



MICHIGAN STRATEGIC FUND

MEMORANDUM

DATE: June 27, 2023

TO: Members of the Michigan Legislature

FROM: Quentin L. Messer, Jr., President
Michigan Strategic Fund

SUBJECT: Michigan Renaissance Zone Act – CY 2021 Legislative Report

Section 15 of Public Act 376 of 1996, the Michigan Renaissance Zone Act, requires an annual report to the Michigan Legislature on the economic effects of the act in each renaissance zone. Pursuant to this requirement, attached is the calendar year 2021 Legislative Report.

Please contact our Office of Government Relations at medcgovrelations@michigan.org if you have any questions. In addition, please do not hesitate to contact me at messerq@michigan.org or 517.881.5861.

Attachment

Michigan Renaissance Zone Act 2021 Legislative Report

The Michigan Renaissance Zone Act (the “Act”), P.A. 376 of 1996, established the Michigan Renaissance Zone initiative to foster economic opportunities in the state; facilitate economic development; stimulate industrial, commercial and residential improvements; prevent physical and infrastructure deterioration of defined areas; and provide for the reuse of unproductive or abandoned industrial properties.

Most state and local taxes, including both real and personal property tax, are abated within Renaissance Zones for a specified number of years. Michigan Business Tax liability is excused for company operations within a Renaissance Zone; however, Corporate Income Tax liability is not eligible for abatement under the program. Federal government taxes, local bond obligations, school sinking fund, or special assessments may still be due. Additionally, companies are not exempt from paying Michigan sales and use taxes. The tax benefits are phased out in 25 percent increments during the Zone’s final three years of existence. All awards that expired, were revoked, or otherwise ended will be removed from future reports.

The State of Michigan reimburses intermediate school districts, local school districts, community college districts, and public libraries for lost revenue where taxes are abated. The State of Michigan does not replace the tax revenue lost to the local unit of government or county.

The MSF may authorize a business that is located and conducts business activity within an MSF-Designated Renaissance Zone to make a payment in lieu of taxes (PILOT) to any taxing jurisdiction in which the MSF-Designated Renaissance Zone is located. A PILOT is a payment made directly to governments to help cover the cost of service to the new development and may include public infrastructure, local governmental and emergency services as well as existing tax revenue lost due to tax exempt ownership or use of real property.

There are various considerations for authorizing payments in lieu of taxes, including whether approval of the MSF-Designated Renaissance Zone will cause undue financial distress for the taxing jurisdiction, among others. Any payments made in lieu of taxes abated as a result of an MSF-Designated Renaissance Zone must be proportionate between the county; city, village or township; and state in which the MSF-Designated Renaissance Zone is located unless otherwise approved by each governmental unit and the MSF Board.

This report captures the progress and development of Renaissance Zones that were active during the 2021 calendar year. The report is divided by the eight major types of Renaissance Zones: (1) Agricultural Processing, (2) MSF-Designated, (3) Renewable Energy Facility, (4) Forest Products Processing, (5) Border Crossing Facility, (6) Next Michigan, (7) Tool and Die Recovery, and (8) Geographic. There are subsets within each of these major types which will be indicated within each section.

Official actions taken by the Michigan Strategic Fund (MSF) Board include granting new designations, amending existing ones, and revoking Renaissance Zones that are out of compliance.

Projections of anticipated capital investment and job creation within a Renaissance Zone shown in the tables on the following pages were derived from the original application or development agreement. Projected information not enforced by a development agreement is footnoted by the Zone recipient name. Renaissance Zones not governed by development agreements were designated prior to this being required by statute or by policy. Reported Actual Investment and Reported Actual Job Creation, as reported by the Renaissance Zone recipient, is an accumulation of information from the first year that benefits were received through December 31, 2021. In an effort to improve the accuracy of the information contained herein, the Reported Actual Investment was calculated this year by adding up the incremental investment values reported for previous reporting periods. Reported Actual Job Creation is calculated by subtracting the Reported Baseline Jobs at Zone Designation and Reported Jobs Transferred to Zone from Reported Current Jobs. Reported Jobs Transferred to Zone are jobs that have been transferred to the Zone from another facility or entity outside the Zone owned by the Renaissance Zone recipient company. Reported Jobs Transferred to the Zone are not considered as net new jobs. The tables also include the percent change in Taxable Value (TV) and State Equalized Value (SEV) since the Renaissance Zone designation, as reported to the Michigan Economic Development Corporation (MEDC).

Change in Adjusted Gross Income of Residents in Renaissance Zones (AGI)

Projects associated with Renaissance Zones are mainly focused on business development; however, some projects are aimed toward residential development, especially many older Geographic Renaissance Zones. Individual residents living within a Renaissance Zone are eligible for certain individual benefits, including relief from property taxes and local income taxes. As required by statute, the percentage change of Adjusted Gross Income (AGI) of residents who claimed Renaissance Zone benefits is reported below based on records obtained from the Michigan Department of Treasury for the most recent complete years available – 2019 and 2020. This information is available by municipality of residence, rather than by Renaissance Zone.

