act ~~shall take~~ **takes** effect on  
19 December 31 in the year of designation. For designations made  
20 ~~pursuant to~~ **under** section 8a(2), the board of the Michigan  
21 strategic fund may choose a beginning date, ~~provided that the~~ **which**  
22 date must be January 1 of a year and, **for those designations**  
23 **approved on or before September 30, 2022**, must not be more than 5  
24 years after the date of designation. **If the board of the Michigan**  
25 **strategic fund rescinds a designation made under section 8a(2) on**  
26 **or after October 1, 2022, before choosing a beginning date, the**  
27 **renaissance zone may be redesignated under section 8a(2).** The board  
28 of the Michigan strategic fund may provide that the January 1  
29 beginning date be determined under a written agreement between the

1 board of the Michigan strategic fund and the qualified local  
2 governmental unit in which the renaissance zone is to be located.  
3 However, for purposes of the taxes exempted under section 9(2), the  
4 designation of a renaissance zone under section 8a(2) ~~shall take~~  
5 **takes** effect on December 31 in the year immediately preceding the  
6 year in which the designation under section 8a(2) takes effect.

7 (6) The board shall not designate a renaissance zone under  
8 section 8a after December 31, 2002.

9 (7) Through December 31, 2002, a qualified local governmental  
10 unit in which a renaissance zone was designated under section 8 or  
11 8a may modify the boundaries of that renaissance zone to include  
12 contiguous parcels of property as determined by the qualified local  
13 governmental unit and approval by the review board. The additional  
14 contiguous parcels of property included in a renaissance zone under  
15 this subsection do not constitute an additional distinct geographic  
16 area under section 4(1)(d). If the boundaries of the renaissance  
17 zone are modified as provided in this subsection, the additional  
18 contiguous parcels of property ~~shall become~~ **becomes** part of the  
19 original renaissance zone on the same terms and conditions as the  
20 original designation of that renaissance zone.

21 (8) Notwithstanding any other provisions of this act, before  
22 July 1, 2004, a qualified local governmental unit in which a  
23 renaissance zone was designated under section 8a(1) as a  
24 renaissance zone located in a rural area may modify the boundaries  
25 of that renaissance zone to include a contiguous parcel of property  
26 as determined by the qualified local governmental unit. The  
27 contiguous parcel of property shall only include property that is  
28 less than .5 acres in size and that the qualified local  
29 governmental unit previously sought to have included in the zone by

1 submitting an application in February 2002 that was not acted ~~upon~~  
 2 **on** by the review board. The additional contiguous parcel of  
 3 property included in a renaissance zone under this subsection does  
 4 not constitute an additional distinct geographic area under section  
 5 4(1)(d). If the boundaries of the renaissance zone are modified as  
 6 provided in this subsection, the additional contiguous parcel of  
 7 property ~~shall become~~ **becomes** part of the original renaissance zone  
 8 on the same terms and conditions as the rest of the property in  
 9 that renaissance zone.

10 (9) A business that is located and conducts business activity  
 11 within a renaissance zone designated under this act, except as  
 12 designated under section 8a(2), shall not make a payment in lieu of  
 13 taxes to any taxing jurisdiction within the qualified local  
 14 governmental unit in which the renaissance zone is located.

15 (10) Notwithstanding any other provisions of this act, before  
 16 July 1, 2006, a qualified local governmental unit in which a  
 17 renaissance zone of less than 50 contiguous acres but more than 20  
 18 contiguous acres was designated under section 8 or 8a as a  
 19 renaissance zone in a city located in a county with a population of  
 20 more than 160,000 and less than 170,000 may modify the boundaries  
 21 of that renaissance zone to include a contiguous parcel of property  
 22 as determined by the qualified local governmental unit. The  
 23 contiguous parcel of property ~~shall~~ **must** only include property that  
 24 is less than 12 acres in size. The additional contiguous parcel of  
 25 property included in a renaissance zone under this subsection does  
 26 not constitute an additional distinct geographic area under section  
 27 4(1)(d). If the boundaries of the renaissance zone are modified as  
 28 provided in this subsection, the additional contiguous parcel of  
 29 property ~~shall become~~ **becomes** part of the original renaissance zone

1 on the same terms and conditions as the rest of the property in  
2 that renaissance zone.