Change in Adjusted Gross Income (AGI) for Residents of Renaissance Zones Between 2019 and 2020

Municipality of Residence	Percent Change in AGI
City of Detroit	-13.9
City of Grand Rapids	-0.1
City of Saginaw*	-7.5
City of Muskegon	-21.4
City of Battle Creek*	-6.8
City of Lansing*	61.2
City of Warren*	26.3
City of Kalamazoo*	141.9
City of Flint*	94.7
City of Manistique*	75.6

*Figure is affected by subzones within the municipality's jurisdiction that expired at the conclusion of 2020, causing the figure to be diminished by the decreased number of eligible residents in the calculation for the subsequent year as well as the small number of returns filed which causes the percentage to be volatile.

Agricultural Processing Renaissance Zone Activity

Agricultural Processing Renaissance Zones are company-specific rather than geographically targeted, and are limited to companies in the business of agricultural processing. The Michigan Renaissance Zone Act originally allowed for the designation of five Agricultural Processing Renaissance Zones by the State Administrative Board (SAB). The Act was amended three times to increase the number of potential zone designations to a total of 30 Agricultural Processing Renaissance Zones. The SAB, in collaboration with the local unit of government containing the renaissance zone and the Michigan Strategic Fund (MSF), determine the length of the duration of the zone.

As of December 31, 2021, the MSF and the Michigan Commission of Agriculture & Rural Development (MCARD) have recommended designation of 29 of the 30 available zones to the State Administrative Board pursuant to Section 8c(1) of the Act. Of the 29 zones designated, six Agricultural Processing Renaissance Zones were active during 2021, one of which contains two facilities.

The majority of the Agricultural Processing Renaissance Zones were designated when the statute required the execution of development agreements requiring annual reporting; however, those companies without a development agreement governing their Renaissance Zone were asked to voluntarily report.

These Renaissance Zones have reported creating 569 jobs and leveraging over \$892 million in private investment during the active periods of the zones. The following is the information on the status of all active Agricultural Processing Renaissance Zones.

Classification			Investment		Jobs							Tax Information		Materials	Benefits
Company	Local Unit of Government	County	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	% Raw Materials from MI	First Year Benefits Received
Michigan Milk Producers Association ⁸	Village of Ovid	Clinton	\$35,000,000	\$68,749,830	10	0	116	0	86	30	\$607	3,674.5	2,675.1	100.0	1/1/2009
Shoreline Fruit	Acme Township	Grand Traverse	\$12,750,000	\$10,698,462	45	0	148	0	84	64	\$560	-89.81	-92.45	80.0	1/1/2013
ZFS Ithaca, LLC ^{6,8}	City of Ithaca	Gratiot	\$123,000,000	\$175,957,247	74	0	Did Not Report	0	0	Did Not Report	Did Not Report	Did Not Report	Did Not Report	Did Not Report	1/1/2007
Request Foods, Inc. ⁶	Holland Township	Ottawa	\$35,200,000	\$135,419,970	155	0	340	151	0	189	\$743	7,782.4	6,440.9	24.0	1/1/2011
Proliant Dairy Michigan, LLC	City of St. Johns	Clinton	\$85,000,000	\$77,155,181	38	0	34	0	0	34	\$1,085	7,919.8	2,847.6	100.0	1/1/2019
Spartan Michigan, LLC ^{6,8}	City of St. Johns	Clinton	\$425,000,000	\$376,088,289	259	0	252	0	0	252	\$1,033	714.9	203.8	50.0	1/1/2019
Dairy Farmers of America, Inc. ⁶	Village of Cass City	Tuscola	\$40,000,000	\$47,981,217	25	0	Did Not Report	0	0	Did Not Report	Did Not Report	Did Not Report	Did Not Report	Did Not Report	1/1/2014
TOTALS:				\$892,050,196						569					

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation/Retention is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Agricultural Processing Renaissance Zone not received

Michigan Strategic Fund Designated Renaissance Zones

The MSF Board may designate Renaissance Zones anywhere in the state as long as the city, village, or township consents to the creation of a Renaissance Zone within its boundaries. MSF-Designated Renaissance Zones are company and project-specific, with one exception of a special kind of MSF-Designated Redevelopment Renaissance Zone awarded to the City of Greenville. MSF-Designated Renaissance Zones are mostly industry-neutral and decisions on which companies' projects shall receive the designation and the duration of the zone are made collaboratively with the local government, state agencies, and approved by the MSF Board; however, alternative energy zones are limited to no more than 20 years.

As of December 31, 2021, a total of 22 MSF-Designated Renaissance Zones have been awarded, 13 of which were active in 2021. There are five zones available for designation, two must be in a rural area.

The majority of the MSF-Designated Renaissance Zones were designated when the statute required the execution of development agreements requiring annual reporting; however, those companies without a development agreement governing their Renaissance Zone were asked to voluntarily report.

These Renaissance Zones have reported creating 1,339 jobs and leveraging over \$1.388 billion in private investment during the active periods of the zones. The following is the information on the status of all active MSF-Designated Renaissance Zones.

Classification				Investment		Jobs							Tax Information		Benefits	
Type	Company	Local Unit of Government	County	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received	
Non-industry specific Zones	Eaton Aeroquip LLC ⁶	City of Jackson	Jackson	\$0	\$34,817,055	0	348	660	0	563	97	\$0	-64.2	-40.3	1/1/2007	
	Switch, Ltd. ⁶	Gaines Charter Township	Kent	\$151,190,000	\$195,191,741	103	0	43	17	0	26	\$729	148.9	180.2	1/1/2017	
	Alpinist Endeavors LLC	City of Walker	Kent	\$0	\$10,500,000	0	0	0	0	0	0	\$0	Did Not Report	Did Not Report	1/1/2007	
	XALT Energy MI, LLC ^{6,8}	City of Midland	Midland	\$294,000,000	\$382,611,918	320	0	351	203	17	131	\$1,320	23,280.7	23,287.0	1/1/2011	
	Dow Corning Corporation ^{6,7}	City of Midland	Midland	\$0	\$62,608,390	0	0	1,140	99	1,137	-96	\$1,850	154.9	156.6	1/1/2007	
	La-Z-Boy, Inc. ⁶	City of Monroe, Frenchtown Township	Monroe	\$45,000,000	\$67,431,383	50	405	575	0	405	170	\$1,288	Did Not Report	Did Not Report	1/1/2014	
	Greenville Industrial Park - Northland Corporation (AGA Marvel) ^{6,8}	City of Greenville	Montcalm	\$0	\$232,525,828	0	0	635	0	133	502	\$800	181,409.0	85,626.2	1/1/2007	
	American Center for Mobility and Willow Run Arsenal for Democracy Landholdings Limited Partnership ⁶	Ypsilanti Charter Township	Washtenaw	Defined by type of investment rather than dollar amount	\$54,103,434	0	0	Did Not Report	0	0	Did Not Report	Did Not Report	Did Not Report	Did Not Report	Did Not Report	1/1/2017
	Williams International, LLC ⁶	City of Pontiac	Oakland	\$344,500,000	\$178,784,557	400	0	791	355	0	436	\$1,180	-1.6	-29.8	1/1/2018	
	A123 Systems, LLC ^{6,8}	City of Romulus	Wayne	\$19,000,000	\$115,595,374	46	0	Did Not Report	Did Not Report	0	Did Not Report	Did Not Report	Did Not Report	Did Not Report	Did Not Report	1/1/2011
	NextEnergy Center	City of Detroit	Wayne	\$0	\$0	0	3	6	0	3	3	\$1,295	Did Not Report	Did Not Report	Did Not Report	1/1/2003
	Ford Motor Company	City of Romulus	Wayne	\$19,000,000	\$0	46	0	0	0	0	0	\$0	Did Not Report	Did Not Report	Did Not Report	1/1/2021
	Gerber Products Company ^{6,8}	City of Fremont	Newaygo	\$36,000,000	\$6,672,110	0	50	678	3	605	70	\$867	Did Not Report	Did Not Report	Did Not Report	1/1/2021
Sakthi Auto Group USA ⁶	City of Detroit	Wayne	\$5,000,000	\$47,386,338											1/1/2016	
TOTALS:					\$1,388,228,129					Did Not Report - Company in Default		1,339				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the MSF Designated Renaissance Zone not received

Renewable Energy Renaissance Zones

Renewable Energy Renaissance Zones are company-specific rather than geographically targeted, and are limited to companies in the business of renewable energy. The Michigan Renaissance Zone Act, as amended, authorizes the State Administrative Board (SAB) to designate up to 15 Renewable Energy Renaissance Zones, upon recommendation by the Michigan Strategic Fund (MSF) Board. Of the 15 zone designations, five must be used for renewable energy facilities engaged in the production of cellulosic biofuels. The SAB, in collaboration with the local unit of government containing the renaissance zone and the MSF, determine the length of the duration of the zone.

As of December 31, 2021, nine zones had been designated with one in effect; three of the five designations satisfy the requirement for the production of cellulosic biofuels. There are currently six zones available for designation, two of which must satisfy the requirement for the production of cellulosic biofuels.

The one active Renaissance Zone has reported creating 1,230 new jobs and leveraging over \$625 million in private investment during the active period of the zone. The following is the information on the status of all active Renewable Energy Renaissance Zones.

Classification			Investment		Jobs						Tax Information		Benefits	
Company	Local Unit of Government	County	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
LG Chem Michigan, Inc. ⁶	City of Holland, Allegan County	Allegan	\$290,000,000	\$625,527,945	300	0	1,230	39	0	1,191	\$1,083	8,171.7	3,612.4	1/1/2011
TOTALS:				\$625,527,945			1,230			1,191				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Renewable Energy Renaissance Zone not received

Forest Products Processing Renaissance Zone

Forest Products Processing Renaissance Zones are company-specific rather than geographically targeted. Section 8(f) of the Michigan Renaissance Zone Act allows for the designation of ten Forest Products Processing Renaissance Zones by the State Administrative Board (SAB), upon recommendation of the Michigan Strategic Fund (MSF) Board. The SAB, in collaboration with the local unit of government containing the renaissance zone and the Michigan Strategic Fund (MSF), determine the length of the duration of the zone. As of December 31, 2021, two zones have been designated, leaving eight additional Forest Products Processing Renaissance Zones available for designation.

These Forest Products Processing Renaissance Zones reported creating 175 jobs and retaining 400 jobs and leveraging \$582.7 million in private investment during the active period of the zone.