3 (11) Notwithstanding any other provisions of this act, before  
4 July 1, 2006, a qualified local governmental unit in which a  
5 renaissance zone of more than 500 acres was designated under  
6 section 8 or 8a as a renaissance zone in a county with a population  
7 of more than 61,000 and less than 64,000 may modify the boundaries  
8 of that renaissance zone to include a contiguous parcel of property  
9 as determined by the qualified local governmental unit. The  
10 contiguous parcel of property ~~shall~~**must** only include property that  
11 is less than 12 acres in size. The additional contiguous parcel of  
12 property included in a renaissance zone under this subsection does  
13 not constitute an additional distinct geographic area under section  
14 4(1)(d). If the boundaries of the renaissance zone are modified as  
15 provided in this subsection, the additional contiguous parcel of  
16 property ~~shall become~~**becomes** part of the original renaissance zone  
17 on the same terms and conditions as the rest of the property in  
18 that renaissance zone.

19 (12) Notwithstanding any other provisions of this act, before  
20 July 1, 2006, a qualified local governmental unit in which a  
21 renaissance zone of more than 137 acres was designated under  
22 section 8 or 8a as a renaissance zone in a county with a population  
23 of more than 61,000 and less than 63,000 may modify the boundaries  
24 of that renaissance zone to include a parcel of property that is  
25 separated from the existing renaissance zone by a roadway as  
26 determined by the qualified local governmental unit. The parcel of  
27 property ~~shall~~**must** only include property that is less than 67  
28 acres in size. The additional contiguous parcel of property  
29 included in a renaissance zone under this subsection does not

1 constitute an additional distinct geographic area under section  
2 4(1)(d). If the boundaries of the renaissance zone are modified as  
3 provided in this subsection, the additional contiguous parcel of  
4 property ~~shall become~~ **becomes** part of the original renaissance zone  
5 on the same terms and conditions as the rest of the property in  
6 that renaissance zone.

7       Sec. 8a. (1) Except as provided in subsections (2), (3), and  
8 (4), the board ~~shall may~~ not designate more than 9 additional  
9 renaissance zones within this state under this section. Not more  
10 than 6 of the renaissance zones ~~shall must~~ be located in urban  
11 areas and not more than 5 of the renaissance zones ~~shall must~~ be  
12 located in rural areas. For purposes of determining whether a  
13 renaissance zone is located in an urban area or rural area under  
14 this section, if any part of a renaissance zone is located within  
15 an urban area, the entire renaissance zone ~~shall be~~ **is** considered  
16 to be located in an urban area.

17       (2) The board of the Michigan strategic fund ~~described in~~  
18 ~~section 4 of the Michigan strategic fund act, 1984 PA 270, MCL~~  
19 ~~125.2004,~~ may designate not more than 27 additional renaissance  
20 zones **and any renaissance zones that are eligible under section**  
21 **4(5)** within this state in 1 or more cities, villages, or townships  
22 if that city, village, or township or combination of cities,  
23 villages, or townships consents to the creation of a renaissance  
24 zone within their boundaries. The board of the Michigan strategic  
25 fund may designate not more than 1 of the 27 additional renaissance  
26 zones described in this subsection as an alternative energy zone.  
27 An alternative energy zone ~~shall must~~ promote and increase the  
28 research, development, testing, and manufacturing of alternative  
29 energy technology, alternative energy systems, and alternative

1 energy vehicles, as those terms are defined in the Michigan next  
2 energy authority act, 2002 PA 593, MCL 207.821 to 207.827. An  
3 alternative energy zone ~~shall have~~**has** a duration of renaissance  
4 zone status for a period not to exceed 20 years as determined by  
5 the board of the Michigan strategic fund. The board of the Michigan  
6 strategic fund may designate not more than 8 of the additional 27  
7 renaissance zones described in this subsection as a redevelopment  
8 renaissance zone. A redevelopment renaissance zone ~~shall~~**must**  
9 promote the redevelopment of existing industrial facilities or the  
10 development of property for industrial purposes. The board of the  
11 Michigan strategic fund may designate not more than 1 of the 27  
12 additional renaissance zones described in this subsection as a  
13 pharmaceutical recovery renaissance zone. A pharmaceutical recovery  
14 renaissance zone ~~shall~~**must** promote the development or  
15 redevelopment of existing underutilized facilities currently  
16 occupied or formerly occupied by a pharmaceutical company. Before  
17 designating a renaissance zone under this subsection, the board of  
18 the Michigan strategic fund may enter into a development agreement  
19 with the city, township, or village in which the renaissance zone  
20 will be located and the owner or developer of the facility or  
21 property located in the renaissance zone. The development agreement  
22 for a redevelopment renaissance zone described only in subsection  
23 (6) (b) (vi) or (vii) may provide for the payment of 1 or more of the  
24 taxes described in section 9. Not fewer than 3 of the 10 additional  
25 renaissance zones created under this subsection on or after  
26 December 1, 2010 ~~shall~~**must** be located in rural areas. Until the  
27 maximum number of qualified eligible next Michigan businesses are  
28 certified under section 8h(10), the board shall not designate an  
29 additional renaissance zone under this subsection if that



1 additional renaissance zone would include a business that is an  
2 eligible next Michigan business that is eligible to be certified as  
3 a qualified eligible next Michigan business under this act.