Classification			Investment		Jobs						Tax Information			Materials	Benefits
Company	Local Unit of Government	County	Projected Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	% Raw Materials from MI	First Year Benefits Received
Arauco North America	Grayling Township	Crawford	\$325,000,000	\$529,981,193	250	0	251	9	0	242	\$1,549	72.4	Did Not Report	99.9	1/1/2016
Verso Quinnesec, LLC ⁶	Township of Breitung	Dickinson	\$43,000,000	\$52,787,007	0	400	414	9	472	-67	\$1,300	9.9	9.9	34	1/1/2011
TOTALS:				\$582,768,200						175					

¹ Projected information is derived from original application or Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Forest Products Processing Renaissance Zone not received

Border Crossing Facility Renaissance Zones

The Michigan Renaissance Zone Act allows for the designation of up to 25 Border Crossing Facility Renaissance Zones in qualified border local governmental units for a period of 15 years, if the city or township or combination of cities and townships consented to the creation of a Renaissance Zone. As of December 31, 2021, no Border Crossing Facility Renaissance Zones have been designated.

Next Michigan Development Corporations

The Next Michigan Development Act, P.A. 275 of 2010, authorizes the Michigan Strategic Fund to designate up to seven Next Michigan Development Corporations (NMDCs), comprised of local government units that enter into an interlocal agreement to form a Corporation. These NMDCs are empowered to recommend certification of a Next Michigan Renaissance Zone within their Next Michigan Development District, consisting of the boundaries of the component local government units. Below is a summary of the seven NMDCs.

1. **Port Lansing NMDC** is located within the Central Region of Michigan with participation from the City of Lansing and Ingham County. Port Lansing’s supply chain assets include the Capital Region International Airport, which has the Global Logistics Centre, Foreign Trade Zone (FTZ) No. 275 and adjacent rail. The airport is minutes from I-69, I-96, and US-127 highways.
www.portlansing.com
2. The **Detroit Region Aerotropolis Development Corporation** is a four-community, two-county public-private economic development partnership driving corporate expansion and new investments around Detroit Metropolitan Airport and Willow Run Airport.
www.detroitaero.org
3. **West Michigan Economic Partnership NMDC** is located within the West Central Region of Michigan involving participation from seven jurisdictions in Kent and Muskegon counties. Resources of interest include thriving urban centers, natural resources such as nearby Lake Michigan, and the Gerald R. Ford International Airport.
4. **I-69 International Trade Corridor NMDC** is located in the East Central Region of Michigan with a depth of 32 participating jurisdictions. Resources of interest include Flint’s Bishop International Airport, deep water ports, several interstate and state highway systems and the St. Clair Tunnel.
<http://i-69thumbregion.org>
5. **Northern Nexus NMDC** is located within the Northwest Region of Michigan hosting five participating jurisdictions. This region offers the use of Traverse City’s Cherry Capital Airport and road infrastructure to create great opportunities for business.
www.northernnexus.org
6. **Superior Trade Zone NMDC** is located in the Upper Peninsula of Michigan hosting 20 jurisdictions. This region takes advantage of the large tracts of land geographically located near the Delta County Airport Industrial Park and the Telkyte Industrial Park located at the former Air Force base in Marquette County. The Superior Trade Zone utilizes its natural resources in the agricultural, mining, and tourism industries as well as trade opportunities that occur with Canada to the north.
<http://superiortradezone.org>
7. **City of Detroit–Next Michigan Development Corporation** is jointly operated by Detroit City officials and the Detroit Economic Growth Corporation. It is centrally located within an extensive network of transportation assets. Support for multi-modal business needs include the Coleman A. Young International and Detroit Metropolitan Airports, the Port of Detroit, which connects the Great Lakes and the Midwest to the St. Lawrence Seaway, direct access to four of the seven U.S. Class I railroads, direct access to I-75, I-94, I-96, I-275, and I-696 freeways and border crossing to Canada via the Detroit Windsor Tunnel, Ambassador Bridge, and planned new Gordie Howe International Bridge.
www.degc.org/why-detroit/incentives-and-financing

Next Michigan Renaissance Zones are project-specific and must be associated with one or more Eligible Next Michigan Businesses, which are those companies engaged in multi-modal product shipment, such as logistics-based businesses. NMDCs may submit an application on behalf of an Eligible Business to the Michigan Strategic Fund for certification of a proposed Renaissance Zone designation. Up to a total of 25 eligible businesses can be certified to receive benefits under the Act, but no more than ten businesses can be certified within any one NMDC district as qualified Eligible Next Michigan Businesses. Once an Eligible Next Michigan Business is certified, it may begin receiving Renaissance Zone benefits for the duration of the designation of up to 15 years.

To date, there have been two Next Michigan Renaissance Zones designated by the Michigan Strategic Fund. Flex-N-Gate Detroit, LLC received its recommendation for a Next Michigan Renaissance Zone from the City of Detroit - Next Michigan Development Corporation and began receiving benefits in tax year 2017. Dakkota Integrated Systems, LLC received its recommendation for a Next Michigan Renaissance Zone from the City of Detroit - Next Michigan Development Corporation and will begin receiving benefits in tax year 2021.

Classification			Investment		Jobs						Tax Information		Benefits	
Company	Local Unit of Government	County	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Flex-N-Gate Detroit, LLC ⁶	City of Detroit	Wayne	\$95,000,000	\$286,132,674	400	0	639	10	0	629	\$1,065	Did Not Report	Did Not Report	2017
Dakkota Integrated Systems, LLC ^{6,7}	City of Detroit	Wayne	\$45,000,000	\$69,752,769	727	0	90	0	0	90	\$822	Did Not Report	Did Not Report	2021
TOTALS:				\$286,132,674			729			719				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Next Michigan Development Corporation Renaissance Zone not received

Tool & Die Recovery Renaissance Zones

The Michigan Renaissance Zone Act allows the MSF Board to designate up to 35 Tool & Die Renaissance Recovery Zones (“Recovery Zones”) in the state, to be located in cities, townships, and villages that consented to the creation of a Tool & Die Recovery Zone within their boundaries, for a period of no less than five years and not to exceed 15 years. The Tool & Die Renaissance Recovery Zone Program was designed for the purpose of sustaining the tool and die industry in Michigan, not necessarily to stimulate economic growth. The structure differs from the rest of the overall Renaissance Zone Program in that each Recovery Zone is attached to a particular Collaborative of tool and die companies. Membership in one of these Collaboratives is required to become eligible to receive the benefits of that Collaborative’s Recovery Zone. Many Collaboratives represent tool and die companies in a particular geographic region of Michigan, while others have members across the state who receive Recovery Zone benefits.

Each Collaborative is governed by a qualified collaborative agreement between its members with the purpose of encouraging cooperation among tool and die companies to help strengthen them and retain existing jobs, as well as make them more competitive in the global marketplace. In addition to Collaborative membership, eligibility for a Tool & Die Recovery Zone requires that the parcel(s) of property designated must be leased or owned by a qualified tool and die business and be used primarily for tool and die business operations. Also, businesses must be classified with an appropriate North American Industrial Classification System (NAICS) code listed in the Act corresponding to the tool and die industry.

Companies with over 75 employees have the added requirement of entering into a written memorandum of understanding (MOU) with the MSF and local unit of government. The MOU does not impose job creation or capital investment requirements, contrasting with development agreements related to other types of Renaissance Zones. The vast majority of the tool and die companies do not have contractual reporting requirements. Most new Recovery Zone designations or amendments granted in the last several years were conditioned upon agreeing to annual reporting to the MEDC.

As of December 31, 2021, there were a total of 10 Collaboratives, each with their own Tool & Die Recovery Zone, consisting of approximately 40 companies in approximately 36 counties across the state, each receiving Renaissance Zone benefits. The Recovery Zones have reported creating 28 new jobs and leveraging over \$42 million in private investment during the active periods of the zones.

The following information on the status of companies within a Tool & Die Recovery Renaissance Zone is separated into two categories. The first table contains information pertaining to companies that have reporting requirements. Projected information is available for many of these companies, even when reporting is not contractually required. The second table contains the majority of Tool & Die Recovery Renaissance Zone recipients, those companies without the obligation to annually report on their status.

Tool & Die Recovery Renaissance Zones COMPANIES WITH REPORTING REQUIREMENTS													
Classification			Investment	Jobs						Tax Information		Benefits	
Collaborative	Company ¹	Local Unit of Government	Reported Actual Investment	Projected Job Creation ²	Reported Current Jobs ³	Reported Jobs Transferred to Zone ⁴	Reported Baseline Jobs at Designation ⁵	Reported Actual Job Creation ⁶	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received	
Michigan Coast to Coast Tool & Die Collaborative	Wedge-Mill Tool, Inc.	Township of Green Oak	\$661,642	Did Not Report - Renaissance Zone Expired									1/1/2007
TOTALS:			\$661,642					0					

¹ Metrics for all companies are not enforced by a Development Agreement

² Projected information is derived from original application or Development Agreement

³ The number of jobs the company reported to have on December 31, 2021

⁴ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁵ Information derived from original application or reported by the company in annual progress report

⁶ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁷ Company received additional state economic incentive(s)

⁸ Support documentation for the Tool and Die Recovery Renaissance Zone not received