4 (3) In addition to the not more than 9 additional renaissance  
5 zones described in subsection (1), the board may designate  
6 additional renaissance zones within this state in 1 or more  
7 qualified local governmental units if that qualified local  
8 governmental unit or units contain a military installation that was  
9 operated by the United States ~~department~~ **Department** of ~~defense~~  
10 **Defense** and was closed in 1977 or after 1990.

11 (4) Land owned by a county or the qualified local governmental  
12 unit or units adjacent to a zone as described in subsection (3) may  
13 be included in this zone.

14 (5) Notwithstanding any other provision of this act, property  
15 located in the alternative energy zone that is classified as  
16 commercial real property under section 34c of the general property  
17 tax act, 1893 PA 206, MCL 211.34c, and that the authority, with the  
18 concurrence of the assessor of the local tax collecting unit,  
19 determines is not used to directly promote and increase the  
20 research, development, testing, and manufacturing of alternative  
21 energy technology, alternative energy systems, and alternative  
22 energy vehicles as those terms are defined in the Michigan next  
23 energy authority act, 2002 PA 593, MCL 207.821 to 207.827, is not  
24 eligible for any exemption, deduction, or credit under section 9.

25 (6) As used in this section:

26 (a) "Pharmaceutical recovery renaissance zone" means a  
27 renaissance zone that includes a geographic area that is located in  
28 1 or both of the following:

29 (i) In a city with a population of more than 70,000 and less

1 than 85,000 and in a county with a population of more than 235,000  
2 and less than 250,000.

3 (ii) In a city with a population of more than 42,000 and less  
4 than 55,000 and in a county with a population of more than 235,000  
5 and less than 250,000.

6 (b) "Redevelopment renaissance zone" means a renaissance zone  
7 that meets 1 of the following:

8 (i) All of the following:

9 (A) Is located in a city with a population of more than 7,500  
10 and less than 8,500 and is located in a county with a population of  
11 more than 60,000 and less than 70,000.

12 (B) Contains only all or a portion of an industrial site of  
13 200 or more acres.

14 (ii) All of the following:

15 (A) Is located in a city with a population of more than 13,000  
16 and less than 14,000 and is located in a county with a population  
17 of more than 1,000,000 and less than 1,300,000.

18 (B) Contains only all or a portion of an industrial site of  
19 300 or more contiguous acres.

20 (iii) All of the following:

21 (A) Is located in a township with a population of more than  
22 5,500 and is located in a county with a population of less than  
23 24,000.

24 (B) Contains only all or a portion of an industrial site of  
25 more than 850 acres and has railroad access.

26 (iv) All of the following:

27 (A) Is located in a city with a population of more than 40,000  
28 and less than 44,000 and is located in a county with a population  
29 of more than 81,000 and less than 87,000.

1 (B) Contains only all or a portion of an industrial site of  
2 more than 475 acres.

3 (v) All of the following:

4 (A) Is located in a city with a population of more than 21,000  
5 and less than 26,000 and is located in a county with a population  
6 of more than 573,000 and less than 625,000.

7 (B) Contains only all or a portion of an industrial site of  
8 less than 45 acres in size.

9 (vi) All of the following:

10 (A) Is located in a city with a population of more than  
11 190,000 and less than 250,000 and is located in a county with a  
12 population of more than 573,000 and less than 625,000.

13 (B) Contains only all or a portion of an industrial site of  
14 more than 14 acres and less than 16 acres in size.

15 (C) Is approved by the board of the Michigan strategic fund on  
16 or before April 1, 2007.

17 (vii) All of the following:

18 (A) Is located in a city with a population of more than 35,500  
19 and less than 36,800 and is located in a county with a population  
20 of more than 157,000 and less than 162,000.

21 (B) Contains only all or a portion of an industrial site  
22 comprised of 1 or more adjacent parcels totaling 5 or more acres.

23 (C) Is approved by the board of the Michigan strategic fund on  
24 or before April 1, 2007.

25 (viii) All of the following:

26 (A) Is located in a city with a population of more than 40,000  
27 and less than 44,000 and is located in a county with a population  
28 of more than 81,000 and less than 87,000.

29 (B) Contains only all or a portion of an industrial site

- 1 composed of 1 or more adjacent parcels totaling 100 or more acres.
- 2 (C) Is approved by the board of the Michigan strategic fund on
- 3 or before April 1, 2008.