**Tool & Die Recovery Renaissance Zones
COMPANIES WITHOUT REPORTING REQUIREMENTS**

Classification		Investment	Jobs					Tax Information		Benefits	
Collaborative	Company ^{1,7}	Local Unit of Government	Reported Actual Investment	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
American Tooling & Manufacturing Coalition	Atlantic Tool, Inc.	Township of Clinton	Did Not Report - No Reporting Requirements								1/1/2009
	Bradley-Thompson Tool Company	City of Southfield	Did Not Report - No Reporting Requirements								1/1/2009
	Deppe Mold & Tooling, Inc.	City of Grandville	\$3,517,802.52	21	0	13	8	\$1,112	-15.62	-79.9	1/1/2009
	Linwood Tool Company, Inc.	Township of Kawkawlin	Did Not Report - No Reporting Requirements								1/1/2009
	Maes Tool & Die Company	Township of Blackman	Did Not Report - No Reporting Requirements								1/1/2009
	MPD Welding, Inc. ⁸	Township of Orion	Did Not Report - No Reporting Requirements								1/1/2009
	Shouse Tool Company	City of Fenton	Did Not Report - No Reporting Requirements								1/1/2009
First Choice Machining Solutions	Eagle Aluminum Cast Products - Pattern Division	Township of Egelston	Did Not Report - Renaissance Zone Expired								1/1/2007
	Eagle Aluminum Cast Products - Sand Division	City of Muskegon	Did Not Report - Renaissance Zone Expired								1/1/2007
	Falcon Tool & Die	Township of Spring Lake	Did Not Report - Renaissance Zone Expired								1/1/2009
	ITT Gage, Inc. ⁸	Township of Dalton	Did Not Report - Renaissance Zone Expired								1/1/2007
	Muskegon Tool Industries, Inc. ^{6,8}	City of Muskegon	Did Not Report - Renaissance Zone Expired								1/1/2008
	Reed City Tool, Inc.	City of Reed City	Did Not Report - Renaissance Zone Expired								1/1/2011
	Westech Corp.	Township of Dalton	Did Not Report - Renaissance Zone Expired								1/1/2007
Global Tooling Alliance	Century Tool & Gage Company, Inc.	City of Fenton	Did Not Report - No Reporting Requirements								1/1/2008
	Complete Surface Technologies	Township of Clinton	Did Not Report - No Reporting Requirements								1/1/2009
	Falcon Industry, Inc.	Township of Clinton	Did Not Report - No Reporting Requirements								1/1/2008
	RCM Design and Build Services ⁸	Township of Bruce/ Township of Washington	Did Not Report - No Reporting Requirements								1/1/2008
	RTS Cutting Tools, Inc.	Charter Township of Clinton	Did Not Report - No Reporting Requirements								1/1/2008
	Saginaw Machine Systems, Inc.	City of Saginaw	Did Not Report - No Reporting Requirements								1/1/2008
	Top Craft Tool, Inc.	Township of Clinton	\$762,605	9	0	19	-10	\$0	-35.85	-1.6	1/1/2008
Wright-K Technology, Inc.	City of Saginaw	Did Not Report - No Reporting Requirements								1/1/2008	
Michigan Adaptive Coalition	Schmald Tool & Die, Inc.	City of Burton	Did Not Report - Renaissance Zone Expired								1/1/2008
Michigan Coast to Coast Tool & Die Collaborative	Diamond Die & Mold Company ⁶	Township of Clinton	Did Not Report - Renaissance Zone Expired								1/1/2007
	Tranor Industries, L.L.C.	City of Detroit	Did Not Report - Renaissance Zone Expired								1/1/2011
Muskegon Tooling Alliance	Aero Foil International, Inc.	City of Muskegon	Did Not Report - Renaissance Zone Expired								1/1/2008
Northwest Michigan Tooling Coalition	Tool North, Inc.	City of Traverse City	Did Not Report - Renaissance Zone Expired								1/1/2007
Strategic Tooling Solutions	A & O Mold and Engineering, Inc.	Village of Vicksburg	Did Not Report - No Reporting Requirements								1/1/2010
	BuhlerPrince, Inc. ⁶	City of Holland	\$14,927,681	110	0	69	41	\$1,081	-25.94	4.83	1/1/2011
	Commercial Tool and Die, Inc. ⁶	Township of Alpine	Did Not Report - No Reporting Requirements								1/1/2010
	Concept Molds, Inc.	Township of Schoolcraft	\$1,593,309	26	0	22	4	\$1,974	-8.22	-3.36	1/1/2010
	International Mold Corporation ⁷	Township of Clinton	\$9,809,414	64	0	48	16	\$1,472	-51.37	-20.97	1/1/2011
	M & M Polishing, Inc.	City of Coloma	Did Not Report - No Reporting Requirements								1/1/2010
	Michigan Tool Works	City of Sturgis	Did Not Report - No Reporting Requirements								1/1/2010
	Pyper Tool and Engineering, Inc.	City of Walker	\$3,394,657	48	0	37	11	\$1,500	-40.16	Did Not Report	1/1/2010
Walker Tool and Die, Inc.	City of Walker	\$7,557,274	71	12	101	-42	\$963	-59.01	-51.62	1/1/2010	

**Tool & Die Recovery Renaissance Zones
COMPANIES WITHOUT REPORTING REQUIREMENTS**

Classification		Investment	Jobs					Tax Information		Benefits	
Collaborative	Company ^{1,7}	Local Unit of Government	Reported Actual Investment	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Third Coast Tooling Alliance	Precision Industries, Inc. ⁶	City of Flint	Did Not Report - No Reporting Requirements								1/1/2010
Tool Makers Alliance	Apollo Tool and Engineering	City of Walker	Did Not Report - Renaissance Zone Expired								1/1/2007
	Evans Tool and Engineering ⁶	City of Walker									1/1/2007
	True Tool CNC Regrinding & Mfg., Inc.	City of Warren									1/1/2007
TOTALS:			\$41,562,743				28				

¹ These companies do not have contractually required reporting requirements. The MEDC requests these companies voluntarily report these metrics; those who did not are identified with the "Did Not Report - No Reporting Requirements" or "Did Not Report" designation. "Did Not Report" means some information was reported but not all information.

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Tool and Die Recovery Renaissance Zone not received

Geographic Renaissance Zone Activity

In 1996, the Michigan Renaissance Zone Act, under MCL 125.2684, authorized the designation of Renaissance Zones (“Geographic Renaissance Zones”) which allow any company or individual to locate within a Geographic Renaissance Zone and to receive benefits. In 2021, 13 of these zones were still active. Most of these Geographic Renaissance Zones are made up of a combination of two types of subzones: (1) community-specific geographic subzones and (2) company-specific geographic subzones. The first type of subzone - those enacted under the original language of the Act - was awarded to communities in areas targeted for development; these types of subzones are referred to as “community-specific subzones.” All community-specific geographic subzones that were not converted to company-specific geographic subzones have expired.

The Act was later amended to allow for creation of a second type of a subzone associated with one or more companies. These subzones were created either by designating new subzones within existing Geographic Renaissance Zones or by granting time extensions for portions of existing community-specific subzones to particular companies for specified projects. These types of subzones are referred to as “company-specific subzones.” Because these types of subzones are linked to particular companies, the benefits of the Renaissance Zone are controlled and defined. Legislative authority to designate geographic zones or subzones and allow time extensions expired on December 31, 2011.

The portion of the statute governing Geographic Renaissance Zones has been amended many times, creating various allowances for time extensions. Therefore, the terms for these types of renaissance zones vary widely, with some spanning in excess of 20 years.

On the following pages are individual tables for each of the 13 active Geographic Renaissance Zones, indicating metrics for each of the component subzones within the Geographic Renaissance Zone. The K.I. Sawyer Renaissance Zone is designated as a military sub-type of Geographic Renaissance Zone.

Most of the company-specific subzones have development agreements governing the minimum amount of capital investment and job creation projected and imposes reporting requirements. For the community-specific subzones and those company-specific subzones where no development agreement exists, requests were made to obtain development information from the applicable local government or the company, respectively. However, without an enforcement mechanism, reporting to the MEDC is voluntary and may result in underreporting of activity within the zones. Communities report difficulty in tracking the businesses and residents moving into and out of the community-specific subzones.

These Geographic Renaissance Zones have reported creating 1,940 new jobs and leveraging \$1.6 billion in private investment during the active periods of the Zones.

Berrien County/City of Benton Harbor/Benton Twp. Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Elisha Gray Enterprise Park	Benton Charter Township	Whirlpool Corp. ^{6,8}	\$21,538,996	\$36,759,275	0	0	425	39	0	386	\$993	30.4	30.4	1/1/2011
Miller's Pond	City of Benton Harbor	Whirlpool Corp. ^{6,8}	\$65,325,843	\$91,636,724	0	0	560	166	0	394	\$2,370	6.2	3.76	1/1/2011
Edgewater Redevelopment Area	City of St. Joseph	Whirlpool Corp. ^{6,8}	\$175,000	\$92,063,708	0	0	493	78	0	415	\$2,397	-52.1	-46.01	1/1/2011
TOTALS:				\$220,459,707						1,195				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

City of Saginaw Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Lufkin Rule/Hess Avenue/Fairgrounds	City of Saginaw	Gateway Financial Services, Inc. ⁸	\$1,800,000	\$3,246,481	30	0	Did Not Report	0	59	Did Not Report	Did Not Report	Did Not Report	Did Not Report	1/1/2011
Central Business District	City of Saginaw	Hamilton Street Development, LLC (f/k/a SSP & Associates, Inc.) (Amended)	\$6,148,000	\$9,055,134	12	0	0	0	0	0	\$0	Did Not Report	Did Not Report	1/1/2012
Central Business District	City of Saginaw	Hausbeck Pickle Company ⁶	\$1,500,000	\$3,947,936	0	0	Did Not Report	0	38	Did Not Report	Did Not Report	Did Not Report	Did Not Report	1/1/2011
Central Business District	City of Saginaw	Midwest Manufacturing	\$5,700,000	\$20,978,159	25	0	87	0	0	82	\$701	276.6	88.3	1/1/2011
Northeast Saginaw Subzone	City of Saginaw	Saginaw Cooperative Hospitals, Inc. ⁸	\$1,500,000	\$6,867,358	10	0	55	0	27	28	\$2,712	1,239.9	1,239.9	1/1/2011
TOTALS:				\$44,095,067						110				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

City/County of Jackson Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs						Tax Information		Benefits	
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Production Engineering Subzone	City of Jackson	Alro Steel Corporation - Plastics	\$1,800,000	\$8,164,824	10	0	79	48	31	0	\$336	2,405.7	2,417.8	1/1/2013
TOTALS:				\$8,164,824						0				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

City of Detroit Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Livernois/Intervale	City of Detroit	DCI Aerotech	\$5,000,000	\$10,314,469										1/1/2010
TOTALS:				\$10,314,469						0				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

City of Flint Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Downtown-Office-Retail	City of Flint	500 Block, LLC ⁶	\$20,000,000	\$21,312,218	0	0	0	0	0	0	\$0	411.4	459.0	1/1/2009
Downtown-Office-Retail	City of Flint	Baker Uptown, LLC ⁶	\$5,200,000	\$5,300,000	42	35	0	0	0	0	\$0	69.7	330.6	1/1/2009
Downtown-Office-Retail	City of Flint	Community First, LLC ⁶	\$3,000,000	\$3,352,000	0	0	0	0	0	0	\$0	118.6	593.9	1/1/2009
Historic-Industrial-Housing	City of Flint	River City Developments, LLC and Rogers Foam Corporation	\$100,000	\$2,795,047	15	0	Did Not Report	0	0	Did Not Report	Did Not Report	Did Not Report	Did Not Report	1/1/2009
Historic-Industrial-Housing	City of Flint	General Motors ^{6,8}	\$5,000,000	\$37,825,843	0	267	288	69	267	-48	\$1,432	-89.2	-86.4	1/1/2009
Great Lakes Medical Complex	City of Flint	IINN, Inc. ⁸	\$18,000,000	\$10,839,261	100	20	233	0	20	213	\$708	Did Not Report	Did Not Report	1/1/2011
Great Lakes Medical Complex	City of Flint	Diplomat Specialty Pharmacy, LLC ⁶	\$9,900,000	\$17,847,186	1,039	269	Did Not Report - Company in Default					Did Not Report	Did Not Report	1/1/2011
TOTALS:				\$99,271,555						165				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

City of Grand Rapids Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Furniture Center	City of Grand Rapids	607 Dewey, LLC (True North) ⁶	\$1,900,000	\$1,987,898	0	0	0	0	0	0	\$0	795.6	902.3	1/1/2010
Furniture Center	City of Grand Rapids	American Seating ^{6,7}	Did Not Report - No Reporting Requirements											1/1/2009
Furniture Center	City of Grand Rapids	Hotel Holdings Monroe ^{6,7}												1/1/2009
Furniture Center	City of Grand Rapids	Seventh Street Properties, LLC ⁷												1/1/2009
Grandville	City of Grand Rapids	Intrepid Web, LLC ⁸	\$272,000	\$293,809	1	0	6	6	0	0	\$1,100	53.1	59.8	1/1/2010
Wealthy-Eastern-Franklin	City of Grand Rapids	Wealthy Street Historic Development, LLC ^{6,8}	\$650,000	\$842,500	0	0	8	8	0	0	\$500	495.5	1,565.6	1/1/2010
TOTALS:				\$3,124,207						0				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

City of Lansing Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Ottawa Station	City of Lansing	Phoenix Development Partners, LLC & Accident Fund ^{6,8}	\$94,000,000	\$231,849,357	0	0	786	22	490	274	\$1,142	1,885.0	2,044.3	1/1/2010
Knapp's Centre	City of Lansing	Eyde Knapp Development, LLC ^{6, 7,8}	\$22,000,000	\$29,459,544	0	0	Did Not Report	Did Not Report	0	Did Not Report	Did Not Report	Did Not Report	Did Not Report	1/1/2012
TOTALS:				\$261,308,901						274				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

Kalamazoo/Battle Creek Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs						Tax Information		Benefits	
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg. Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Midlink Business Park	Township of Comstock	Kaiser Aluminum Fabricated Products, LLC ^{6,8}	\$50,000,000	\$198,559,461	150	0	191	16	14	161	\$1,025	227.3	267.5	1/1/2010
BC Tower	City of Battle Creek	The Hinman Company	\$1,050,000	\$2,258,217	0	0	Did Not Report	0	305	Did Not Report	\$0	Did Not Report	Did Not Report	1/1/2010
TOTALS:				\$200,817,678						161				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

Manistee County Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Eastlake/ Filer/Manistee and Eastlake/Filer/ Manistee II	City of Manistee	American Materials (Reith Riley) ^{6,7,8}	\$0	\$12,393,307	0	0	15	3	8	4	\$1,000	935.82	812.93	1/1/2009
TOTALS:				\$12,393,307						4				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

Montcalm/Gratiot Counties Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Village of Edmore	Village of Edmore	Specialty Lifting Equipment, Inc. ⁷	\$302,000	\$723,915										1/1/2009
TOTALS:				\$723,915							0			

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

Muskegon/Muskegon Heights Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Muskegon Mall/Rook Project	City of Muskegon	Parkland Muskegon, LLC ^{6,7}	\$0	\$10,063,544	0	0	0	0	0	0	0	Did Not Report	Did Not Report	1/1/2008
Former Muskegon Mall	City of Muskegon	Heritage Square Development, LLC ^{7,8}	\$0	\$8,335,128	0	0	13	4	0	9	\$0	2,160.3	3,122.1	1/1/2009
TOTALS:				\$18,398,672						9				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

Wayne County Renaissance Zone

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
Midtown Hospital Campus	Wayne County	VHS of Michigan, Inc. (Vanguard/DMC)	\$400,000,000	\$491,772,505	0	12,000	5,579	793	6,758	-1,972	\$2,040	Did Not Report	Did Not Report	1/1/2011
Woodward Avenue (Old Hudson's Bldg.)	Wayne County	1208 Woodward, LLC	\$75,000,000	\$201,481,853	0	0	0	0	0	0	\$0	Did Not Report	Did Not Report	1/1/2012
TOTALS:				\$693,254,358						-1,972				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Geographic Renaissance Zone not received

Military Renaissance Zones

Company-specific Subzones														
Classification			Investment		Jobs							Tax Information		Benefits
Subzone	Community	Company	Required Investment ¹	Reported Actual Investment	Projected Job Creation	Projected Job Retention	Reported Current Jobs ²	Reported Jobs Transferred to Zone ³	Reported Baseline Jobs at Designation ⁴	Reported Actual Job Creation ⁵	Reported Avg Weekly Wage of Jobs Created	% Change in Taxable Value (TV)	% Change in SEV	First Year Benefits Received
K.I. Sawyer	Township of Forsyth	National Carbon Technologies	\$16,000,000	\$35,511,318	27	14	36	0	14	22	\$916	12.37	27.27	1/1/2013
TOTALS:				\$35,511,318						22				

¹ Required Investment information is derived from Development Agreement

² The number of jobs the company reported to have on December 31, 2021

³ Jobs transferred to the Zone from another facility or entity owned by the same company outside of the Zone

⁴ Information derived from original application or reported by the company in annual progress report

⁵ Reported Actual Job Creation is calculated by subtracting Reported Jobs Transferred to Zone and Reported Baseline Jobs at Zone Designation from Reported Current Jobs

⁶ Company received additional state economic incentive(s)

⁷ Metrics not enforced by a Development Agreement

⁸ Support documentation for the Military Renaissance Zone not received